

RESOLUTION NO. 6257

A RESOLUTION ADOPTING ALBANY'S ANNUAL ACTION PLAN FOR FISCAL YEAR 2013-2014 FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS AS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) awards Community Development Block Grant (CDBG) funding to metropolitan cities with populations of at least 50,000; and

WHEREAS, the Census Bureau's July 1, 2011, population estimates show that the City of Albany reached the threshold population of 50,000 and is eligible to receive CDBG funding annually as an entitlement grantee; and

WHEREAS, the City of Albany adopted Resolution 6157 accepting Albany's status as an entitlement grantee and will begin receiving annual grants on a formula basis to develop viable urban communities by providing decent housing, a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons; and

WHEREAS, the City of Albany has assessed the City's community development needs and market conditions and set goals and priorities to address needs in a five-year Consolidated Plan for Fiscal Years 2013 through 2017; and


WHEREAS, the City is required develop an Annual Action Plan for Fiscal Year 2013-2014 that provides a summary of the actions, activities and programs that will be delivered to address priority needs and goals identified in the Consolidated Plan; and

WHEREAS, the City of Albany has expressed interest in assisting low- and moderate- income residents with suitable living environments and great neighborhoods; and

WHEREAS, the City held a public open house June 10, 2013, a public hearing on July 24, 2013 and a public hearing on August 14, 2013 and received comments in support of the Plan.

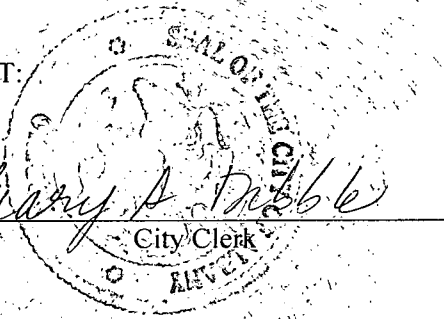
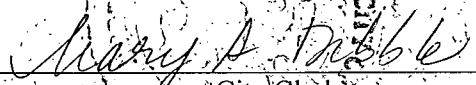
NOW, THEREFORE, BE IT RESOLVED that the Albany City Council adopts the Annual Action Plan for Fiscal Year 2013-2014, a copy of which is attached hereto as "Exhibit A".

DATED AND EFFECTIVE THIS 14th DAY OF August 2013.



Mayor

ATTEST:

City Clerk

CITY OF ALBANY OREGON

**ANNUAL ACTION PLAN
FOR FISCAL YEAR 2013-14**

**FOR THE CITY OF ALBANY
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**PREPARED BY THE CITY OF ALBANY, OREGON
COMMUNITY DEVELOPMENT DEPARTMENT
AUGUST 14, 2013**

- Funds allocated for public services will likely be gap financing for a non-profit organization that will provide the balance of funds needed for the activity.

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

The City of Albany owns a few properties in one of the City's low and moderate-income census tracts, Tract 204. The tract runs south from the Willamette River to Pacific Boulevard and includes downtown. It is possible that a City-owned property may be used to address needs identified in the FY 2013-2014 Annual Action Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Table 57. Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Maintain and improve the quality of affordable housing	2013	2014	Affordable Housing Special Needs	Local Target Areas (Census Tracts 204 and 208)	Rehabilitate aging affordable housing stock Increase energy efficiency	\$80,000	Homeowner Housing Rehabilitated: 4 Rental Units Rehabilitated: 4
Reduce the number of homeless persons; Support goals of the Ten Year Homeless Plan	2013	2014	Homeless	Citywide	Provide safe emergency shelter for homeless families or unaccompanied youth; Move homeless into stable housing	\$32,000	Overnight/Emergency Shelter/Transitional or Permanent Supportive Housing Beds added: 4
Remove barriers to accessibility	2013	2014	Non-Housing Community Development	Local Target Areas	Curb Ramp improvements in LMI areas	\$22,000	Public Facility or Infrastructure Activities other than LMI Housing Benefit: 50 persons benefited
Eliminate blighting influences in low and moderate income (LMI) areas	2013	2014	Non-Housing Community Development	Local Target Areas	Sunrise Park redesign; Periwinkle Path repairs/replacement	\$90,000	Public Facility or Infrastructure Activities other than LMI Housing Benefit: 2,000 persons benefited
Increase economic opportunities	2013	2014	Non-Housing Community Development	Citywide	Microenterprise assistance; Job creation; Commercial rehab	\$56,000	Businesses Assisted:30 Jobs Created/Retained: 8
Support agencies that provide public services	2013	2014	Affordable Housing Homeless Special Needs Non-Housing Community Development	Citywide	Assist homeless, low income, and special needs populations	\$60,300	Public Service Activities other than LMI Housing Benefit: 100 persons assisted
Further fair housing	2013	2014	Fair Housing	Citywide	Training, education and consultation	\$2,000	Public Service Activities for LMI Housing Benefit: 20 persons assisted

Table 57 – Goals Summary

Projects

AP-35 Projects

Introduction

This section lists and describes the projects that the City of Albany Community Development Block Grant programs will carry out during FY 2013-14. The projects reflect a thorough process that determined Albany's priority needs that can be assisted with CDBG funding within the first year.

The Mayor's CDBG Task Force evaluated community development needs citywide in the following CDBG program areas through agency consultations, citizen participation and data analysis:

- Decent and Affordable Housing – including for Albany's homeless special needs populations
- A Suitable Living Environment / Neighborhood Revitalization– removing blighted influences public improvements, removing barriers to accessibility
- Expanded Economic Opportunities – business assistance and job creation.

Community needs were reviewed against eligible activities, existing resources and programs, gaps in service delivery, financial resources, and organizational capacity. The City has prepared a package of projects that balances the priority needs for Albany's low- income and homeless residents, removes blighting influences in low-income neighborhoods, adds economic opportunities, removes barriers to accessibility, and supports area service providers that work with Albany's special needs populations and low-income residents.

The first year's activities reflect programs and projects that can get underway within the year and that can leverage additional financial resources.

Table 59 – Project Information

#	Project Name
1	Housing Rehabilitation Loan Program
2	Essential Repair Grant/Loan Program
3	Homeless Needs
4	Neighborhood Revitalization - Sunrise Park Redesign
5	Neighborhood Revitalization - Periwinkle Path
6	Accessibility Program
7	Microenterprise Assistance
8	Job Creation/Business Assistance
9	Public Services
10	Fair Housing Education and Outreach
11	Program Administration

The following programs have been identified in the FY2013-14 Action Plan.

Housing Rehabilitation Loan and Grant Program

One of Albany's priority needs is to assist households that are experiencing housing cost burden – those households paying 30 percent or more of incomes on housing cost and severe housing cost burden includes households paying 50 percent or more of incomes on housing related costs. Albany has large concentrations of housing units constructed before 1980 and the need for housing rehabilitation and energy efficiency improvements is anticipated to be high.

Many low-income homeowners cannot afford to make necessary home improvements to maintain the health and safety of their homes or replace operating systems and appliances. Low-income renters often live in buildings in need of major repairs, but making the improvements often results in rent increases that make the units less affordable.

The City has an intergovernmental agreement with the Community Housing Services (CHS) division of the Community Services Consortium (CSC) to manage a regional housing rehabilitation revolving loan fund that has been funded with stated CDBG housing rehabilitation funds. The fund balance is projected to run out this year. The City plans to enter into an intergovernmental agreement with CHS to deliver a similar revolving loan fund program for Albany property owners. This program would provide loans to property owners of low-income housing for needed repairs.

CHS will try to match the rehabilitation loans with federal weatherization grants to help improve energy efficiency and reduce monthly heating and cooling costs when feasible. Health and safety issues, such as safe stairs into a house, need to be addressed prior to receiving weatherization services. The Essential Repairs Program would provide financial assistance for health and safety repairs that are needed to make a dwelling unit eligible for weatherization assistance.

An obstacle to addressing underserved needs may be lack of funding to meet demand.

Homeless Needs

There are many homeless needs within the community. Priority needs include providing an emergency shelter in Albany for families with children and unaccompanied youth so they can stay within the community. The second priority need is supportive housing to help transition residents, including special needs populations, out of homelessness into secure housing.

A few agencies are planning to add capacity to address the needs of Albany's homeless population. It is likely a new shelter or housing project will be ready to move forward within the fiscal year so funding is being allocated to help address these needs. If a project does not come forward, unspent program funding will be moved to the housing rehabilitation program where immediate and ongoing demand is anticipated.

Obstacles to addressing underserved homeless needs may be lack of funding and the ability to secure property for a shelter and/or additional housing.

Suitable Living Environment & Neighborhood Revitalization

Albany has two census tracts identified as "Low and Moderate Income" (LMI), where more than 51 percent of the households earn less than 80 percent of the area median income with concentrations of persons living below the national poverty level, housing cost burden, aging housing stock, concentrations of minority populations, blighted conditions and deteriorating public facilities.

Sunrise Park is located in LMI Census Tract 208. The park was developed in the 1980s and it is one of the City parks that have not been upgraded. The City has a capital improvements backlog of approximately \$1.5 million dollars and only \$26,000 in the parks replacement fund. The 2006 Parks Master Plan identified the following needs for Sunrise Park: new playground equipment, widened pathways, improved vehicle access, and parking. A site visit to the park with the Mayor, staff from the parks and police departments, and a neighboring apartment manager identified several safety issues that contribute to its ongoing vandalism. These issues are deterring residents from using the park rather than the park providing a benefit to the residents in the area.

CDBG funds will be instrumental in helping the City leverage other state and federal grant funds and private donations to improve the park.

Periwinkle Path is a 1.5-mile long trail that runs through Census Tract 208. It connects residents from south/central Albany to the Albany Boys and Girls Club and Kinder Park facilities to the north and Grand Prairie Park to the south. The path was constructed more than 30 years ago. Despite efforts to maintain the path there are sections that must be replaced or closed due to dangerous pavement conditions.

CDBG funds will assist in leveraging other funds to repair the worst sections of this community path. The obstacle to repairing the path may be the ability to leverage enough funds.

Accessibility Program

The need for public infrastructure improvements specifically related to curb ramps on sidewalks is rising in importance as the community ages and the general population increases. Curb ramp placement and replacement or repair of existing sidewalks is a focus of the City to address accessibility and safety concerns of Albany's residents. As is common in established cities, many areas of city have no curb ramps at intersections, while other areas have older ramps that were placed before the Americans with Disabilities Act (ADA) and do not meet current standards.

There are specific immediate needs at or near governmental offices and facilities, including the Senior Center, City Hall, parks, and schools. Many of these are located in Albany's low-income census tracts. Under the City's *Phase III ADA Transition Plan: Curb Ramps*, preliminary reviews have indicated the need for removal of existing barriers in these areas. In addition to these specified areas, public requests for curb ramp improvements are evaluated and prioritized accordingly for incorporation into the plan for barrier removal.

The City is allocating CDBG funding for sidewalk and curb ramp improvements near public facilities, bus stops and in low-income neighborhoods.

Microenterprise Development

The Linn Benton Community College Small Business Development Center (SBDC) provides micro-enterprise training and assistance to persons in Linn and Benton counties. Since taking over the program in 2010, SBDC has assisted many Albany residents launch a small business through a series of courses and one-on-one advising. The program is open to anyone interested in starting a business or any existing business owner that wants assistance with skill development or business plans to maintain and expand their businesses. The program provides scholarships for low and very-low income persons, displaced

workers, and returning veterans. The SBDC partners with other agencies to provide services to the small business community.

CDBG funds will be allocated to help the SBDC increase their capacity to serve Albany residents, micro-enterprises, and add jobs in the community.

Job Creation/Business Assistance

Linn County's unemployment rate remains one of the highest in Oregon and many residents are underemployed or are in low-paying jobs. The City is allocating CDBG funds to assist businesses with job creation through special economic development activities. Funds would be distributed through no- or low-interest loans to help with property acquisition, reconstruction, rehabilitation, new commercial or industrial buildings, structures, and other real property improvements.

Public Services

While Albany has numerous service providers, there is need for additional services to address the needs of Albany's homeless, low-income and special needs populations. The City will have a competitive grant application process in FY 2013-2014 for service providers. Applicants will demonstrate the need to expand services or add new services. The application criteria will also assess the ability of CDBG funds to leverage other funds, numbers of persons to be served, agency capacity, and ability to complete the project within the fiscal year.

Fair Housing Education and Outreach

The City will work with the Fair Housing Council of Oregon to provide training for Albany property owners, residents and developers. If funds allow, training will be provided to City staff to understand fair housing laws related to new development. The Fair Housing Council will also provide counseling through their hotline. Brochures will be made available in City Hall and on the City's website.

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

Since this is Albany's first year as an entitlement grantee, the funding priorities for the FY2013-14 Annual Action Plan were based on needs that can be addressed either through expansion of existing programs or projects that can begin within the fiscal year. Obstacles to addressing underserved needs include lack of funding and agency capacity and training needs to ensure sub-recipients can be in compliance with HUD standards.

AP38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Housing Rehabilitation Loan Program	Tracts 204 & 208	Maintain and improve the quality of affordable housing Eliminate blighting influences	Help low-income people maintain their homes Reduce housing cost burden	\$60,000
Essential Repair Grant or Loan Program	Tracts 204 & 208	Maintain and improve the quality of affordable housing	Increase energy efficiency; Reduce housing cost burden	\$20,000
Shelter for Families with Children; or Unaccompanied Youth; and/or Supportive Housing	Citywide	Reduce homelessness Support goals of the Ten Year Homeless Plan	Provide emergency shelter for families with children and unaccompanied youth Move homeless persons into stable housing	\$32,000
Sunrise Park Rehabilitation	Tract 208	Remove Blighting Influences in LMI areas	Improve public facilities in LMI areas. Especially in areas with a higher minority concentration	\$40,000
Periwinkle Path Repairs	Tract 204 & 208	Remove Blighting Influences in LMI areas	Improve public facilities in LMI areas. Especially in areas with a higher minority concentration	\$50,000
Sidewalk and Curb Ramp Improvements	Tracts 204 & 208	Public Improvements in LMI areas Remove Barriers to Accessibility	Remove barriers to accessibility	\$22,000

Microenterprise development	Citywide	Business Assistance	Support microenterprise development and job creation	\$20,000
Business Assistance/Job Creation	Citywide	Business Assistance	Help businesses offset costs of job creation	\$36,000
Public Services	Citywide	Support Agencies that Provide Needed Services	Provide services to homeless, Low-income, special needs populations	\$60,300
Fair Housing Education & Outreach	Citywide	Fair Housing Education & Outreach	Further fair housing in Albany	\$2,000
Program Planning and Administration	Citywide	All Goals	Low-Income Homeless Special Needs	\$60,061

Table 58 – Project Summary

Affordable Housing

AP-55 Affordable Housing

Introduction

The City of Albany's Community Development Block Grant programs will expand affordable housing opportunities for Albany's homeless and non-homeless residents in FY 2013-2014 and over the life of the Consolidated Plan.

Programs that will be funded in FY 2013-2014 include the housing rehabilitation loan and essential repair programs that will be offered to low-income owners and renters, including special needs populations. The City anticipates assisting an agency with acquiring additional emergency shelter beds for unaccompanied youth or families with children, or transitional beds or programs that help transition homeless individuals and households into transitional or permanent housing.

Requests for funding for public services to assist Albany's homeless, special needs and low-income residents will be evaluated through an annual application process. Potential projects will be reviewed against the priority needs, program compliance, and evaluated for readiness to proceed.

The first Annual Action Plan contains a rough estimate of one year goals for affordable housing assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	4
Non-Homeless	8
Special-Needs	2
Total	14

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	4
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	14

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

Since this is the City's first Action Plan, it is hard to estimate how many housing units will be rehabilitated or households assisted with CDBG funds or how many people will be assisted with CDBG funds.

AP-60 Public Housing

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

There are no public housing units in the City of Albany. It is unlikely that the Linn-Benton Housing Authority will add public housing units in FY 2013-14. Section AP-60 is not applicable.

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

Not applicable.

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

Not applicable.

AP-65 Homeless and Other Special Needs Activities

Introduction

The Consolidated Planning process identified existing programs and services that assist Albany's homeless, other special needs populations and gaps in the delivery system. The region has a network of homeless assistance providers including emergency and domestic violence shelters, street outreach workers and advocates that work together to refer homeless to services that can help them get back into housing.

The City has allocated CDBG funds for service providers that assist homeless residents and residents with special needs. The CDBG public services funds will likely be used to expand existing programs and leverage funding for new programs that serve Albany's special needs populations through public service allocations CDBG housing funds.

Homeless providers work to address issues related to homelessness to help people obtain affordable housing, and specifically for adding additional housing units. The number of individuals placed in permanent supportive housing units in Linn County increased from 25 in 2009 to 120 in 2011, partly due to an increase in the number of units available. Despite local efforts and EHA and ESG funding to assist with homeless programs, there is ongoing need to assist persons that are homeless or at risk of becoming homeless with affordable housing. Ability to pay staffing costs to deliver programs was a significant issue identified in a 2009-2011 provider survey, indicating there may be reductions in programs targeted to assist homeless people or those at risk of becoming homeless.

Albany's non-homeless special needs populations include the elderly and disabled, persons with mental disabilities, persons with alcohol or drug addictions, persons with HIV, and victims of domestic violence or child abuse.

Albany's senior and disabled populations continue to grow and the number of seniors receiving Medicaid-funded long-term service and support is projected to increase. Many seniors have a physical disability and different levels of care are needed from independent living with in-home care to adult foster care to nursing facilities. Many of the existing services offered by the Senior and Disability Services Division of OCWCOG provide support to the elderly and their families to help them stay in their homes as long as possible. There is demand for more support services and also for housing for the frail elderly and those with physical disabilities.

Drug and alcohol addiction is a serious problem in Linn County. These addictions often lead to homelessness, domestic violence, child abuse and incarceration. Linn County Alcohol, Drug and Problem Gambling Services division offers numerous services for Albany residents. In addition, Albany has a recovery drop in center, two agencies counsel parents to strengthen their parenting skills to reduce and prevent child abuse, and there are services for victims of domestic violence in Corvallis.

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.

The 2013 Point in Time (PIT) count counted 244 homeless individuals, with 35 of them as unsheltered. The Homeless Enrichment and Rehabilitation Team (HEART) works with agencies to increase awareness and understanding of the needs of homeless individuals. A 2009-2011 survey of service providers was aimed at identifying the gaps and needs in services to the homeless. They reported that over 29 support services are offered by area agencies to homeless individuals and families. Service providers saw an increase of 2,370 participants from 2009 to 2011. Providers turned away 2,055 requests for services.

The following goals were identified in the Ten Year Plan 2012 update based on the needs identified through the HEART survey and in a January 2013 planning meeting of service providers:

- Continued need for housing services including emergency, transitional and permanent supportive housing
- Life skills programs
- Rental assistance
- Staffing and building space
- Streamlined access to services – and methodology for homeless program outcomes
- Mental health services
- Healthcare – gaps in services available for low-income; dental services are particularly needed
- Mental health – more than 35% of homeless individuals need basic mental health services and about half of them are able to access these services
- Substance abuse services – often keeps individuals from accessing additional services without treatment for substance abuse first
- County detoxification facility.

There is an Adult Services Team (AST) that works with a representative from local shelters, DHS, Linn County Mental Health, parole, and probation law enforcement staff.

The City's one-year actions will include working with local emergency shelters and service providers to provide additional services to prevent persons from becoming homeless or helping transitional people out of homelessness. The City's goal is to assist at least 20 individuals in the first year.

Describe the jurisdictions one-year goals and actions for addressing the emergency shelter and transitional housing needs of homeless persons.

Emergency shelter needs include a family shelter and a shelter for unaccompanied youth. According to HEART's 2009-2011 provider survey and Ten Year Homeless Plan update, there is an increasing demand for permanent supportive housing, as demand for transitional housing has decreased.

The City has allocated CDBG funding for additional emergency shelter beds for families with children or unaccompanied youth. Jackson Street Youth Shelter has been trying to find a site for an Albany emergency shelter for unaccompanied youth and is hoping the project will get underway in 2014. Other homeless and housing service providers have plans to add more transitional housing with support services.

Describe the jurisdictions one-year goals and actions for 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.

The City of Albany anticipates supporting local agencies that work with homeless individuals and families on the issues that caused them to become homeless. There are a couple of agencies providing transitional housing with supportive services that are trying to expand their capacity. The Community Services Consortium (CSC) has received funding for the following homeless assistance programs: Emergency Housing Assistance (EHA), Emergency Solutions Grant (ESG), and the Housing Stabilization Program (HSP). These funds are used to assist homeless families and individuals or those at risk of becoming homeless into stable housing.

The Greater Albany Public School District (GAPS) has a McKinney-Vento liaison and programs to assist children of homeless families or families that do not have a fixed place to live. The program includes a welcome center that provides assistance to English language learner families with improved communications between parents and the schools, testing and enrollment assistance, computers for parents, parent meetings, adult English classes, and social time through a coffee hour.

One year goals and actions to help homeless persons make the transition to permanent housing include supporting agencies that provide services to help individuals and families transition out of homelessness into permanent housing through the money allocated to housing and to public services. The City's goal is that CDBG funding will assist five homeless people transition into permanent housing.

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.

The following activities and programs are working to prevent homelessness and help Albany's low-income families and homeless individuals:

- The City is fortunate to have a strong Oxford House chapter (Chapter 19) that provides nine houses for persons recovering from drug and alcohol addiction. Many of these individuals have also been incarcerated.
- The local shelters work with persons coming out of jail and try to help them land on their feet.
- Family Tree Relief Nursery works with parents and children to prevent child abuse.
- FISH of Albany manages the "toto" fund to help persons return home to support systems if they have become homeless in Albany.
- CARDV, the ABC House and Family Tree Relief nursery provide counseling to parents and family members to reduce the incidences of abuse and homelessness or the number of children being placed in foster care.
- The Community Services Consortium (CSC) has received emergency housing grants in order to provide emergency housing assistance and rapid re-housing assistance to area residents.
- Willamette Neighborhood Housing Services and CSC provide foreclosure prevention services for homeowners.

Several activities that will receive City CDBG support during FY 2013-2014 will help low income individuals and families avoid becoming homeless by meeting non-housing needs at reduced cost levels, or offering case management and supportive services, or offering permanent rental housing opportunities at affordable rent levels.

As a new Entitlement Grantee, the City is still assessing the gaps in public services and elected to hold a competitive application process for allocating funding in FY 2013-2014. The following agencies, services, or programs that help individuals and families stay in their homes or transition into stable housing will be eligible for funding:

- Expand the caregiver support and Oregon Project Independence programs provided the Senior and Disability Services division of Oregon Cascades West Council of Governments.
- There is interest by the Family Tree Relief Nursery (FTRN), an agency that works with parents and children to prevent child abuse, to start a "Safe Housing Project" for Linn County in Albany. The house provides safe, sober and recovery based housing to eligible parents within the child welfare system to either prevent children from entering foster care, or expedite the return home from foster care and prevent children from re-entering foster care. The project is a collaboration of the Linn County Department of Human Services (DHS) Child Welfare and Self-Sufficiency programs, FTRN, Oxford House Chapter 19, and Linn County Alcohol and Drug Treatment.
- Albany Helping Hands Homeless Shelter is always looking for ways to expand services to help persons transition out of homelessness.
- C.H.A.N.C.E. Recovery drop-in center for recovering addicts
- Center Against Rape and Domestic Violence for emergency services
- Life Skills programs
- And other agencies and services.

AP-75 Barriers to Affordable Housing

Introduction

The largest barrier to affordable housing in Albany is the lack of units affordable for households or individuals earning less than 50 percent of the HAMFI. Despite the many affordable units in Albany, thousands of households are experiencing housing cost burden.

The City did a thorough review of its land use policies and found that many affordable housing policies and strategies are incorporated into the development standards. There are a few additional affordable housing "tools" that could be evaluated to ensure that housing choice and affordable housing options are supported through policies and zoning standards.

Actions 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 will finalize development of the Analysis of Impediments to Fair Housing Choice and Action Plan (AI) in the 2013-2014 fiscal year. The AI will include discussions on land use regulations, zoning ordinances, building codes, and fees and charges as they relate to fair housing. The information in the AI will provide insight into affordable housing choices in the City of Albany. The AI identifies no major barriers in the community due to the above listed issues.

An analysis of Albany's development standards found the following standards support affordable housing choice: small minimum lot sizes and housing variety in most residential zoning districts, accessory dwelling units are allowed in all zoning districts subject to standards; lot sizes may vary in new land divisions, and the City's planned development standards allow for more flexibility in lot sizes, setbacks, and housing types.

Due to old development and zoning patterns and the cycles of fast growth over time, the City is challenged with a relatively unbalanced disbursement of medium density residential, commercial, and industrial zoning districts around the City. There is a higher concentration of multi-family apartments and housing built in the 1970s and 1980s in the center of the City in Census Tract 208. Mixed-use districts are used sparingly outside of the downtown core. The Balanced Development Patterns Project in 2001 looked comprehensively at land uses and transportation systems to address where future residential housing and employment lands should be located in the City to try to better achieve a balance. This project planned mixed-use commercial sites and medium density land in East Albany and in North Albany to disperse housing types and services around the City. Much of the land designated for medium density residential is still available; however, some have been developed with detached housing in North Albany.

The City has planned the following actions to continue to expand housing opportunities and address any potential barriers to affordable housing:

- Educate the community and policy makers about Albany's affordable housing needs.

- Evaluate the following Albany Development Code standards to ensure housing opportunities and housing variety can be achieved within neighborhoods: infill garage or carport requirements, accessory apartment standards, planned development standards, and lot size and housing type variety in new subdivisions.
- Evaluate the Comprehensive Plan policies related to affordable housing and fair housing.
- Increase awareness about fair housing laws through education and outreach to landlords, residents, developers, and the community at large.

Discussion

Despite having several affordable housing incentives, housing affordability for Albany's lowest income households remains an issue. In FY 2013-2014 the City will finalize and adopt the AI and Action plan begin to evaluate any barriers identified above and in the AI.

AP-85 Other Actions

Introduction

Since the City of Albany is a new CDBG entitlement grantee, the City has no program income and few other resources to undertake many additional actions in the first year of the Consolidated Plan cycle.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle is the lack of financial resources to adequately meet all of the City's housing and community development needs. Despite lack of resources, the City will continue to build relationships with and work with area agencies, the local Continuum of Care agency, other public and governmental entities to identify areas of need and coordinate programming to address those needs.

In addition to the actions planned to address priority needs, the City will work to identify other sources of funding that can be leveraged with CDBG funding.

Actions planned to foster and maintain affordable housing

The City will develop a housing rehabilitation loan program to assist owners and renters of low-income housing maintain their homes. Funds are also being allocated to repair houses that are currently not eligible for weatherization assistance from the Community Services Consortium to standards that meet eligibility requirements

Actions planned to reduce lead-based paint hazards

The City currently distributes lead hazard information pamphlets to any resident seeking information regarding housing repairs in historic districts and has links to brochures on the City's historic resources web site. The City will distribute lead-hazard information to each recipient of a housing rehabilitation loan or grant and any sub-recipient that provides shelter or housing to residents in the community. The pamphlets will be available on the City's web page and at the customer counter. The City will also require all contractors working on CDBG-funded housing projects or facilities that may have children in them comply with the EPA Renovator, Repair, and Painting (RRP) law. The RRP law requires that any person doing this work get RRP certification and perform additional recordkeeping and site cleanup. The City may consider sponsoring an RRP training or lead safe practices workshop.

Actions planned to reduce the number of poverty-level families

During FY 2013-2014 the City will lead efforts or provide assistance in the community to reduce the number of poverty-level families. Among these will be:

- Providing CDBG funding to support the Linn Benton Community College Small Business Development Center's Microbusiness Education and Outreach program. The program will provide courses to 36 low-income Albany residents and help 18 participants complete a start-up business plan, and 12 people to launch a microenterprise (a business with five or fewer employees).

- Providing CDBG assistance to businesses that create jobs or for a special economic development project.
- Providing CDBG assistance to non-profit agencies that serve people who are homeless, have special needs, or are low income.

Actions planned to develop institutional structure.

Albany is fortunate to have a comprehensive and effective service delivery system of well-established programs and services.

In order to further develop the institutional structure the City will attend the HEART board meetings, participate on the committee that updates the *Linn County Ten Year Plan to Address Issues Around Housing and Homelessness*, attend regional planning meetings and agency meetings on a regular basis to foster communication with area agencies, and to remain informed about local and regional programs and needs.

The City will work to integrate and coordinate projects within the City that would benefit Albany's low-income residents that may be eligible for CDBG funding.

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

Thanks to efforts by several agencies, there is generally a good delivery structure in Albany for addressing homeless issues. Following Albany's first homeless summit in 2006 the Homeless Enrichment and Rehabilitation Team (HEART) was formed with representatives from most agencies that work with homeless populations or those at risk of becoming homeless, homeless advocates, city government, Samaritan's InReach clinic services, the Greater Albany Public Schools, and the new college of osteopathic medicine in Lebanon. HEART members hold regular board meetings and were involved in developing and updating the 10-year plan.

Albany's continuum of care agency, Community Services Consortium, coordinated development of the ten-year homeless plans for Linn and Benton Counties and the region. The Committee to Address Issues Surrounding Housing and Homelessness in Linn County, Oregon, reconvened in January of 2012 as an ongoing process to review, assess, acknowledge challenges and achievements, and update the 10 Year Plan. Two of the goals in the Ten Year Plan related to enhancing coordination include:

- *Expand, develop, and coordinate the supply of affordable housing for the homeless and those at risk of homeless; and*
- *Create a system of collection technology and methodology to better account for homeless program outcomes.*

Each of these goals remains a focus of the Committee and of HEART. CDBG funding can assist with implementing the Linn County Ten Year Plan.

Unlike the coordination among homeless service providers, there is less coordination among affordable housing providers to coordinate service delivery. The housing providers primarily work separately with social service agencies and the service providers know the programs and housing offered by each

social service agencies and the service providers know the programs and housing offered by each housing agency. One of the City's goals is to foster coordination among all affordable housing providers. This coordination would help to ensure that the resources of agencies serving low-income community members are applied efficiently. During FY 2013-2014 the City's efforts to enhance coordination will include:

- Meeting regularly with non-profit affordable and special needs housing developers and providers to assess community needs, identify opportunities to address them, and plan and design affordable housing projects for both short- and long-term implementation;
- Ensuring that the Community Development Commission and the Albany City Council are aware of the types and extent of housing and service needs in the community by coordinating annual public hearings and input processes; and
- Participating in setting priorities and strategies for implementation as a member of the Committee to Address Issues Surrounding Housing and Homelessness in Linn County, Oregon.

Program Specific Requirements

AP-90 Program Specific Requirements

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. **Note: This is Albany's first year as an Entitlement grantee and has no program income yet so most of the required fields are not applicable.**

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 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this annual Action Plan.	85.0%