



COMMUNITY DEVELOPMENT COMMISSION

AGENDA

Monday, March 21, 2022

Noon

This meeting will be conducted remotely **on Zoom**.

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<https://council.cityofalbany.net/groups/cdc/zoom>

You can use your microphone or dial in using your phone.

Phone: 1 (253) 215-8782 (Long distance charges may apply)

Meeting ID: 894 5923 3401; Passcode: 498781

1. Call to Order (Ruckert)
2. Roll Call (Staff)
3. Approval of the Minutes (Ruckert)
 - a. January 24, 2022
 - b. February 7, 2022
 - c. February 28, 2022
4. Scheduled Business (Staff)
 - a. 2022 CDBG Draft Allocations
 - b. Senate Bill 5561 Funding (Staff)
5. Business from the Public (Ruckert)
6. Business from the Commission (Ruckert)
 - a. Meeting options – continue virtual or offer hybrid option?
7. Next Meeting Date: April 18, 2022
8. Adjournment

This meeting is accessible to the public via video connection. If you have a disability that requires accommodation, please notify city staff at least 48-hours in advance of the meeting at: cdaa@cityofalbany.net or call 541-917-7550.

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.

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COMMUNITY DEVELOPMENT COMMISSION

MINUTES

January 24, 2022

12:00 p.m.

Virtual

Approved: **DRAFT**

Call to Order

In the absence of Chair Blanca Ruckert, and with no Vice-Chair, staff called the meeting to order at 12:07 p.m.

Roll Call and Introductions

Members present: Alex Johnson II, Melissa Murphy, Josiah Blaisdell, Roosevelt Gray, Kenny Larson, Robyn Davis, and Steph Nappa.

Members absent: Blanca Ruckert and JoAnn Miller

Commissioners introduced themselves.

Election of Chair and Vice-Chair

12:14 p.m.

Nomination: Commissioner Alex Johnson II nominated Commissioner Blanca Ruckert for the position of Chair. Hearing no other nominations, Ruckert was elected to the position of chair 7-0.

Nomination: Commissioner Alex Johnson II nominated Commissioner Robyn Davis for the position of Vice-Chair. Davis accepted the nomination. Hearing no other nominations, Davis was elected to the position of vice-chair 7-0.

Minutes

12:17 p.m.

Motion: Commissioner Kenny Larson moved to approve the December 13, 2021, minutes as presented. Commissioner Alex Johnson II seconded the motion, which passed 7-0.

2022 Application Presentations

12:18 p.m.

Planner II Beth Frelander introduced the agenda item and the following individuals and organizations presented information about their CDBG applications:

- Gamal Nassar, Vice-Chair of Furniture Share, introduced his organization, and spoke about its needs for the upcoming fiscal year and how CDBG funding would fit with the organization.
- Kate Caldwell, Executive Director of CARDV, introduced her organization, described those who use their services, and shared CARDV's request for funding.
- Kirsten London and Ann Craig from Jackson Street Youth Services spoke about their organization and its expansion of services and beds.
- Tami Speten, Grant Writer for the Mid-Willamette Family YMCA, spoke about the operations of her organization and the request for funds.
- Emma Deane, Executive Director of Albany Helping Hands, spoke about her organization and its application for healthcare services advocate.
- Renee Smith, from Family Tree Relief Nursery, spoke about the support her organization offers, who the funds would help, and why CDBG funds are the best fit.
- Alicia Lucke, from Oregon Cascades West Council of Governments, spoke about OCWCOG's services and how the CDBG funds would be used.
- Kim O'Hare from DevNW spoke about their home repair program and Planner III Anne Catlin noted that allocated funds would be going into a revolving loan fund.
- Parks & Recreation Director Kim Lyddane spoke about the Parks Department's request for an outdoor fitness court at Burkhart Park.

Presenters gave the following answers to questions from commissioners:

- Nassar spoke about how Furniture Share provided furniture for refugees from the most recent fires and about his agency's work with over 200 other agencies to provide furniture. *(Murphy)*
- Caldwell said CARDV has seen a decline in those seeking its services since the beginning of the pandemic. Caldwell said this is likely because it is harder for people to leave their abusers. *(Johnson II)*
- Caldwell said CARDV has expanded its outreach, including to schools. Caldwell continued, saying CARDV does get referrals from neighbors, medical professionals, and legal professionals. *(Gray)*
- Craig spoke about how youth are referred to Jackson Street and noted different ways that youth experience homelessness. *(Johnson II)*
- Craig spoke about Jackson Street's Education Assist program and noted there are specific courses for learning how to use the computer. *(Blaisdell)*
- Speten said that YMCA has not yet opened infant childcare but is currently working on getting all of the approvals needed. *(Murphy)*
- Speten said that most YMCAs have not opened childcare sites like Albany's. Speten also spoke about how the YMCA handles referrals. *(Nappa)*
- Deane spoke about her plan to make the potential funding from CDBG sustainable for future years. *(Murphy)*
- Lucke spoke about how OCWCOG uses referrals and their outreach. *(Lucke)*
- O'Hare said there is generally a waitlist for the home repair program. O'Hare continued, saying that the list is mostly first-come-first-serve, however sometimes houses move up on the list if there is an immediate health and safety risk. *(Nappa)*

Johnson II wanted to declare that he has donated money from his business to the YMCA.

Business from the Public

1:28 p.m.

None.

Business from the Commission

1:28 p.m.

None.

Next Meeting Date

Catlin laid out the upcoming meeting schedule and CDBG process. The next regularly scheduled meeting is on Monday, February 7, 2022.

Adjournment

Hearing no further business, Vice-Chair Robyn Davis adjourned the meeting at 1:33 p.m.

Respectfully submitted,

Reviewed by,

Gabriel Shepherd
Recorder

Beth Frelander
Planner II

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing cdaa@cityofalbany.net.*



COMMUNITY DEVELOPMENT COMMISSION

MINUTES

February 7, 2022

12:00 p.m.

Virtual

Approved: **DRAFT**

Call to Order

In the absence of Chair Blanca Ruckert and Vice-Chair Robyn Davis, staff called the meeting to order at 12:03 p.m.

Roll Call and Introductions

Members present: JoAnn Miller, Alex Johnson II, Melissa Murphy, Josiah Blaisdell, Roosevelt Gray, Kenny Larson, Robyn Davis (1:18 p.m.), Courtney Stubbs, and Steph Nappa.

Members absent: Blanca Ruckert

2022 Application Evaluation

12:06 p.m.

Planner II Beth Frelander introduced the agenda item and shared a spreadsheet* with commissioner's 2022 CDBG application scores.

Commissioners went through the list of applicants and discussed the merits of each application. Staff answered clarification questions from commissioners and received clarifying questions from commissioners to ask applicants.

Commissioner Alex Johnson II noted he is a board member of the Oregon Cascades West Council of Governments (OCWCOG) and recused himself from the conversation about OCWCOG's application.

Business from the Public

1:31 p.m.

None.

Business from the Commission

1:34 p.m.

Responding to a question from Commissioner Melissa Murphy, Frelander said returning commissioners will not need to re-take the community advisory group trainings. Planner III Anne Catlin spoke about trainings and updating the five-year plan.

Frelander confirmed for Commissioner Josiah Blaisdell that all scoring changes should be sent to her. Catlin said she is unsure when the City will know its CDBG allotment and spoke about the timeline for developing this year's plan.

Next Meeting Date

The next meeting is scheduled for Monday, February 28, 2022.

Adjournment

Hearing no further business, Vice-Chair Robyn Davis adjourned the meeting at 1:39 p.m.

Respectfully submitted,

Reviewed by,

Gabriel Shepherd
Recorder

Beth Frelander
Planner II

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COMMUNITY DEVELOPMENT COMMISSION

MINUTES

February 28, 2022

12:00 p.m.

Virtual

Approved: DRAFT

Call to Order

Vice-Chair Robyn Davis called the meeting to order at 12:03 p.m.

Roll Call and Introductions

Members present: Blanca Ruckert (12:21 p.m.), JoAnn Miller, Alex Johnson II (left 1:03 p.m.), Melissa Murphy (left 1:06 p.m.), Josiah Blaisdell, Roosevelt Gray, Robyn Davis, Courtney Stubbs, and Steph Nappa.

Members absent: Kenny Larson.

Oregon Cascades West Council of Governments Business Grants

12:05 p.m.

Planner II Beth Frelander and Planner III Anne Catlin introduced the agenda item and spoke about having Oregon Cascades West Council of Governments (OCWCOG) manage the City's CDBG small business grant program. Sandra Easdale and Anne Whittington from OCWCOG spoke about their organization's small business lending program and potential partnerships with CDBG funds.

Responding to a question from Commissioner Melissa Murphy, Catlin said it is up to the commission and OCWCOG to figure out the commission's level of involvement in selecting applicants. Catlin said those details could be figured out later and this meeting is to gauge interest from both parties in moving forward. Murphy said she has enjoyed interviewing businesses in the past and, though she believes there is a role for OCWCOG in this process, does not want to give away that role.

Responding to a question from Commissioner Josiah Blaisdell, Catlin said there is no requirement under CDBG that the job created by a business, using CDBG dollars, pays a living wage.

Commissioner Steph Nappa noted she is employed by OCWCOG and said she supports OCWCOG managing the CDBG small business grants. Nappa continued, saying she would like to see applicants come before the commission, though she believes it would be a lower barrier for the commission to set criteria and have OCWCOG say if an individual is eligible or not.

Commissioner Roosevelt Gray said he supports OCWCOG managing the grants and coming to the commission for final approval. Catlin and Murphy spoke about CDBG income limits and job creation requirements.

Commissioner Courtney Stubbs said she wants to make sure grants from this program go to businesses that will last. Murphy requested staff bring a list of businesses who have been awarded these funds in the past.

2022 Application Evaluation

12:38 p.m.

Beth Frelander introduced the agenda item, read a response from Albany Helping Hands to the question they had left blank on the original application, and noted she had earlier forwarded answers to commissioner's other questions of applicants. Frelander shared an excel sheet* which had commissioner's scores of applications and a list of applicants with their financial ask.

Responding to a question from Commissioner Robyn Davis, Catlin said that since Davis' wife is applying to a position at DevNW, it would make sense for Davis to be recused from the DevNW scoring. Catlin noted that Nappa, who works for OCWCOG, did not submit scores for that agency's application.

Commissioners discussed their scoring of applications and discussed how to allocate the CDBG social service funding.

After discussion, commissioners agreed applicants should not be asked to answer questions from the application left blank. Commissioners also agreed that only high-scoring applications should be funded and spoke about funding Jackson Street and Family Tree Relief Nursery at a high level and potentially OCWCOG and CARDV at lower levels. Commissioners were open to hearing staff report back how much leftover CARES Act funding could be used to cover the request from YMCA.

Frelander said she would bring back different funding options to the next meeting based on requests by commissioners.

Commissioner JoAnn Miller proposed fully funding the two or three applications with the highest scores. Chair Blanca Ruckert agreed with fully funding the top applications. Blaisdell said he is torn between fully funding the top two applications or spreading the funding around more.

Nappa and Davis supported allocating 80 percent funding each to Jackson Street, Family Tree Relief Nursery, OCWCOG, and CARDV, and split any remaining funds between Jackson Street and Family Tree. Gray said he agrees with the proposal but would fund CARDV at 75 percent since it scored lower.

Ruckert said this item will be taken up again at the next meeting when the commission will hopefully have a number for an official allocation.

Business from the Public

1:23 p.m.

None.

Business from the Commission

1:23 p.m.

None.

Next Meeting Date

The next regularly scheduled meeting is Monday, March 21, 2022.

Adjournment

Hearing no further business, Chair Blanca Ruckert adjourned the meeting at 1:24 p.m.

Respectfully submitted,

Reviewed by,

Gabriel Shepherd
Recorder

Beth Frelander
Planner II

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CITY OF ALBANY 2022 ACTION PLAN

FOR THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS

**PREPARED BY THE CITY OF ALBANY, OREGON
COMMUNITY DEVELOPMENT DEPARTMENT**

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Albany is an entitlement jurisdiction receiving a federal formula grant from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program. The CDBG program requires entitlement jurisdictions to prepare a strategic plan every five years, called the Consolidated Plan, to identify housing, community, and economic development needs and priorities. The 2018-2022 Consolidated Plan identifies strategies for the City to follow to achieve the goals of the CDBG program between July 1, 2018, and June 30, 2023, “to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income (LMI) persons.”

Each year, the City prepares an Action Plan that describes the planned uses for the City’s annual allocation of CDBG funding and how program requirements will be satisfied. The 2022 Action Plan is the City’s fifth and final plan outlining how the City will target program year 2022 CDBG funds to address needs and goals identified in the 2018-2022 Consolidated Plan. The goals and strategies outlined in the 2018-2022 Consolidated Plan were identified to address community needs identified through agency consultations, research, and local input.

2. Summarize the objectives and outcomes identified in the Plan

The 2022 Annual Action Plan (2022 Plan) objectives and outcomes were developed through requests for proposals, agency consultations, assessing data and needs. Affordable housing needs continue to increase, emergency shelters are at capacity, and public service providers continue to provide needed services to elderly and at-risk residents. Households with children continue to be impacted by COVID-19 and lack of daycare options and resources. The 2022 Action Plan activities will benefit Albany’s low- and moderate-income residents, with funding priorities going to activities that work to prevent and reduce homelessness by creating housing and economic opportunities and prevent and respond to the impacts of COVID-19.

The following summarizes how the City will allocate 2022 CDBG program funds to activities that address 2018-2022 Consolidated Plan goals and objectives.

- Reduce and prevent homelessness. Prior year resources are helping two emergency shelters with needed building safety repairs. Albany Helping Hands will replace a roof on an existing dormitory building. Second CHANCE will install new flooring in the main building which hosts the entry area, warming shelter, and office space for peer support staff and plumbing repairs in the dormitory bathrooms. These improvements will allow the shelters to make full use of their facilities, improve safety and habitability.

- Preserve affordable housing. Continue to support the housing rehabilitation loan program to improve the safety, sustainability, and livability of owner-occupied by low- and moderate-income (LMI) residents.
- Create affordable housing opportunities. Prior year resources are helping Creating Housing with professional services and costs associated with acquiring, preparing, and improving a property for an affordable housing development.
- Enhance Economic Opportunities. The City will partner with Oregon Cascades West Council of Governments to provide grants to small businesses to support job creation and retention.
- Provide services to special needs and low-income residents. 2022 CDBG public services grants will support local child abuse prevention services, provide case management to homeless and at-risk youth, shelter for victims of domestic violence, and a senior companion program for elderly home-bound adults.
- Prepare, prevent and Respond to COVID-19. The childcare industry and families continue to be impacted by COVID-19 and need child or daycare and general support. Additionally, given the vulnerability of the people served by the shelters, funds are being used to support improvements that reduce COVID spread among shelter residents and clients.
- Increase Access to Amenities and Services in Low-Mod Areas. Support improvement to Burkhart Park to include a new open-air fitness court (outdoor gym) that will promote healthy living with increased outdoor recreational opportunities at no cost to area residents, a majority of which are renters and low or moderate-income.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Over the past few years and through the Coronavirus pandemic, the City has helped several local agencies to provide ongoing programs to create suitable living environments, reduce homelessness, prevent and respond to COVID-19, create economic opportunities, and address the needs of Albany's low- and moderate-income and elderly populations. Several programs have been ongoing since Albany became an entitlement city.

For the last few years, the CDBG resources have helped to maintain and improve affordable housing, prevent homelessness, and foster care placements, support shut-in seniors, provided case management and shelter to youth, provide childcare and youth care, needed food and furniture, and prevented and responded to impacts of COVID-19.

Challenges remain in addressing all local needs, especially in creating new affordable housing opportunities. Meeting this goal has been challenging due to lack of available property and the high price of land and housing. Local housing agencies continue to search for land to acquire.

4. Summary of Citizen Participation Process and consultation process

The public participation and consultation process is ongoing throughout the life of the Consolidated Plan. City staff and the Community Development Commission (CDC) obtained public input on housing and community development needs through agency consultations, participation in community groups (such as the Homeless Engagement and Resources Team), one-on-one conversations, and outreach. The second phase of public input included solicitation and evaluation of grant proposals for CDBG funding.

The City followed the requirements in its Citizen Participation Plan in carrying out the process to develop the 2022 Action Plan. The City will publish the draft 2022 Action Plan and hold a 30-day review and comment period before the City Council public hearing (tentatively scheduled for April 27 or May 11, 2022).

5. Summary of public comments

A summary of public comments will be written into the plan after the public hearing and the close of the 30-day comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

To be completed. Historically, all comments are accepted.

7. Summary

The 2022 Action Plan describes the activities the City of Albany will support or carry out to address the community needs identified through public participation and consultation to further the goals and objectives identified in the 2018-2022 Consolidated Plan. In 2022, the CDBG funds will help to improve the livability and sustainability of existing affordable housing, will create affordable housing opportunities, create economic opportunities, and provide ongoing support to agencies that are working to reduce homelessness, prevent child abuse, serve seniors, and other low-income and special needs populations in the city.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	ALBANY	
CDBG Administrator	ALBANY	Community Development Department/City of Albany

Table 1 – Responsible Agencies

Narrative (optional)

The City of Albany Community Development Department is the lead agency department that prepared the 2018-2022 Consolidated Plan and the annual action plans and is responsible for administering and overseeing the City's Community Development Block Grant funded activities as described in the 2022 Action Plan.

Consolidated Plan Public Contact Information

Beth Freeland, beth.freeland@cityofalbany.net, 541-791-0209

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

City staff and the Community Development Commissioners (CDC) consult with local housing providers, shelters, service agencies, health providers, educational institutions, the local action agency, the regional council of governments, and the business community throughout the year to learn about community needs.

Several City commissions are tasked with evaluating City needs and staff participate in outreach teams, serve on various committees and boards locally and regionally, in order to assess community needs from homelessness to parks to job creation.

The City Economic Development division manages, coordinates, and responds to business needs and opportunities in the area. City staff meet regularly with local businesses and industries, commercial real estate brokers, the local chamber, Oregon Cascades West Council of Governments, and Business Oregon to help businesses expand and to recruit new businesses. The city also works closely with Linn-Benton Community College Small Business Development Center to support the educational and development needs of new and existing businesses. The City's economic development manager is the current president of the Oregon Economic Development Association.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

There are several efforts and activities in the Albany area underway to enhance coordination among housing providers, health, and service agencies. City staff participate in several of these groups/teams described below. In addition, City staff and the CDC consulted with local housing providers and service agencies to assess needs.

- Housing for Residents with Mental Disabilities- The Albany Partnership for Housing and Community Development, Linn-Benton Housing Authority, and Linn County Mental Health staff collaborated to provide needed housing and supportive services to existing residents with mental disabilities.
- COAT (Community Outreach Assistance Team)- A new outreach team was launched in 2021 to address the needs of the chronically homeless. The team has helped homeless individuals get connected to the Department of Human Services Senior and Disability Services staff and Community Services Consortium (CSC) case management staff, and CHANCE (Communities Helping Addicts Negotiate Change Effectively). CHANCE helps residents with health and addiction recovery services. Other Albany partners include Albany Helping Hands Shelter, and CSC's Supportive Services for Veteran Families program (SSVF).

- Homeless Engagement and Resource Team (HEART)- The City of Albany and numerous area agencies meet monthly to discuss local needs and to enhance coordination among providers working with persons experiencing or at risk of homelessness. Members include Community Services Consortium (the Continuum of Care agency), representatives from emergency shelters, Albany Partnership for Housing and Community Development, Department of Human Services, Legal Aid, Creating Housing Coalition, City of Albany, school district McKinney Vento liaison, addiction and recovery support agency (C.H.A.N.C.E.), Linn County Health, and the local Mental Health Advisory Board, Inter Community Health Network and Samaritan Albany General Hospital. Members collectively assess the needs of Albany's homeless and at-risk populations, coordinate services to address housing and resource needs, and implement strategies to reduce homelessness. HEART members coordinate the annual homeless resource fair and homelessness summit for the community.
- Adult Services Team (AST)- The AST is up and running again after a pause during the pandemic. AST helps homeless or near homeless individuals and families overcome or prevent the conditions of homelessness by facilitating access to comprehensive services. Services are recovery oriented to promote wellness and self-sufficiency through peer support and mentoring. The team includes the Linn County Health (mental health, alcohol and drug, developmental disabilities), Albany Police Department, local housing authority and shelters, Albany Partnership, Samaritan Health Services, Community Services Consortium (CSC), Department of Human Services (DHS) Self Sufficiency, Greater Albany Public School District, local shelters, and other service agencies. <https://www.linncountyhealth.org/mh/page/adult-services-team>
- Inter Community Health Network Coordinated Care Organization (IHN-CCO)- is a collaboration among public, private, and non-profit partners that are working together to unify health services and systems for Oregon Health Plan members in Linn, Benton, and Lincoln Counties. IHN-CCO coordinates health initiatives and efficiencies through blending services and infrastructure. The Community Advisory Council oversees and updates a community health assessment and Community Health Improvement Plan every five years, which recognizes the importance of healthy living to achieving improved health outcomes. Several non-profit housing agencies receive funding through IHN-CCO programs for healthy homes and living.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Rural Oregon Continuum of Care (ROCC) includes 26 counties in Oregon, which are served by several different community action agencies, all working to address homelessness and housing stability in their communities. Community Services Consortium (CSC) is the community action agency representing Linn, Benton, and Lincoln Counties, and CSC serves as a conduit for federal and state homeless program funding and through the ROCC. CSC also manages the local Supportive Services for Veteran Families (SSVF) program, through which veterans can receive case management, housing vouchers and help navigating the VA system.

The City of Albany consults CSC staff and the McKinney-Vento program coordinator at the school district annually regarding needs of homeless and at-risk populations, including families with school-aged children.

CSC receives Continuum of Care (CoC) funding to provide a rapid re-housing program targeting homeless individuals and families in the three-county area. The program provides tenant-based rental assistance using scattered site housing and can assist with security deposits and move-in costs. The agency provides case management services to participants and uses a Housing First model.

To address the needs of unaccompanied youth, CSC provides funding to Jackson Street Youth Services (JSYS). JSYS provides shelters for unaccompanied youth, with 24 beds in two counties. They do youth-specific street outreach, provide case management and other programs. JSYS participates on the State of Oregon Homeless and Runaway Homeless Youth (RHY) Advisory Committee.

CSC helped launch a new outreach team beginning late fall 2021 to address the needs of the chronically homeless, and help people live through the winter unsheltered. The team is led by the local nonprofit Creating Housing Coalition (CHC) and is called Community Outreach Assistance Team or COAT; COAT focuses on the City of Albany and collaborates with organizations in that service area. CSC funded supplies, and CHC assumed the leadership role: organizing trainings, scouting locations, purchasing supplies, and coordinating volunteers and agency staff to ensure maximum geographic coverage with limited resources. Partners in the effort include C.H.A.N.C.E. (addiction and recovery support and shelter), Albany Helping Hands, SSVF, Family Assistance Resource Center, SORT in Corvallis, over 20 Linn County residents who volunteer their time.

COAT has helped at least fifteen individuals get into a motel room through the recovery program CHANCE. They have distributed survival and hygiene supplies, coats and warm clothing, and have provided a direct conduit to DHS Senior and Disability Services staff and CSC case management staff, advocating for individuals to get services. They have engaged with approximately 80 people since the program's inception.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies, and procedures for the operation and administration of HMIS

The City of Albany does not receive Emergency Solutions Grants (ESG). CSC is the designated local community action agency receiving Continuum of Care and ESG funds. CSC develops performance standards and outcomes for the use of these funds and has policies and procedures for the operation and administration of our local Homeless Management Information System (HMIS). CSC uses ServicePoint by WellSky as the HMIS database for Coordinated Entry, to track program outcomes and to assist in identifying individuals and families who need assistance. CSC hired an HMIS Data Analyst in September 2021 to work on data quality and reporting across all programs and sub-grantees.

City of Albany and CSC staff consult throughout the year to discuss homelessness and emergency housing needs. CSC determines how to use ESG funds and performance outcomes to determine if there are any community and homeless needs that can be addressed with CDBG funds.

CSC uses ESG funds for rapid re-housing and homeless prevention, both in a short-term assistance manner. Over the past year, ESG-CV funding supported 2nd CHANCE Shelter and Jackson Street Youth Services.

Other CSC programs include funding for emergency rental assistance, utility bills, the low-income home energy assistance program (LIHEAP), and weatherization services.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table follows.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CITY OF ALBANY
	Agency/Group/Organization Type	Services - Employment Service - Fair Housing Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization Civic Leaders Business and Civic Leaders Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Albany Community Development Department staff seeks input from other City departments about community and economic development needs, as well as needs to reduce homelessness and address affordable housing needs. This consultation and coordination are ongoing The City is responsible for managing flood prone areas, wetlands, riparian areas, rivers, water bodies, and public lands. The City participates in the National Flood Insurance Program, participates in a regional emergency management team, and regularly consults with the State Department of Land Conservation and Development and FEMA regarding management of water resources and flood prone areas.
2	Agency/Group/Organization	Community Services Consortium
	Agency/Group/Organization Type	Services - Housing Services - Homeless Services - Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Consortium (CSC) is the area community action agency that receives a variety of state and federal funding including Emergency Solutions Grants to operate services in a three-county region that includes Albany. CSC provides veteran services, weatherization services, rent and utility assistance, job training, rapid rehousing services, and services to reduce homelessness. CSC coordinates the annual Point in Time count and sponsors applications for federal Continuum of Care funding on behalf of agencies in the region. CSC was consulted for homelessness data, needs, and gaps among existing programs. CSC received CARES Act funding to provide emergency housing assistance during the pandemic. Collaboration and consultation are ongoing.
3	Agency/Group/Organization	Linn-Benton Housing Authority
	Agency/Group/Organization Type	Housing Public Housing Authority Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Linn-Benton Housing Authority (LBHA) oversees HUD Section 8 housing activities in the two-county area, provides affordable housing to Albany seniors and persons with mental disabilities, and provides self-sufficiency programs for residents to help them save for home ownership. LBHA was consulted for Section 8 housing choice voucher data and use in Albany, the demographics of Albany residents receiving vouchers and on the waiting list. Coordination and consultation are ongoing.
4	Agency/Group/Organization	DevNW
	Agency/Group/Organization Type	Housing Services - Housing Service - Fair Housing Regional organization Planning organization Community Development Financial Institution Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	DevNW, is the Community Housing Development Organization (CHDO) in the region and is also a Community Development Financial Institution. The City consulted with staff on affordable housing rehabilitation needs and home buyer down-payment assistance needs. DevNW receives CDBG funds to provide housing services and programs on behalf of the City..
5	Agency/Group/Organization	Communities Helping Addicts Negotiate Change Effectively (C.H.A.N.C.E.)
	Agency/Group/Organization Type	Services - Housing Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Services - Victims Addiction Recovery
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	C.H.A.N.C.E was consulted about needs to support residents with addictions, residents in recovery and with mental health issues, and addressing issues of chronically homeless and homeless residents. C.H.A.N.C.E. responds to residents in crisis and in helps homeless residents get into recovery programs. Second CHANCE operates a low-barrier emergency shelter in Albany. Staff provide health care navigation services, respite beds, detox and addiction services, food, clothing, hygiene products, and more. The shelter needs improvements and upgrades to bring the facility into compliance with current standards and provide adequate space. (www.chancerecovery.org)
6	Agency/Group/Organization	Jackson Street Youth Services
	Agency/Group/Organization Type	Services - Housing Services - Children Services - homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Jackson Street Youth Services provided input on the housing and services needs of homeless and at-risk youth in Albany as well as the young adult population ages 18 to 24. Jackson Street has been a regular recipient of CDBG funds to help provide Albany youth safe shelter, case management, and services to reduce youth homelessness in the community.
7	Agency/Group/Organization	Albany Area Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with Albany Area Habitat for Humanity to assess needs and help identify properties for future builds. Consultation is ongoing.
8	Agency/Group/Organization	Albany Partnership for Housing and Community Development
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Albany Partnership (APHCD) provides 133 units of affordable housing and three permanent supportive housing units. APHCD participates in the monthly HEART meetings. Staff serves on the Board as a city liaison. Consultation is ongoing to assess affordable, transitional, and permanent supportive housing needs.
9	Agency/Group/Organization	Creating Housing Coalition
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Creating Housing Coalition (CHC) was formed in 2019 to build a community-supported self-governing tiny house village for residents that are experiencing homelessness. CHC participates in the HEART monthly meetings and consultation is ongoing to assess how to create housing opportunities for extremely low-income residents. CHC will be creating a tiny home village to house extremely low-income residents.
10	Agency/Group/Organization	Linn Benton Health Equity Alliance
	Agency/Group/Organization Type	Services - Health Service - Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy Latino and Hispanic population needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff attends regional meetings around access to opportunity, equity, diversity, and healthy housing policies and programs offered by Linn Benton Health Equity Alliance. City consulted with staff about fair housing training needs and other needs of Latino residents.
11	Agency/Group/Organization	Greater Albany Public Schools
	Agency/Group/Organization Type	Services - Children Services - Homeless Services - Education Local school district
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with the school district (GAPS) McKinney Vento liaison and youth services coordinator is ongoing. The coordinator works with homeless and highly mobile students residing in the Albany district. The City receives homeless count data on children and unaccompanied youth in the GAPS district. In the past, the City has consulted with GAPS regarding safe routes to schools and other improvements in low-income target areas.

12	Agency/Group/Organization	Oregon Cascades West Council of Governments
	Agency/Group/Organization Type	Services - Elderly Persons Services - Persons with Disabilities Other government - State Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Oregon Cascades West Council of Governments (CWCOG) staff about needs for seniors and persons with disabilities and business grant and loan programs. CDBG funds support the Senior Companion and their meals on wheels programs. CWCOG provides business lending services and may partner with the city to provide grants to small businesses. Consultation is ongoing.
13	Agency/Group/Organization	Family Tree Relief Nursery
	Agency/Group/Organization Type	Services - Children and Families
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Family Tree Relief Nursery is ongoing. The agency works with poverty-level families, many who are minorities, to strengthen skills and abilities of parents to help reduce child abuse and foster care placements. The agency is a regular recipient of CDBG funds.
14	Agency/Group/Organization	Linn Benton Community College
	Agency/Group/Organization Type	Services - Education Services - Employment Other government - State Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Childcare needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Linn Benton Community College Small Business Development Center provides education, training, and counseling to small businesses to help improve economic opportunities within Albany and the region. The City consulted with LBCC to determine needs for micro-enterprise businesses and how to create jobs for low- and moderate-income residents.

15	Agency/Group/Organization	Oregon Department of Human Services
	Agency/Group/Organization Type	Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Victims of Domestic Violence Services - Victims Child Welfare Agency Other government - State
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Local Department of Human Services staff participate in monthly HEART meetings and participates in the annual resource fair for persons experiencing homelessness. The City consults DHS data on child abuse, domestic violence, and foster home placements and to assess the needs of homeless and non-homeless families with children and victims of abuse.
16	Agency/Group/Organization	Linn County Health Services
	Agency/Group/Organization Type	Services - Housing Services - Elderly Persons Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Homeless Services - Health Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs HOPWA (Housing Opportunities for Persons with Aids) Strategy Anti-poverty Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Linn County Health Services is the primary agency providing mental health, developmental disability, and alcohol and drug treatment services in Albany. The county provides and coordinates a variety of support services for these special needs populations. City CDBG staff participated in development of the Linn County community health assessment (CHA) and is serving on the community health improvement plan (CHIP) committee. City and county consultation and collaboration will continue to occur on various fronts on an ongoing basis to address needs or special needs and at-risk residents.
17	Agency/Group/Organization	Samaritan Health Services
	Agency/Group/Organization Type	Services - Health Health Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Samaritan Health Services Community Health Promotion Director serves on the Albany Community Development Commission, the commission that oversees the CDBG programs and funding allocations. Samaritan operates the local hospital and many medical facilities and offices. Samaritan leads the Inter Community Health Network Community Care Organization (IHN CCO), which is responsible for assessing community health and developing community health improvement plans. Samaritan opened a 16-bed Treatment & Recovery Services facility in 2020. (samhelath.org)
18	Agency/Group/Organization	U.S. Department of Housing and Urban Development
	Agency/Group/Organization Type	Housing Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with HUD staff regarding program requirements and reports annually to HUD on performance. The City uses data provided by HUD to prepare plans and attends online training. City staff will continue to consult with the HUD Portland field office staff to evaluate activities, plans, and annual reports to ensure compliance with CDBG program regulations. Staff also consults with Seattle field office staff regarding environmental reviews as needed.

19	Agency/Group/Organization	Federal Communications Commission
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Other government - Federal
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Non-housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted the broadband development data provided by the Federal Communications Commission to determine the number of broadband service providers available to residents and businesses throughout the City. The City is covered by multiple providers. (broadbandmap.fcc.gov)
20	Agency/Group/Organization	CenturyLink
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Non-Housing Needs Assessment
	How was the Agency/Group/Organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted a couple of local internet and broadband providers to assess plan costs, availability and affordability for low-income residents.
21	Agency/Group/Organization	Albany Downtown Association
	Agency/Group/Organization Type	Services - Employment Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Albany Downtown Association (ADA) was consulted for needs from local businesses in the downtown area. Many of these businesses are micro-enterprises and continue to be impacted by the novel coronavirus. ADA provided input on business loans and grants. A large portion of the downtown is in low-mod Target Area Census Tract 204.
22	Agency/Group/Organization	Community Development Commission
	Agency/Group/Organization Type	Planning organization Business Leaders Civic Leaders Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development Commission is appointed by the Mayor to provide oversight of the City CDBG programs. Members help identify community needs and priorities, consult with agencies, meet with community leaders, and residents. Members include representatives from mortgage industry, Business Oregon (economic development), realtor, health care (Samaritan), the Planning Commission, Human Relations Commission, and City Council.
23	Agency/Group/Organization	Department of Land Conservation and Development and Department o
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Emergency Management Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with State Lands DLCD on a regular basis as a participant in the National Flood Insurance Program (NFIP), which requires the City to adopt and enforce floodplain management regulations that meet the requirements of the program. DLCD coordinates implementation of the NFIP in Oregon through an agreement with the Federal Emergency Management Agency (FEMA).
24	Agency/Group/Organization	Federal Emergency Management Agency
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Other government - Federal
	What section of the Plan was addressed by Consultation?	Emergency Management Plans and ERRs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is responsible for regulating development in designated Special Flood Hazard Areas (SFHA). The City consults with FEMA regarding best practices and ensuring the Code complies with regulatory requirements to control development in the SFHA, reviews flood insurance rate maps for errors and amendments, maintains letters of map revision, and participates in FEMA sponsored floodplain management training. The City also consults FEMA for resources for processing environmental reviews, and to balance compliance with the Endangered Species Act.
25	Agency/Group/Organization	United Way of Linn, Benton, and Lincoln Counties
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Childcare needs due to COVID-19
	How was the Agency/Group/Organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	The City participated in a regional childcare workgroup being coordinated and managed by United Way of Linn, Benton, and Lincoln counties during the pandemic.
26	Agency/Group/Organization	Boys and Girls Club of Albany
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Childcare and daycare needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with the director of the Boys and Girls Club of Albany regarding childcare and daycare needs of area children due to COVID-19 and remote learning. The agency needs to hire more people while limiting the number of residents that can be served and prepare the facility for care during and after school to comply with COVID-19 social distancing requirements.
27	Agency/Group/Organization	Casa Latinos Unidos
	Agency/Group/Organization Type	Services to Latino community
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Latino community needs
	How was the Agency/Group/Organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with Casa Latinos Unidos to assess needs of the Latinx residents that could be addressed with CDBG funds.

28	Agency/Group/Organization	Mid-Willamette Family YMCA
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Childcare and daycare needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with the local YMCA regarding childcare and daycare needs of area children due to COVID-19 and remote learning.
29	Agency/Group/Organization	Benton Furniture Share
	Agency/Group/Organization Type	Services - Other
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Furniture Share is ongoing. Furniture Share provides food boxes and furniture to extremely low-income and poverty-level households.

Identify any Agency Types not consulted and provide rationale for not consulting

The City consulted with most agencies, area governments, civic and business leaders to develop the 2022 Action Plan. Some agencies not consulted are those that did not respond to agency consultation requests and/or because programs do not need funding, do not have eligible activities at this time, and/or provide complementary services.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Community Services Consortium	Albany falls in the Rural Oregon Continuum of Care (ROCC). Community Services Consortium is the regional agency that participates in the ROCC. The goals of the Albany 2018-2022 Consolidated Plan complement and support CSC plan goals and planning efforts.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional):

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation *Summarize citizen participation process and how it impacted goal setting*

The City followed its Citizen Participation Plan to seek citizen participation during the development of the 2022 Action Plan. The Citizen Participation plan requires the City to hold two public hearings annually and give the public opportunities to participate in the process of assessing priority needs and developing and implementing plans. The City advertises public hearings and comment periods in the local paper, the Albany Democrat Herald, press releases to the media and on the City website, and emails to interested parties.

Citizen Participation Outreach

The City solicits community input through public Community Development Commission (CDC) meetings and conversations with City staff, and staff and CDC members attend local meetings and reach out to local agencies and institutions to assess needs. The goal of the input process is to identify gaps in priority needs and seek partnerships and collaborations for successful projects.

Input on community needs to include in the 2022 Plan was gathered primarily through attendance at virtual meetings and through the competitive application process. The CDC evaluated past performance to further determine how to most effectively allocate CDBG resources.

The Albany City Council public hearing on the 2022 Action Plan is tentatively scheduled for April 27, 2022 or May 11, 2022. The 30-day comment period will run 30 days prior to the first Council hearing. The following notices about the 30-day comment period on the 2022 Plan and public hearing will be provided 30 days in advance of the public hearing:

- Notice in the Albany Democrat Herald.
- Notice emailed to agencies, interested parties, and stakeholders.
- Press release to the media and posted on the City's website.
- The 2022 Action Plan will be posted on the City's website.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

As an entitlement jurisdiction, the City of Albany receives an annual Community Development Block Grant (CDBG) fund from HUD. The City’s 2022 annual formula grant is estimated to be around \$375,000. \$370,491. City staff estimate approximately \$250,000 of prior year CDBG funds will carryover into the 2022 program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	375,000	0	\$250,000	625,000	\$0	Prior Year Resources: 2019:\$30,000 2021: \$220,000

Table 4 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds are instrumental in helping local agencies leverage other public and private funding for needed programs, especially public service subrecipients. Anticipated leveraged resources for programs proposed in the 2022 Action Plan are identified below:

- Jackson Street Youth Services – \$608,000 in federal, state, and local/private funds
- Family Tree Relief Nursery - \$76,200 in state and private funds
- Oregon Cascades West Council of Governments - \$49,600 in federal and private funds
- Center Against Rape and Domestic Violence - \$49,800 in federal, state, local/private funds

- City of Albany Parks Department- \$50,000 in local and private funds
- Property Acquisition - \$120,000 in local fundraising donations, \$600,000 in state funding and \$800,000 in other federal funding.
- CHANCE/2nd CHANCE - \$50,000 in local and federal funds

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City occasionally has surplus property that is zoned for residential uses that could be used to address housing needs. The City is currently evaluating the status of surplus property that may be available to address needs.

Discussion

The City will use CDBG funds in partnership with subrecipients to leverage private, local, state, and federal funds to address the goals and strategies outlined in the Consolidated Plan. Grants to service providers, emergency shelters, and housing agencies, are essential in helping these agencies leverage public and private funds to address community needs.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

DRAFT Goals Summary Information *(Numbers in red font are estimated 2022 figures. Other numbers are carryover funding.)*

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve affordable housing	2018	2022	Affordable Housing	Citywide	Improve Existing Affordable Housing	CDBG: \$125,000 (2022 estimate) \$100,000 (2021 carryover)	Homeowner Housing Rehabilitated: 6 Household Housing Unit
2	Create affordable housing opportunities	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs	Census Tract 204	Increase affordable housing opportunities	CDBG: \$100,000 (2021 carryover)	Other: 1 (Property acquisition)
3	Reduce and prevent homelessness (Shelters)	2018	2022	Homeless	Census Tract 204 Census Tract 208.1	Reduce Homelessness	CDBG: \$28,000 \$100,000 (2019-2021)	Public service activities other than Low/Moderate Income Housing Benefit: 160 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide needed public services	2018	2022	Homeless Non-Homeless Special Needs Fair housing	Citywide	Reduce Homelessness Help non-homeless residents with special needs Improve access to opportunities	CDBG: \$28,000 (Public Services)	Public service activities other than Low/Moderate Income Housing Benefit: 85 Persons Assisted
5	Create economic opportunities	2018	2022	Economic Development	Citywide	Create economic opportunities Prevent and respond to impacts of COVID-19	CDBG: \$45,000 [\$30,000 carryover]	Businesses Assisted: 4 Businesses Assisted
	Improve access to opportunities	2022	2022		Census Tract 204	Recreational Opportunities	\$105,000	Public facility improvement, area benefit

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve affordable housing.
	Goal Description	Maintain and improve the quality of Albany's affordable single-family housing stock through the housing rehabilitation loan program.
2	Goal Name	Create affordable housing opportunities.
	Goal Description	One or more local agencies is pursuing property acquisition to add affordable housing units.

3	Goal Name	Reduce and prevent homelessness.
	Goal Description	<p>Reduce homelessness by supporting local shelters and agencies that help homeless residents transition out of homelessness and provide services that prevent actions that may lead to homelessness.</p> <ul style="list-style-type: none"> • Second CHANCE and Helping Hands need support improving the safety and habitability of their facilities to provide safe shelter. • Youth shelter services and case management will help youth finish school, reconnect with families, or gain skills to live successfully on their own.
4	Goal Name	Provide needed public services.
	Goal Description	<p>In the 2022 program year, the City will provide public services grants to agencies that serve low-income and vulnerable populations, to include the following:</p> <ul style="list-style-type: none"> • Family support intervention program to prevent child abuse and foster care placements. • Senior companion program that matches low-income seniors with house-bound seniors for companionship and services. • Emergency shelter and support for survivors of domestic violence.
5	Goal Name	Create economic opportunities.
	Goal Description	The City will use CDBG funds to create economic opportunities by providing small grants to new or expanding micro-enterprises.
6	Goal Name	Create affordable housing opportunities.
	Goal Description	One or more local agencies is pursuing property acquisition to add affordable housing units.
7	Goal Name	Improve access to opportunities
	Goal Description	The City will use CDBG funds to improve a park in a low- and moderate-income neighborhood which will improve access to quality public facilities among residents in the area.

Projects

AP-35 Projects – 91.220(d)

Introduction

This section lists and describes the projects that will be carried out under the City of Albany Community Development Block Grant program during federal PY 2022. The projects reflect priorities that were identified in the development of the 2018-2022 Consolidated Plan and needs identified during the development of the 2021 Plan. Project details are provided in Section AP-38 Project Summary.

Projects

#	Project Name
1	2021 Affordable Housing Rehabilitation (14A, 14H)
2	2021 Create Affordable Housing (01)
3	2021 Emergency Shelter Support (03C, 03T)
4	2022 Affordable Housing Rehabilitation (14A, 14H)
5	2022 Needed Public Services (05A, 05D, 05L, 05G)
6	2022 Small Business Support (18A, 18C)
7	2022 Increase Recreational Opportunities (03F)
8	2022 Planning and Administration (21A, 21D)

Table 6 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Community Development Commission (CDC) assessed community needs, evaluated performance of existing subrecipients, and reviewed applications for to determine allocation priorities for the 2022 program year and considered activities continuing with prior year funding. The CDC evaluated 2022 proposals against priority needs, number of extremely low and low-income residents served, existing resources and programs, gaps in service delivery, financial resources, and organizational capacity to carry out the activity within a timely manner.

AP-38 Project Summary Information

(Table starts on the next page.)

1	Project Name	2021-22 Affordable Housing Rehabilitation (14A, 14H)
	Target Area	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2
	Goals Supported	Preserve affordable housing.
	Needs Addressed	Improve Existing Affordable Housing
	Funding	CDBG: \$250,000
	Description	Improve the livability and sustainability of single-family housing occupied by low- and moderate-income residents through the housing rehabilitation revolving loan program.
	Target Date	6/30/2023
	Estimate the #and type of families that will benefit from the proposed activities	It is estimated that three low- or moderate-income homeowner families will benefit from the housing rehabilitation loan program.
	Location Description	The housing rehabilitation no-interest loan program is available to any low- or moderate-income homeowners in the Albany city limits. It is likely that most clients will be in one of the local target area census tracts.
Planned Activities	DevNW will manage the housing rehabilitation program that provides no-interest deferred loans to low-mod homeowners for housing rehabilitation and energy efficiency improvements. Repaid loans will develop a revolving loan fund to continue the program.	
2	Project Name	2021 Create Affordable Housing (Activity ID)
	Target Area	Census Tract 204
	Goals Supported	Create affordable housing opportunities.
	Needs Addressed	Increase affordable housing opportunities.
	Funding	\$100,000
	Description	This project will set aside funding to help a local housing agency with the professional services needed in advance of and in order to purchase a property to be used for future affordable housing.
	Target Date	12/30/2022

	Estimate the # and type of families that will benefit from the proposed activities	It is estimated that up to 20 extremely low-income individuals or households will eventually benefit from a future affordable housing development.
	Location Description	The exact location has not been confirmed.
	Planned Activities	This project will involve the environmental review or other professional services needed to proceed with a property acquisition and/or public improvements to help create new affordable housing opportunities.
3	Project Name	2022 Shelter Support (03T)
	Target Area	Census Tract 204
	Goals Supported	Reduce and prevent homelessness.
	Needs Addressed	Reduce Homelessness
	Funding	CDBG: \$28,000
	Description	Help youth shelter emergency overnight shelters provide safe facilities, case management and support/prevention services.
	Target Date	6/30/2023
	Estimate the # and type of families that will benefit from the proposed activities	It is estimated that 20 unaccompanied or at-risk Albany youth will stay at the local youth shelter or reserve supportive services from the shelter.
	Location Description	The Albany House youth shelter is located at 1240 7th Avenue SE, Albany, OR 97321.
	Planned Activities	<ul style="list-style-type: none"> Youth Shelter Services: Planned activities include providing both overnight and transitional shelter, meals, basic needs, case management, and support services to homeless and at-risk Albany youth ages 10 to 18. Staff help youth with school, leadership opportunities, life skills building, and reconnecting safely with family.
5	Project Name	2022 Needed Public Services (05A, 05L, 05D, 05G)
	Target Area	Census Tract 208.1 Census Tract 208.2
	Goals Supported	Reduce and prevent homelessness. Provide needed public services.
	Needs Addressed	Help non-homeless residents with special needs prevent homelessness, prevent child abuse, support domestic violence survivors, assist seniors to live independently and remain in affordable housing,

	Funding	CDBG: \$28,000
	Description	In the 2022 program year, the City will provide public services grants to agencies that serve poverty level, low-income and vulnerable populations, and that work to prevent abuse, foster care placements, help seniors remain in their homes, and support survivors of domestic violence through providing emergency shelter or motel stays and other services.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	<ol style="list-style-type: none"> 1. Child Abuse Prevention – This activity is estimated to benefit 25 LMI Albany residents in 10 households identified as at-risk for child abuse. 2. Senior Companion Program – 15 seniors will benefit from this activity. 3. Domestic Violence Survivor Services – This activity is estimated to benefit 45 Albany residents and their families.
	Location Description	<ol style="list-style-type: none"> 1. Child Abuse Prevention Services - Family Tree Relief Nursery is located at 1305 Hill Street SE in Census Tract 208.1. 2. Senior Companion Program - Oregon Cascades West Council of Governments is in Census Tract 208.2 at 1400 Queen Avenue SE. Services are provided to seniors throughout the city. 3. Location withheld for safety and confidentiality reasons.
	Planned Activities	<ol style="list-style-type: none"> 1. Child Abuse Prevention - A trained interventionist educates parents impacted by poverty, domestic violence, and substance abuse in how to make safe choices to build healthy families and prevent foster care placements. The program prepares children for kindergarten by developing their physical, social, and emotional skills. The agency also offers many complementary services in collaboration with other agencies, such as distribution of food boxes to their low-income clients. 2. Senior Companion Program - The Senior Companion Program matches low-income (200 percent poverty level) mobile seniors aged 55+ with home-bound seniors in exchange for a small stipend (other funds). Companions provide friendship and assistance to adults who have difficulty with daily living tasks, such as shopping or paying bills, and give families or professional caregivers time off. As a result, many seniors can remain independent in their homes instead of having to move to more costly institutional care. Roughly 10 companions will serve 15-40 hours per week.
6	Project Name	2022 Small Business Support (18A, 18C)
	Target Area	Citywide
	Goals Supported	Create economic opportunities.

	Needs Addressed	Create economic opportunities.
	Funding	CDBG: \$?
	Description	2022 and carryover funds will provide grants to small businesses
	Target Date	6/30/2023
	Estimate the # and type of families that will benefit from the proposed activities	It is estimated that 5 low-mod residents will benefit through job creation.
	Planned Activities	This activity will provide small grants to microenterprises to create jobs and access capital.
7	Project Name	2022 Increase Recreational Opportunities (03F)
	Target Area	Census Tract 204
	Goals Supported	Increase Access to Opportunities
	Needs Addressed	Recreational Opportunities
	Funding	CDBG: \$105,000
	Description	Improve the public park in an LMI neighborhood so the residents have access to quality public facilities that support their health and wellbeing.
	Target Date	6/30/23
	Estimate the number and type of families that will benefit from the proposed activities	We anticipate this park improvement will largely benefit the residents in the surrounding neighborhood which is primarily comprised of low- and moderate-income residents.
	Location Description	Burkhart Park- 500 Burkhart St SE, Albany, OR 97321
	Planned Activity	Install a fitness court at Burkhart Park so the LMI residents have access to quality public facilities that support their health and wellbeing.
8	Project Name	2022 Planning and Administration (21A, 21D)
	Target Area	Citywide
	Goals Supported	Create affordable housing opportunities. Preserve affordable housing. Reduce and prevent homelessness. Provide needed public services. Create economic opportunities.

Needs Addressed	Increase affordable housing opportunities. Improve Existing Affordable Housing. Reduce Homelessness. Help non-homeless residents with special needs. Create economic opportunities. Improve access to opportunities. Prevent and respond to impacts of COVID-19.
Funding	CDBG: \$
Description	Provide planning and administration for the city Community Development Block Grant programs and fair housing training and education.
Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	Administering the CDBG programs will not provide any direct benefit to families and individuals. Approximately 1,200 Albany residents will directly benefit through the other Action Plan activities that will be carried out in the 2022 program year.
Location Description	Albany City Hall - 333 Broadalbin Street SW, Albany, OR 97321
Planned Activities	Staff time and expenses to plan, manage, oversee, monitor all aspects of the CDBG program, and ensure compliance to include the following: prepare Action Plans, CAPER, coordinate citizen participation, agency consultations, attend agency meetings, prepare subrecipient contracts and reporting forms, monitor subrecipients and grant projects, prepare environmental review records, process IDIS reimbursements and report accomplishments, coordinate fair housing education and outreach, etc.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Four Census Tracts in the City of Albany qualify as low-income tracts because over 50 percent of the households have incomes less than 80 percent of the area median income. The qualifying Census Tracts are: 204, 205, 208.1, and 208.2. The target areas also have a higher concentration of residents of Hispanic origin and other minority populations. These tracts are concentrated in older areas of the City where housing, public infrastructure, and public facilities are older and often in need of improvements or replacement. The City has completed three public improvement projects in target areas to date.

Geographic Distribution – will update once allocations are determined.

Target Area	Percentage of Funds
Census Tract 204	30%
Census Tract 208.1	5%
Census Tract 205	0.0%
Census Tract 208.2	5.0%

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

2022 CDBG priorities are to provide housing rehabilitation, reduce homelessness, provide needed public services, support the health and wellbeing of low- and moderate-income neighborhoods through access to quality parks, and create economic opportunities. The geographic distribution in Table 7 only includes the subrecipient agencies that are in the target areas. While most beneficiaries of CDBG funds live in Target Area census tracts; however, the City does not receive enough documentation to verify this and include it in the geographic distribution table above.

Discussion

In the 2022 Action Plan, the City will focus funding on improving the safety at existing emergency shelters, improving a public park to enhance recreational opportunities for low- and moderate-income residents, improving owner-occupied housing units, supporting property acquisition for affordable housing, and serving residents in the target area Census Tracts. The City estimates 50 percent of its 2022 CDBG entitlement award will be spent in these areas; however, only 40 percent of the City's 2022 allocation is certain per Table 4 data (excluding administrative expenses).

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In this section of the Plan, HUD asks jurisdictions to indicate the number of households that will be assisted with an affordable housing program such as rental assistance, housing rehabilitation, or new housing.

In the 2022 program year, the Albany housing rehabilitation program will improve the quality and livability of four owner-occupied households (2022 and carryover funds). 2022 funding is allocated to property acquisition for new affordable housing; however, new housing is unlikely to be constructed in the 2022 program year.

CDBG funds will help shelter providers provide services and case management to help residents get into permanent housing; however, these figures are not included in the tables below.

Community Services Consortium (CSC) administers emergency rental assistance and rapid rehousing programs, so there has not been a need to allocate limited CDBG public services funds these needs.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	4
Special-Needs	0
Total	4

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	4

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Albany is committed to keeping LMI homeowners in their homes and improving livability and costs. The City supports creation of new housing units to help LMI residents get into stable affordable housing.

AP-60 Public Housing – 91.220(h)

Introduction

There are approximately 600 publicly supported housing units in the City limits, including 32 units for residents with developmental and psychiatric disabilities. The units are owned by several affordable housing agencies, non-profits, and limited partnerships, but none are considered public housing in Albany as defined in CFR 91.220(h).

Actions planned during the next year to address the needs of public housing

The local housing authority, Linn-Benton Housing Authority (LBHA), owns and manages 113 units of affordable housing units in Albany, primarily for seniors and the disabled. None of the LBHA-owned units qualify as “public housing” as defined. LBHA also administers rental assistance through the Section 8 Housing Choice Voucher (HCV) program.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

While Albany does not have any public housing residents as defined by CFRs, LBHA provides a Family Self-Sufficiency (FSS) program for Section 8 participants. The FSS Program offers practical help and a financial benefit to Section 8 participants to help them become self-sufficient and free of public assistance. Residents work to overcome barriers to self-sufficiency. FSS clients can participate in an Individual Development Account (IDA), which is a matched savings program, that helps clients achieve goals of homeownership, education and/or advancement in employment. LBHA has helped many residents increase incomes, get off public assisted housing, and become homeowners.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The local housing authority, Linn-Benton Housing Authority, is not designated as troubled.

Discussion

Albany does not have any public housing as defined by CFR 91.220.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The 2021 PIT count found 546 homeless people in Linn County, up from 327 in 2020. (The 2022 PIT figures were not yet available.) Some of the increase can be attributed to better outreach and more volunteers in other areas of the county. Linn County's unsheltered count was 82, with 464 in shelter. The results of the PIT count were not disaggregated by city so it's impossible to determine the exact number of people experiencing homelessness in Albany. Given the overall increase, it is reasonable to believe that Albany's homeless population has also increased from last year.

Local shelters and agencies estimate the number of chronically unhoused in Albany to be about 70 people. Most of the unsheltered homeless suffer from mental illness and/or addiction which affects their willingness and ability to seek shelter.

The number of students experiencing homelessness in the 2020-21 school year count of Greater Albany Public School District students was 241, including 63 unaccompanied youth.

The City assessed unmet demand for services through agency consultations and a competitive grant application process to identify the CDBG-funded activities that will address priority unmet needs and provide the most benefit to Albany's homeless and non-homeless special needs residents.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

An ongoing goal of the City and in the 2018-2022 strategic plan is to reduce homelessness. Albany currently has three emergency shelters, including one for youth. In PY 2022, CDBG funds will support the following actions to reduce homelessness, reach out to homeless persons and assessing individual needs:

- Jackson Street Youth Shelter (JSYS) conducts outreach to youth through events, the Cornerstone Youth Center, and the local shelter and provides needed supplies and needs to create connections with youth who may be in need. 2022 CDBG funds will support JSYS's Albany House emergency and transitional shelter for vulnerable youth, ages 10 to 17. JSYS provides a safe, stable environment with 24-hour supervision, healthy meals and snacks, clothes, case management, and works with each youth to develop a plan to reunite with their family or find other safe housing.
- 2nd CHANCE, a nonprofit arm of CHANCE (Communities Helping Addicts Negotiate Change Effectively), runs a local emergency shelter. The agency mission is to assist individuals who have mental health and/or substance abuse related issues, and who are seeking recovery to effectively implement positive change. CHANCE provides support, guidance, and necessary resources to facilitate development of life skills and works with clients to develop short and long-term goals,

so individuals have a better chance of becoming productive members of our community. CDBG funding will help the shelter address needed facility repairs and improvements which will make the shelter safer, cleaner and more habitable as well as allow for the use of offices for a peer support program.

- Albany Helping Hands (AHH) will use a CDBG grant to replace the roof of their building so they can continue to offer safe and clean shelter and other services to their residents.

The City will undertake the following actions to reduce homelessness and reach out to homeless persons in 2022:

1. Support the COAT (Community Outreach Assistance Team). Creating Housing Coalition (CHC) created a new assistance team program abbreviated COAT. The team goes out into the Albany community to provide unhoused neighbors with assistance, including connecting unhoused residents with service agencies and housing services. COAT is comprised of members from CHC, CSC, CHANCE (Communities Helping Addicts Negotiate Change Effectively), Family Assistance and Resource Center, Albany Helping Hands Shelter, Jackson Street Youth Services, and Albany Police Department.
2. Support and work with CHANCE and Second CHANCE. CHANCE provides a 24/7 emergency hotline and meets “curb side”, at jail, or on location within 30 minutes of a call.
3. Actively participate on the Homeless Engagement and Resource Team (HEART) for ongoing planning, coordination, and consultation around addressing issues around homelessness, including the annual homelessness summit that increases awareness around issues related to homelessness, and the annual resource fair for homeless residents and residents at risk of homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City consulted with shelters and service providers and the Homeless Engagement and Resources Team (HEART) to keep current on emergency and transitional housing needs of homeless persons. The City used a competitive grant application process to identify the activities that will address priority unmet needs and provide the most benefit to Albany’s homeless and non-homeless special needs residents. Emergency shelter and transitional housing needs will also be addressed by other local agencies and programs.

All three emergency shelters provided emergency shelter, food and supplies during COVID-19, serving several hundred unduplicated residents. Numbers were down in 2020 due COVID-19 spacing requirements.

Albany Helping Hands shelter owns several transitional houses to provide transitional housing for men seeking permanent housing. The Bailey House, owned and managed by Albany Helping Hands, provides transitional housing for up to 10 women and children.

The Albany House youth shelter operated by Jackson Street Youth Services (JSYS) provides safe shelter for

youth ages 10 to 17 and transitional housing if stay extends beyond 72 hours. JSYS also operates two transitional houses for young adults ages 18-20 for up to 18 months.

Linn County Mental Health and Community Services Consortium (CSC) provide needed services to residents with mental illness, developmental disabilities, addictions, veterans, and seniors. CSC case management services are tailored to the individual household's needs and provide connection to mainstream benefits and employment services. Participants are encouraged to attend renter education classes offered by CSC, though attendance is voluntary. CSC case managers are trained in Trauma Informed care, Mental Health First Aid, Fair Housing law, landlord-tenant laws, and enter assessments as part of their Coordinated Entry system.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Adult Services Team (AST). This team of numerous agencies, including counties, the City, school district, and more, works to help homeless or near homeless individuals/families overcome or prevent the conditions of homelessness by facilitating access to comprehensive community-based services leading to stabilized lives. AST works with willing adults referred to the team to identify needs and develop a plan that is person centered, recovery oriented, and community based that empowers clients through decision making with peer advocacy and mentoring.

Supportive Housing Programs. The CSC Supportive Housing Program is a permanent, rapid re-housing program targeting literally homeless individuals and families in Linn, Benton, and Lincoln counties of Oregon using a Housing First model. The program provides tenant-based rental assistance using scattered site housing and can assist with security deposits and last month's rent. CSC provides intensive case management services tailored to the individual household's needs and provide connection to mainstream benefits and employment services.

Participants are connected to a CSC Housing Placement Advocate who assists them with their housing search. Advocates are certified Rent Well instructors and help participants address barriers to housing such as bad credit, criminal background, or poor rental history with prospective landlords.

CSC also oversees Emergency Solutions Grant homeless program funding in the three counties, including a rapid rehousing program that provides housing and case management for 12 months.

CSC also coordinates the annual Point-in-Time count, provides eviction prevention assistance, supportive services for veteran families, and rental and utility assistance to help residents stay in their homes. 245

Albany households requested assistance with rent to prevent eviction.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Foster Care. Funding is currently available to provide up to a year of housing for youth aging out of foster care. Family Tree Relief Nursery will receive a 2021 program year CDBG grant to prevent foster care placements by providing a home-based intervention service for high-risk families struggling with domestic violence and substance abuse. Therapists works with families to strengthen and keep them together and to prevent abuse and foster care placements.

Youth and Young Adult Housing. JSYS provides emergency shelter for youth 10 to 17 and has two houses for up to 10 youth ages 18 to 20 who can stay for up to 18 months and meet weekly with a case manager.

Inmate Discharge. CHANCE works with inmates to develop a re-entry plan for housing and other essential support services when released. CHANCE provides emergency hotel stays, bus tickets, and takes clients to detox centers if beds are available. CHANCE also offers a “Second Chance” grant to provide rent support to help get people into housing and get necessary IDs and birth certificates. The Linn County Corrections Treatment Program was created to give persons on probation or post-prison supervision an opportunity to address their substance abuse and mental health issues. The program assists in treatment and rehabilitation of offenders who want to change their circumstances and break the cycle of drug dependence, while also addressing mental health issues and criminal behaviors while in corrections facilities so that re-entry is successful.

Recovery Support Services and Housing. CHANCE provides recovery support to Albany residents through peer-to-peer services and self-help groups and helping residents get into recovery and stay housed. CHANCE helps hard-to-house residents get into case-managed housing. CHANCE/2nd CHANCE was awarded CDBG CARES funding in 2020 and 2021 CDBG funding to help respond to impacts of COVID-19 at the emergency shelter and ameliorate crowded and unsafe conditions. Ten Albany Oxford Houses provide housing for more than 130 people recovering from drug and alcohol addiction and several faith-based transitional houses help residents discharged from institutions.

Persons with Intellectual or Developmental Disabilities. Linn County Health Services (LCHS) provides mental health evaluation, treatment, and crisis intervention services to residents. LCHS, in coordination with the Department of Human Services, provides housing support (including group homes, foster care homes, supported living and state operated community programs), in-home services, and transportation to appointments services to residents with mental health and developmental disabilities. Linn-Benton Housing Authority and the Chamberlin House Inc. own and operate several houses and facilities for elderly

residents and residents with disabilities.

Emergency Housing Assistance. CSC programs try to prevent homelessness and provide rapid-rehousing assistance for homeless residents. In fiscal year 19-20, 356 Albany households requested homeless prevention assistance from CSC to prevent eviction from rented housing or by friends and family. CSC's Supportive Services for Veteran Families program helps homeless and near-homeless veterans get into permanent housing and promotes housing stability among very low-income veteran families. CSC also provides utility and rental assistance and financial fitness classes. CSC received CDBG-CV funding to provide emergency housing assistance to households impacted by COVID-19.

Discussion

The City held agency consultations and solicited requests for applications to assess additional housing and supportive services needs for homeless and non-homeless residents that may have other special needs to determine 2022 CDBG priorities.

2022 CDBG funds will provide support to extremely low- and low-income families with significant stressors to improve parenting skills and reduce abuse and foster care placements. 2022 funds will provide services and companionship to help shut-in seniors remain in their homes and will support the housing rehabilitation loan program for LMI homeowners, which improve the sustainability and cost of housing enabling loan recipients to remain in housed. 2022 CDBG funds will also support a program to provide motel stays or emergency shelter and other services to survivors of domestic violence who are leaving an abusive relationship.

Several agencies provide housing and supportive services to special needs residents that did not request CDBG funding.

- Oxford Houses and faith-based recovery houses have been successfully providing housing to residents with alcohol and drug addictions. CHANCE provides support services to residents in recovery, addicts, and residents with mental illness, and helps these residents find supportive housing.
- Linn-Benton Housing Authority (LBHA) develops, owns, and manages housing for low-income families, the elderly, and people with disabilities.
- Cascades West Council of Governments (CWCOG) helps seniors navigate housing needs and provides programs and services to help seniors remain safely in their homes if possible.
- Albany Partnership for Housing partners with LCHS, CSC, and LBHA to provide “step forward” no- or extremely low-cost housing and case management and supportive services to those at risk of becoming homeless or who are homeless.

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction:

Housing prices continue to increase locally. Albany's Fair Market Rents increased between 24 percent (3-bedroom) and 43 percent (efficiency) between 2017 and 2021, reducing Albany's supply of affordable market rate housing. Many Albany households experience housing cost burden, with a majority being renters. Almost one-fourth of Albany renters experienced severe housing cost burden according to the 2015-2019 ACS estimate.

In 2021, City staff held focus groups to learn more about barriers to affordable housing and updated land use codes to allow middle housing where single-family housing is allowed. The largest barriers to affordable housing in Albany are:

- Increased price of land, housing, and development fees;
- Lack of one-bedroom units and smaller houses; and
- lack of funding and incentives for affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City has been evaluating its policies and development standards that may be barriers to affordable housing development over the last few years. The City has taken the following actions to ameliorate barriers to housing affordability:

- Oregon HB 2001 Middle Housing Compliance. Changes to the Albany Development Code updates to allow middle housing types in single-family areas to comply with House Bill 2001 went into effect in January of 2022. HB 2001 required the City to increase the variety of housing types currently allowed in the City by allowing middle housing types (duplexes, 3- and 4-plexes, townhouses, and cottage clusters) in areas zoned for single-family dwellings. It is possible that increasing variety in housing types will increase the supply of affordable housing.
- Consideration of Housing Affordability Policies. In 2021, the City received a grant from the state to develop a Housing Implementation Plan (HIP) and the project launched in January of 2022. The HIP will evaluate actions and policies the City can take to increase the affordability of housing (like modification to development standards and zoning), financial incentives such as tax abatement programs, and ways to raise money to provide incentives. The City is evaluating changes to systems development charges to scale them to housing size so that smaller houses pay less in fees. The City created a housing affordability task force that began meeting in 2022 that will help the City evaluate strategies the city can take to remove barriers to affordable housing. The City is conducting focus groups with area stakeholders (residents, realtors, lenders, builders) to get input

on actions the city can take to remove barriers to housing development.

Discussion:

Many variables affect housing affordability. Housing affordability and homelessness continue to be challenges for Albany and many cities. The City has taken several steps to evaluate housing needs, including needs of low- and moderate-income residents, and is taking measures to remove barriers to the development of needed housing.

The City recently adopted measures to remove barriers to middle housing development and is currently evaluating tools, strategies and policies the city can include in the Housing Implementation Plan to increase opportunities for more affordable housing.

The City economic development staff consult and work with businesses, developers, and the local chamber of commerce on an ongoing basis to assess workforce development needs, business growth needs, and other issues or obstacles to economic growth. Staff also work to recruit and help new businesses locate in Albany. Rising incomes may reduce economic barriers to housing affordability for residents. The Albany median family income increased by 18 percent between 2018 and 2021, from \$57,900 to \$65,780 in 2021.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Albany, through implementation of this Action Plan, will support agencies working to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, assist in the development of the community's institutional structure, and enhance the coordination of public/private housing and services efforts.

Actions planned to address obstacles to meeting underserved needs

Each year, the City consults with area agencies and other public and governmental entities to identify opportunities to partner and collaborate resources and programming to address as many of Albany's underserved needs as possible. There are more needs than resources to meet those needs within the City of Albany.

The City prioritizes CDBG funds to activities that will have the greatest impact on serving Albany's low- to moderate-income populations, improving livability and sustainability, and increasing economic opportunities.

To date, the City has allocated the full 15 percent of its CDBG award to support public services for Albany's low-income and special needs populations. In addition, CDBG funds will help shelters with public facility improvements and helped to acquire property for the youth shelter and for transitional housing.

Actions planned to foster and maintain affordable housing

Consultation with area housing providers to assess agency capacity and resources for adding new affordable housing units is ongoing.

In the 2022 program year, CDBG funds will continue to support the housing rehabilitation revolving loan fund program. The program provides no-interest deferred loans to LMI homeowners to improve and maintain Albany's existing affordable housing supply and reduce operating and rehabilitation costs.

Property acquisition is an eligible activity, and one agency has been looking for property and is actively evaluating the feasibility of a potential site. 2022 CDBG funds will be allocated to property acquisition or public improvements for a future affordable housing development.

The City will continue to evaluate the availability of surplus property that may be suitable for affordable housing and assess blighted properties that could be acquired to remove blight and create sustainable and healthy homes.

Actions planned to reduce lead-based paint hazards

Subrecipients that administer housing rehabilitation programs or property acquisition programs must

follow federal lead safe housing and renovation rules. The City developed a lead safe housing checklist on housing constructed before 1978. The checklist follows the federal requirements for lead safe housing and includes evaluation, testing, implementing safe work practices, compliance with the EPA's Renovator, repair and painting laws, clearance exams, or risk assessments as required. In addition, the CSC will distribute lead-hazard information to each recipient of a housing rehabilitation loan or grant.

Lead-hazard information pamphlets are available on the City's website and at City Hall for residents living in older homes.

The City will continue to closely monitor each housing rehabilitation project involving housing units constructed before 1978 for compliance with the federal standards and processes.

Actions planned to reduce the number of poverty-level families

The City of Albany's anti-poverty strategies include the following actions:

- Support public service agencies that serve poverty level individuals and families and that help residents develop the skills and access resources needed to become employed and/or self-sufficiency;
- Increase economic opportunities for residents in poverty through technical assistance, education, and economic opportunity grants to microenterprises;
- Increase Albany's affordable housing supply – support local housing agencies' efforts to acquire and develop property;
- Improving affordable housing through housing rehabilitation to reduce overhead costs to residents; and
- Support CHANCE, an agency that provides critical support and services to individuals with mental health or addiction issues that are ready to begin recovery. Many of these individuals are homeless and/or in poverty.

Actions planned to develop institutional structure

Albany is fortunate to have a spectrum of public, private, and institutional agencies with well-established service delivery structures within the City. The City works closely with agencies, institutions, and the Community Services Consortium (action agency) to identify needs and select subrecipients to carry out activities that address priority needs identified in the Consolidated Plan and in the community. Coordination and communication result in partnerships and collaboration among agencies and ensure successful implementation of the CDBG programs and desired outcomes.

Actions planned to enhance coordination between public and private housing and social service agencies

City staff and CDC members look for opportunities to facilitate partnerships among public and private

housing and service providers and other organizations and institutions in the community that serve Albany's vulnerable and LMI residents.

During the 2022 program year, the City's efforts to enhance coordination between public and private housing and social service agencies will include:

- Participating in HEART (Homeless Enrichment and Rehabilitation Team) and attending monthly meetings; and
- Affordable Housing Task Force – the City has formed a task force that will include representatives of public and private housing and social service agencies to discuss ways to increase housing affordability within the community. This task force will continue to work on the issue of housing affordability and explore options and opportunities for Albany to support housing affordability in 2022.
- Collaborating with other housing and service agencies, governmental agencies, and institutions including Linn County Health Services, Samaritan Health Services, and Department of Human Services to assess community needs, identify opportunities to address them, and plan projects for both short- and long-term implementation.
- Support City Solutions Team and CHANCE (Communities Helping Addicts Negotiate Change Effectively) – CHANCE works closely with social service, health, and housing agencies to help the most vulnerable residents get into housing and supportive programs.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of Albany has not generated any program income to date. Program income is gross income that is directly generated from a CDBG-funded activity. Housing rehabilitation loan repayments will be made to the subrecipient managing the revolving loan fund and retained to continue the housing rehabilitation program.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements.	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities.	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities. 0

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70percent of CDBG funds is used to benefit persons of low- and moderate-income. Specify the years covered that include this Annual Action Plan.

YEARS: 2020, 2021, 2022 80.00%

The City anticipates at least 80 percent of CDBG funds, excluding program administration, will be used to benefit persons of low- and moderate-income in the 2022 program year and for prior year carryover funds from 2019 through 2021.

Public Services Applicants	Average \$ Request	Equal Distribution for Top 4 (80%)	Tiered Option 1		Tiered Option 2		Tiered Option 3		Option 3 Rounded	
Jackson Street	92.6	35,000	28,000	85%	29750	75%	26250	70%	24500	25000
Family Tree RN	92.1	20,000	16,000	85%	17000	75%	15000	70%	14000	14000
Cascades West COG	87.0	4,800	3,840	75%	3600	70%	3360	60%	2880	3000
CARDV	84.2	8,000	6,400	75%	6000	70%	5600	60%	4800	5000
YMCA	81.2	75,000		Cares \$	0	Cares+8%	6000	Cares+10%	7500	8000
Albany Helping Hands	75.8	32,800		0%		0%		0%		
Furniture Share	74.3	20,000		0%		0%		0%		
		195,600	\$54,240		\$56,350		\$56,210	\$	53,680	\$ 55,000

Anticipated amount available for public services grants: \$56,250

Anticipated 2022 funding balance: \$244,000

Do you want to fully fund the non public service applications or partially fund and set aside more \$ for small businesses?

100%

DevNw Housing Rehab	\$125,000
Parks & Rec Sport Court	\$105,000
Total	\$230,000

Small Business Grants	2022	\$14,000
	Carryover	\$30,000
OCWCOG Grant Program		\$44,000