



COMMUNITY DEVELOPMENT COMMISSION AGENDA

**Tuesday, May 21, 2024
6:00 p.m.**

This meeting includes in-person and virtual participation.
Council Chambers

333 Broadalbin Street SW

Or join the meeting here:

<https://council.albanyoregon.gov/groups/cdc/zoom>

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

Meeting ID: 894 5923 3401; Passcode: 498781

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to Order (Chair)
2. Roll Call (Staff)
3. Approval of March 18, 2024, minutes [Pages 2-3] (Chair)
4. Scheduled Business (Staff)
 - 2024 Annual Action Plan and Allocation [Pages 4-43]
5. Business from the Public (Chair)

Persons wanting to provide comments may:

 1. *Email written comments to cdaa@albanyoregon.gov, including your name, before **noon on the day of the meeting.***
 2. *To comment virtually during the meeting, register by emailing cdaa@albanyoregon.gov, before **noon on the day of the meeting**, with your name. The chair will call upon those who have registered to speak.*
 3. *Appear in person at the meeting and register to speak.*
6. Business from the Commission (Chair)
7. Next Meeting Date: Monday, June 17, 2024, at 12:00 p.m. in Santiam Room
8. Adjournment

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48-hours in advance of the meeting at: cdaa@albanyoregon.gov 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's website.

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MINUTES

March 18, 2024

12:00 p.m.

Hybrid – Santiam Room

DRAFT

Call to Order

Chair Courtney Stubbs called the meeting to order at 12:00 p.m.

Roll Call

Members present: Alex Johnson II, Jim Cole, Larry Timm, Bessie Johnson, Emma Deane, Courtney Stubbs, John Robledo, Skylar Bailey, Robyn Davis

Members absent: Ron Green (excused)

Approval of Minutes:

12:00 p.m.

Motion: Commissioner Alex Johnson II moved to approve the March 4, 2024, minutes as presented. Commissioner Jim Cole seconded the motion, which passed 7-0. Commissioners Bailey and Robledo arrived at 12:01 p.m.

Scheduled Business:

12:02 p.m.

- Fair Housing Impediments Goals and Actions

Planner II Beth Frelander shared the revised goals and impediments* based on the March 4, 2024, discussion with the Commission.

Commissioner Timm suggested under lack of affordable housing a change in language that instead of “if possible” to say, “subject to available funding and competing applications”. Others suggested “eligible” applications instead of “competing”, commissioners supported these changes.

Staff added an additional goal to encourage affordable housing distribution throughout the city with the associated action of continuing to pursue and identify Climate-friendly areas. Catlin noted they are looking to reduce barriers to other housing types and potential zoning changes.

Commissioner Davis emphasized that a variety of forms of communication are important, as not all are comfortable accessing resources electronically. Commissioner Deane agreed it was important not to just have it on social media or websites but use a variety of formats to empower individuals to know their rights in respect to housing as application processes for housing don’t protect people.

Catlin agreed that the CBDG program should encourage applicants to provide hard copy materials and ensure Fair Housing materials are posted. Commissioner Cole agreed that applicants should be proactive in ensuring they are serving people across the board and that their processes don’t have bias.

Staff agreed to revise the goals to include physical barriers, non-electronic technology users, grievance procedures as discussed.

Staff noted that the next steps are to bring the drafted goals back out to the community for comment to ensure that they have captured the issue. Commissioner Johnson II volunteered to set up town halls in the senior communities in each of the three Wards to solicit feedback.

Commissioners discussed asking the mayor and city councilors to be involved, as well as other potential opportunities to discuss changes coming to the city.

Business from the Public

12:46 p.m.

None

Business from the Commission

12:46 p.m.

Commissioner Davis asked about the new sources of funding for affordable housing efforts from the Legislature to which Catlin explained the processes.

Commissioner Johnson II shared some comments he received at an event with the Director of Housing as well as some discussion he heard at a Benton County Legislative Breakfast regarding creating a housing affordability task force. He was surprised at the level of reluctance to participate in the effort. Catlin offered it may be more viewed as a city rather than county service issue.

Next Meeting Date

The next meeting is scheduled for April 16, 2024, at 6:00 p.m. in the Council Chambers.

Adjournment

Chair Stubbs adjourned the meeting at 12:58 p.m.

Respectfully submitted,

Reviewed by,

Susan Muniz
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@albanyoregon.gov.*



2024 Draft Annual Action Plan Executive Summary

Introduction

The City of Albany receives an annual formula grant from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program. Every five years the city prepares a five-year strategic plan, called the Consolidated Plan, to identify housing, community, and economic development needs and priorities. The 2023-2027 Consolidated Plan identifies community needs and goals for the City to try to achieve between July 1, 2023, and June 30, 2028, “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.” The goals and strategies outlined in the 2023-2027 Consolidated Plan were identified through agency consultations, research, data analysis, a community survey, and other local input.

The City’s 2024 Action Plan describes how the City will target program year 2024 CDBG funds to address needs and goals identified in the 2013-2027 Consolidated Plan. The City will receive \$349,123 from HUD for program year 2024.

2024 Plan Goals and Objectives

The 2024 Annual Action Plan (2024 Plan) objectives and outcomes were developed by assessing data and needs through requests for proposals and agency consultations. The need for affordable housing remains substantial. Emergency shelters and domestic violence shelters are often at capacity as the insufficient amount of affordable housing presents a barrier to those working to transition out of these shelters. Further, public services are continually needed to support Albany’s most vulnerable residents including low-income families, seniors, homeless youth, and unsheltered homeless adults. The 2024 Action Plan activities will benefit Albany’s low- and moderate-income residents, with funding allocated to activities that work to prevent and reduce homelessness, maintain quality affordable housing, provide needed services, and expand economic opportunities. Housing stability and overall wellbeing will be improved by services that support homebound seniors and their ability to remain living independently, maintaining low-income housing through the low-income homeowner housing rehabilitation program, and shelter to help survivors of domestic violence and youth find shelter and ultimately stable housing.

The following summarizes how the City will allocate 2024 CDBG program funds to activities that address 2023-2027 Consolidated Plan goals and objectives.

Reduce and prevent homelessness.

- Funding will be used to support Jackson Street Youth Services which provides emergency shelter for homeless youth. Jackson Street Youth Services has been tentatively allocated \$26,000 and is projected to serve 70 youth.

- Funds are also dedicated to the Community Outreach Assistance Team (COAT) through Creating Housing Coalition. This outreach arm of the organization helps unsheltered adults or adults at risk of losing housing access resources and services, and ultimately, find housing. COAT has been tentatively allocated \$10,000 and is projected to serve 400 residents.

Increase affordable housing options.

- Funds will go toward providing adequate security and privacy at a new confidential shelter for survivors of domestic violence, operated by Center Against Rape and Domestic Violence (CARDV). This expands access to temporary housing that allows survivors to stabilize their lives and seek permanent stable housing. CARDV has been tentatively allocated \$40,900 and the shelter is projected to serve 30 residents.

Maintain existing affordable housing.

- Continue to support the housing rehabilitation loan program provided by DevNW to improve the safety, sustainability, and livability of owner-occupied by low- and moderate income (LMI) residents. DevNW has been tentatively allocated \$125,000 and is projected to serve 3 Albany homeowners.

Support Economic Opportunities for low- income residents.

- The City will partner with Family Connections to provide grants to small in-home childcare businesses to support job creation and retention as well as grow the availability of childcare services in Albany. Family Connections has been tentatively allocated \$51,900 which will provide small business grants to 5 low- or moderate- income residents to start, expand or stabilize their in-home childcare business.

Support public services for special needs and low-income residents.

- In addition to the services for homeless and at-risk youth and unsheltered adults described above, funds will support after school and summer enrichment for youth which also serves as vital childcare for low- and moderate- income families. The Boys and Girls Club has been tentatively allocated \$10,000 to provide scholarships for 19 low- and moderate- income households.
- Funding will also support the Oregon Cascades West Council of Governments' (OCWCOG) senior companion program for elderly home-bound adults. OCWCOG has been tentatively allocated \$4,000 to provide assistance to 15 seniors allowing them to continue living independently in their homes.

Evaluation of past performance

In the first year of the 2023-2027 Consolidated Plan period, the CDBG resources helped to maintain and improve affordable housing, prevent homelessness, support homebound seniors, provide case management and shelter to youth, provide resource navigation and case management to unsheltered adults, provide childcare and youth enrichment. These outcomes are aligned with the goals of the CDBG plan and showcase the myriad of ways CDBG funds have been used to support low- and moderate-income residents in Albany over the years. Funds have also been used to support economic development through grants to in-home childcare businesses and low- and moderate-income neighborhood improvements through investments to Lehigh Park.

Summary

The 2024 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 2023-2027 Consolidated Plan. In 2024, the CDBG funds will help to improve the livability and sustainability of existing affordable housing, create economic opportunities and expand the availability of childcare, and provide ongoing support to agencies that are working to reduce homelessness, serve seniors, support survivors of domestic violence, and enrichment for youth from low-income households.

Public Hearing and Comment Period

A public hearing on the 2024 Action Plan is scheduled for the June 26th, 2024 City Council meeting at 6pm in the Council Chambers at City Hall. Members of the public are also welcome to provide comment at the Community Development Commission on May 21st at 6pm in the Council Chambers at City Hall. Written comments can be submitted between May 27th and June 26th, 2024. The 2024 Action Plan in its entirety will be posted on the city website and available at the Albany Library and Albany City Hall on May 24th.



Resumen ejecutivo del proyecto de Plan de Acción anual 2024

Introducción

La ciudad de Albany recibe una subvención de fórmula anual del Departamento de Vivienda y Desarrollo Urbano (HUD en inglés) de EE. UU. a través del programa de Subvención en Bloque para el Desarrollo Comunitario (CDBG). Cada cinco años, la ciudad prepara un plan estratégico por cinco años, llamado Plan Consolidado, para identificar las necesidades y prioridades de urbanización, desarrollo comunitario y económico. El Plan Consolidado 2023-2027 identifica las necesidades y los objetivos de la comunidad para que la ciudad trate de alcanzarlos entre el 1 de julio de 2023 y el 30 de junio de 2028 “para desarrollar comunidades urbanas viables al proporcionar una vivienda digna y un entorno de vida adecuado, y ampliar las oportunidades económicas principalmente para personas de recursos bajos y moderados (LMI en inglés)”. Las metas y estrategias descritas en el Plan Consolidado de 2023-2027 se identificaron a través de consultas a organismos, investigación, análisis de datos, una encuesta a la comunidad y más participación local.

El Plan de Acción de 2024 de la ciudad describe la manera en la que la ciudad apuntará los fondos de CDBG del programa para el año 2024 para abordar las necesidades y metas identificadas en el Plan Consolidado de 2013-2027. La ciudad recibirá \$349,123 del HUD para el año 2024 del programa.

Metas y objetivos del plan en 2024

Los objetivos y resultados del Plan de Acción Anual 2024 (Plan 2024) se desarrollaron al evaluar los datos y las necesidades a través de solicitudes de propuestas y consultas a organismos. La necesidad de vivienda accesible sigue siendo considerable. Los albergues de emergencia y los albergues para víctimas de violencia doméstica suelen estar repletos ya que la cantidad insuficiente de vivienda accesible representa un obstáculo para quienes se esfuerzan por abandonar estos albergues. Además, existe una necesidad permanente de servicios públicos para apoyar a los residentes más vulnerables de Albany, incluyendo familias de bajos recursos, personas mayores, jóvenes sin hogar y adultos sin hogar desprotegidos. Las actividades del Plan de Acción 2024 beneficiarán a los residentes de recursos bajos y moderados, con fondos destinados a actividades que funcionen para prevenir y reducir la falta de vivienda, mantener una vivienda de calidad accesible, brindar los servicios necesarios y ampliar las oportunidades económicas. La estabilidad de la vivienda y el bienestar general mejorarán por servicios que apoyen a las personas mayores confinados en casa y su capacidad para seguir viviendo de manera independiente, manteniendo una vivienda de bajo costo a través del programa de rehabilitación de viviendas para el propietario de bajos, y albergue para ayudar a las personas sobrevivientes de violencia doméstica y que los jóvenes encuentren un albergue, y por último una vivienda estable.

Lo siguiente resume la manera en la que la ciudad asignará los fondos del programa CDBG de 2024 a las actividades que aborden las metas y los objetivos del Plan Consolidado 2023-2027.

Reducir y prevenir la falta de vivienda.

- Los fondos se usarán para apoyar a Jackson Street Youth Services, los cuales proporcionan albergue de emergencia para los jóvenes sin hogar. Se han asignado provisionalmente \$26,000 a Jackson Street Youth Services y se prevé que sirva a 70 personas jóvenes.
- Los fondos también se dedican al Community Outreach Assistance Team (COAT) a través de Creating Housing Coalition. Este instrumento de enlace de la organización ayuda a que adultos desprotegidos o adultos en riesgo de perder su vivienda tengan acceso a recursos y servicios, y por último, a encontrar vivienda. Se han asignado provisionalmente \$10,000 a COAT y se prevé que servirá a 400 residentes.

Aumentar las opciones de vivienda accesible.

- Los fondos se destinarán a proporcionar seguridad y privacidad adecuadas en un nuevo albergue confidencial para sobrevivientes de violencia doméstica, operado por el Center Against Rape and Domestic Violence (CARDV). Esto amplía el acceso a vivienda temporal que permite que los sobrevivientes establezcan sus vidas y busquen vivienda estable permanente. Se han asignado provisionalmente \$40,900 a CARDV y se prevé que el albergue sirva a 30 residentes.

Mantener la vivienda accesible existente.

- Seguir apoyando el programa de préstamo para la rehabilitación de la vivienda que proporciona DevNW para mejorar la seguridad, sustentabilidad y habitabilidad de los propietarios por residentes de bajos recursos y moderados (LMI). Se han asignado provisionalmente \$125,000 a DevNW y se prevé que servirá a 3 propietarios de viviendas de Albany.

Apoyar oportunidades económicas para residentes de bajos recursos.

- La ciudad colaborará con Family Connections para otorgar subvenciones a pequeñas guarderías en el hogar para apoyar la creación de empleos y retención, además de aumentar la disponibilidad de servicios de guardería en Albany. Se han asignado provisionalmente \$51,900 a Family Connections, los cuales ofrecerán subvenciones a pequeñas empresas a 5 residentes de bajos recursos o moderados para iniciar, ampliar o estabilizar sus guarderías en el hogar.

Apoyar los servicios públicos para residentes con necesidades especiales y de bajos recursos.

- Además de los servicios para los jóvenes sin hogar y en riesgo, y los adultos desprotegidos descritos antes, los fondos apoyarán el enriquecimiento extracurricular y de verano para la juventud, lo cual también sirve como una guardería fundamental para familias de ingresos bajos y moderados. Se han asignado provisionalmente \$10,000 al Boys and Girls Club para proporcionar becas para 19 hogares de bajos recursos y moderados.
- Los fondos también apoyarán al programa de acompañantes de personas mayores del Oregón Cascades West Council of Governments (OCWCOG) para los adultos mayores confinados en sus hogares. Se han asignado provisionalmente \$4,000 al OCWCOG para ofrecer asistencia a 15 personas mayores, permitiéndoles seguir viviendo de forma independiente en sus hogares.

Evaluación de resultados anteriores

En el primer año del periodo del Plan Consolidado 2023-2027, los recursos del CDBG ayudaron a mantener y mejorar la vivienda accesible, evitar la falta de vivienda, apoyar a las personas mayores confinadas en casa, brindar asistencia individualizada y albergue para la juventud, brindar recursos de navegación y asistencia individualizada para los adultos sin hogar, ofrecer servicio de guardería y enriquecimiento para la juventud. Estos resultados están alineados con las metas del plan de CDBG y muestran la gran variedad de maneras en las que los fondos de CDBG se han utilizado para apoyar a los residentes de recursos bajos y medios de Albany CDBG en los últimos años. Los fondos también se han utilizado para apoyar el desarrollo económico a través de subvenciones en guarderías en casa y mejoras en colonias de recursos bajos y moderados a través de inversiones al Lehigh Park.

Resumen

El Plan de Acción de 2024 describe las actividades que apoyará o llevará a cabo la ciudad de Albany para abordar las necesidades de la comunidad identificadas a través de la participación y consulta pública para fomentar las metas y los objetivos identificados en el Plan Consolidado de 2023-2027. En 2024, los fondos de CDBG ayudarán a mejorar la habitabilidad y la sustentabilidad de la vivienda accesible existente, crear oportunidades económicas y ampliar la disponibilidad de guarderías, y brindar apoyo continuo a los organismos que trabajan para reducir la falta de vivienda, servir a los adultos mayores, apoyar a las personas sobrevivientes de violencia doméstica, y enriquecimiento para la juventud de hogares de bajos recursos.

Audiencia pública y periodo de presentación de observaciones

Hay una audiencia pública programada para el Plan de Acción 2024 para la reunión del Concejo de la Ciudad el 26 de junio de 2024 a las 6 p. m. en las Cámaras del Consejo en el Ayuntamiento. Los miembros del público también son bienvenidos a proporcionar comentarios en la Comisión de Desarrollo Comunitario el 21 de mayo a las 6 p. m. en las Cámaras del Consejo en el Ayuntamiento. Se pueden enviar comentarios por escrito entre el 27 de mayo y el 26 de junio de 2024. El Plan de Acción de 2024 se publicará en su totalidad en el sitio web de la ciudad y estará disponible en la Biblioteca de Albany y en el Ayuntamiento de Albany el 24 de mayo.

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 2023-2027 Consolidated Plan identifies community needs and goals for the City to try to achieve between July 1, 2023, and June 30, 2028, “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 2024 Action Plan is the City’s second plan outlining how the City will target program year 2024 CDBG funds of \$349,123 to address needs and goals identified in the 2013-2027 Consolidated Plan. The five-year Plan’s goals and strategies to address community needs were identified through agency consultations, research, data analysis, a community survey, and other local input.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2024 Annual Action Plan (2024 Plan) objectives and outcomes were developed through requests for proposals, agency consultations, and assessing data and needs. The need for affordable housing remains substantial. Emergency shelters and domestic violence shelters are often at capacity as the insufficient amount of affordable housing presents a barrier to those working to transition out of these shelters. Further, public services are continually needed to support Albany’s most vulnerable residents including low-income families, seniors, homeless youth, and unsheltered homeless adults. The 2024 Action Plan activities will benefit Albany’s low- and moderate-income residents, with funding allocated to activities that work to prevent and reduce homelessness, maintain quality affordable housing, provide needed services, and expand economic opportunities. Housing stability and overall wellbeing will be improved by services that support homebound seniors and their ability to remain living independently,

maintaining low-income housing through the low-income homeowner housing rehabilitation program, and shelter to help survivors of domestic violence and youth find shelter and ultimately stable housing.

The following summarizes how the City will allocate 2024 CDBG program funds to activities that address 2023-2027 Consolidated Plan goals and objectives.

- Reduce and prevent homelessness. Funding will be used to support Jackson Street Youth Services which provides emergency shelter for homeless youth. Funds are also dedicated to the Community Outreach Assistance Team (COAT) through Creating Housing Coalition. This outreach arm of the organization helps unsheltered adults or adults at risk of losing housing access resources and services, and ultimately, find housing.
- Increase affordable housing options. Funds will go toward providing adequate security and privacy at a new confidential shelter for survivors of domestic violence, operated by Center Against Rape and Domestic Violence. This expands access to temporary housing that allows survivors to stabilize their lives and seek permanent stable housing.
- Maintain existing affordable housing. Continue to support the housing rehabilitation loan program provided by DevNW to improve the safety, sustainability, and livability of owner-occupied by low- and moderate income (LMI) residents.
- Support Economic Opportunities for low-income residents. The City will partner with Family Connections to provide grants to small in-home childcare businesses to support job creation and retention as well as grow the availability of childcare services in Albany.
- Support public services for special needs and low-income residents. 2024 CDBG public services grants will provide case management to homeless and at-risk youth and unsheltered adults, after school and summer enrichment for youth which also serves as vital childcare for low and moderate income families, and a senior companion program for elderly home-bound adults.

3. Evaluation of past performance

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

Since the City of Albany has become an entitlement jurisdiction, the City has helped several local agencies to provide ongoing programs to create suitable living environments, reduce homelessness, create economic opportunities, and address the needs of Albany's low- and moderate-income and elderly populations. In the first year of the 2023-2027 Consolidated Plan period, the CDBG resources have helped to maintain and improve affordable housing, prevent homelessness, support homebound seniors, provide case management and shelter to youth, provide resource navigation and case management to unsheltered adults, provide childcare and youth enrichment. These outcomes are aligned with the goals of the CDBG plan and showcase the myriad of ways CDBG funds have been used to support low- and moderate-income residents in Albany. Funds have also been used to support economic development through grants to in-home childcare businesses and low- and moderate-income neighborhood improvements through investments to Lehigh Park.

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 will follow the requirements in its Citizen Participation Plan in carrying out the process to develop the 2024 Action Plan. The City will publish the draft 2024 Action Plan on May 27, 2024 and hold a 30-day review and comment period before the City Council public hearing scheduled for June 26, 2024.

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 2024 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 2023-2027 Consolidated Plan. In 2024, the CDBG funds will help to improve the livability and sustainability of existing affordable housing, create economic opportunities and expand the availability of childcare, and provide ongoing support to agencies that are working to reduce homelessness, serve seniors, support survivors of domestic violence, and enrichment for youth from low-income households.

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
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The City of Albany Community Development Department is the lead agency department that prepared the 2023-2027 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 2024 Action Plan.

Consolidated Plan Public Contact Information

Beth Frelander; Planner II; beth.frelander@cityofalbany.net; 541-791-0209

Anne Catlin; Comprehensive Planning Manager; anne.catlin@cityofalbany.net; 541-917-7560

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

1. Introduction

City staff and the Community Development Commissioners (CDC) consult with local housing providers, shelters, social service agencies, healthcare providers, educational institutions, the local action agency, the regional council of governments, and the business community throughout the year to learn about community needs. The City consulted with other City departments to identify public facility, infrastructure, economic, and community development needs. City staff participate in outreach teams and various committees to better understand community needs. The Annual Action Plan was developed largely in consultation with area agencies, service providers, community leaders, and the public.

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(I))

There are several efforts and activities in Albany underway to enhance coordination among housing providers, health, and service agencies. City staff participate in several of the groups described below.

- Housing for Residents with Mental Disabilities- The Albany Partnership for Housing and Community Development (APHCD), Linn-Benton Housing Authority (LBHA), and Linn County Mental Health staff collaborate to provide needed housing and supportive services to residents with mental disabilities.
- Community Outreach Assistance Team (COAT)- This outreach team has helped homeless individuals connect to the Department of Human Services Senior and Disability Services staff, Community Services Consortium (CSC) case management staff, and Communities Helping Addicts Negotiate Change Effectively (CHANCE). CHANCE helps residents with 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 enhance coordination among providers working with persons experiencing or at risk of homelessness. Members include CSC (the Continuum of Care agency), representatives from emergency shelters, APHCD, Department of Human Services, Legal Aid, Creating Housing Coalition, City of Albany, McKinney Vento liaison, CHANCE, Linn County Health, the local Mental Health Advisory Board, and healthcare representatives. Members collectively assess the needs of Albany’s homeless and at-risk populations, coordinate services to address those needs, and implement strategies to reduce homelessness. HEART members coordinate the annual homeless resource fair and homelessness summit, although these events were cancelled in 2021 due to COVID-19.
- Adult Services Team (AST)- AST is active after a pause during the pandemic. AST helps homeless or near homeless individuals and families overcome or prevent 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, addiction, developmental disabilities), Albany Police Department, LBHA, shelters, APHCD, Samaritan Health Services, CSC, Department of Human Services (DHS) Self Sufficiency, Greater Albany Public School District, and other service agencies. AST sometimes works with individuals on parole or probation who are referred by their parole or probation officer, but individuals may be referred by other agencies or self-refer. AST helps individuals create an Individual Action Plan for attaining and retaining stable housing based on their specific needs. AST works with individuals for up to a year.

- Inter Community Health Network Coordinated Care Organization (IHN-CCO)- is a collaboration of public, private, and non-profit partners 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.
- Multi-Agency Coordinating Group (MAC group)- is a collaboration among shelters, homeless service providers, local governments, and county health services, including mental health and substance abuse treatment providers, to coordinate services, identify gaps, and make strategic investments to reduce homelessness in the region. City staff participate in this group.

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 provide 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.

The Community Outreach Assistance Team (COAT) addresses the needs of the chronically homeless and helps people who are living unsheltered. The team is led by the local nonprofit Creating Housing Coalition (CHC); COAT focuses on the City of Albany and collaborates with organizations in that service area. CSC funds supplies, and CHC organizes trainings, scouts locations, purchases supplies, and coordinates volunteers and agency staff to ensure maximum geographic coverage with limited resources. Partners in the effort include CHANCE (addiction and recovery support and shelter), Albany Helping Hands, Supportive Services for Veteran Families (SSVF), Family Assistance Resource Center, SORT in Corvallis, and resident volunteers. COAT is instrumental in reaching unsheltered adults, providing case management and resource navigation to help unsheltered adults access services and ultimately housing or shelter.

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 has an HMIS Data Analyst in who works 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. Other CSC programs include funding for emergency rental assistance, utility bills, the low-income home energy assistance program (LIHEAP), and weatherization services.

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 2024 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 2023-2027 Consolidated Plan complement and support CSC plan goals and planning efforts.

Table 2 – Other local / regional / federal planning efforts

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 will follow its Citizen Participation Plan to seek citizen participation during the development of the 2024 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.

Expected Resources

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

Introduction

The City will receive CDBG funds in the amount of \$349,123 in PY 2024. The city also anticipates carrying forward \$245,000 of prior year funds. However, these funds have already been allocated through prior year action plans and no changes are being made to those allocations. Therefore, the city is not including those funds as a part of this action plan. No program income is anticipated in 2024. However, given the difficulty of predicting when deferred loans will be repaid, it is possible program income could be generated.

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	Admin and Planning Economic Development Housing Public Improvements Public Services	\$349,123	0	0	\$349,123	\$1,091,387	Prior year funds being carried forward have already been allocated.

Table 3 - 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 2024 Action Plan are identified below:

- Jackson Street Youth Services – \$520,000 in federal, state, and local/private funds
- Boys and Girls Club- \$47,400 in local/private funds
- Creating Housing Coalition’s Community Outreach and Assistance Team- \$135,000 in state and local/private funds
- Oregon Cascades West Council of Governments - \$55,100 in federal funds
- Family Connections- \$384,800 in federal, state, and local/private 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's limited surplus property may be available to address needs identified in the plan. The city will evaluate a surplus property policy that could potentially make this land more available for projects advancing the goals and priorities set forth in the current consolidated plan.

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 subrecipients for public services or economic development are anticipated to leverage other funding sources. The housing rehab program is a deferred loan program and repaid loans are used to create a revolving loan that is used to support additional home rehabilitation projects. Over time, this should decrease this program's reliance on new grant funding each year.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase affordable housing options (Center Against Rape and Domestic Violence)	2023	2027	Affordable Housing	City of Albany, Linn County	Reduce homelessness	\$40,900	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted
2	Maintain the existing affordable housing stock (DevNW)	2023	2027	Affordable Housing	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2 City of Albany, Linn County	Affordable Housing	\$125,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Support Economic Opportunities for LMI residents (Family Connections)	2023	2027	Economic Development	City of Albany, Linn County	Expand economic opportunities	\$51,900	Businesses assisted: 5 Businesses Assisted
4	Support public services for LMI residents (Creating Housing Coalition/COAT, Jackson Street Youth Services, OCWCOG Senior Companions, Boys and Girls Club)	2023	2027	Homeless Non-Homeless Special Needs	Census Tracts: 204, 208.1, 208.2 City of Albany, Linn County	Reduce homelessness Public Services	\$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
5	Planning and Administration	2023	2027	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Albany, Linn County	Affordable Housing Reduce homelessness Public Services Expand economic opportunities Strengthen and revitalize LMI neighborhoods.	\$69,820	NA

Table 4 – Goals Summary

Goal Descriptions

1	Goal Name	Increase affordable housing options
	Goal Description	Support the opening of a new confidential, safe shelter for survivors of domestic violence through funds for vital security features for the shelter. This shelter will provide residents safety, stability, and support while they seek permanent housing.
2	Goal Name	Maintain the existing affordable housing stock
	Goal Description	Maintain and improve the quality of Albany's affordable housing stock through housing rehabilitation programs.
3	Goal Name	Support Economic Opportunities for LMI residents
	Goal Description	Funds will be used to provide grants to small businesses, specifically in home childcare businesses owned by low- or moderate-income residents. These grants will support low-income residents, create jobs, and add or maintain needed childcare slots.
4	Goal Name	Support public services for LMI residents
	Goal Description	To support non homeless populations, funds will be used to offer assistance with basic tasks for seniors who are homebound and affordable childcare and youth services for low- and moderate-income families. To reduce homelessness, funds will be used to offer case management and shelter to homeless youth and provide outreach, case management, and resources to unsheltered homeless people in Albany.
5	Goal Name	Planning and Administration
	Goal Description	Provide planning and administration for the city Community Development Block Grant programs and fair housing training and education.

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 2024. The projects reflect priorities that were identified in the development of the 2023-2027 Consolidated Plan and needs identified during the development of the 2024 Plan. Project details are provided in Section AP-38 Project Summary.

Projects

#	Project Name
1	2024 Housing Rehabilitation
2	2024 Needed Public Services
3	2024 Homeless Shelter and Outreach Support
4	2024 Small Business Assistance
5	2024 Public Facility Improvement
6	2024 Planning and Administration

Table 5 - 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 2024 program year and considered activities continuing with prior year funding. The CDC evaluated 2024 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. Affordable housing continues to be a substantial need, but there were no agencies prepared to apply for funds for projects that would result in new affordable housing this year. This is an obstacle to addressing the need for new affordable housing.

AP-38 Project Summary

Project Summary Information

1	Project Name	2024 Affordable Housing Rehabilitation
	Target Area	Census Tracts 204, 205, 208.1, 208.2
	Goals Supported	Maintain the existing affordable housing stock
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$125,000
	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	6/30/2025
	Estimate the number 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 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 deferred payment 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	2024 Needed Public Services
	Target Area	Census Tracts 208.1, 208.2
	Goals Supported	Support public services for LMI residents
	Needs Addressed	Public Services
	Funding	CDBG: \$14,000

	Description	In the 2024 program year, the City will provide public services grants to agencies that serve poverty level, low-income and vulnerable populations through access to affordable childcare and youth services and services that help seniors remain in their homes.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated 19 children will receive scholarships to attend youth programming after school and in the summer providing crucial childcare services during the gaps between school time and common hours of employment for parents. An estimated 15 seniors will benefit from assistance with daily tasks.
	Location Description	<ol style="list-style-type: none"> 1. Senior Companion Program - Oregon Cascades West Council of Governments is in Census Tract 208.02 at 1400 Queen Avenue SE. Services are provided to seniors throughout the city. 2. Boys and Girls club is in Census Tract 208.01. Services are provided to households across the city.
	Planned Activities	<ol style="list-style-type: none"> 1. Senior Companion Program - The Senior Companion Program matches low-income (200 percent poverty level) mobile seniors aged 55+ with homebound 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. 2. The Boys and Girls club will provide quality affordable childcare and youth services to low- and moderate-income households.
3	Project Name	2024 Homeless Shelter and Outreach Support
	Target Area	Census Tract 204 City of Albany, Linn County
	Goals Supported	Support public services for LMI residents
	Needs Addressed	Reduce homelessness
	Funding	CDBG: \$36,000

	Description	Help the youth shelter emergency overnight shelters provide safe facilities, case management and support services and support outreach and case management services to unsheltered homeless residents.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 70 homeless or at risk youth will benefit from services and shelter at the Albany youth shelter and 400 unsheltered homeless people will benefit from outreach and case management services.
	Location Description	The Albany House youth shelter is located at 1240 7th Avenue SE, Albany, OR which is in Census Tract 204. COAT is an outreach organization that provides services across the county, targeting areas where unsheltered homeless people tend to be.
	Planned Activities	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. Homeless Outreach Services: This program will provide resource connection, case management, basic necessities, and service navigation support to unsheltered homeless adults in Albany with the goal to help unsheltered residents find shelter or suitable, stable housing.
4	Project Name	2024 Small Business Assistance
	Target Area	City of Albany, Linn County
	Goals Supported	Support Economic Opportunities for LMI residents
	Needs Addressed	Expand economic opportunities
	Funding	CDBG: \$51,900
	Description	Funds will be used to provide grants to low or moderate income small business owners operating in home childcare.

	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 5 low or moderate income families will benefit from small business assistance to create or sustain their in home childcare business.
	Location Description	The small business grant program is available to any low- or moderate-income business owners or any small business that will create a low/mod job in the Albany city limits.
	Planned Activities	This activity will provide small grants to microenterprises to create jobs and access capital with the end goal of supporting low and moderate income business owners and opening much needed additional childcare slots in Albany.
5	Project Name	2024 Public Facility Improvement
	Target Area	City of Albany, Linn County
	Goals Supported	Increase affordable housing options
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$40,900
	Description	Funds will be used to add key security features to a new confidential shelter for domestic violence survivors. This will allow the shelter to open and survivors to have a safe place to stay.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that the shelter will serve 30 Albany residents in 2024.
	Location Description	The location of the shelter is kept confidential for the safety of future shelter residents.
	Planned Activities	This project will add security cameras, locks and secure private fencing to a new shelter for survivors of domestic violence.

6	Project Name	2024 Planning and Administration
	Target Area	City of Albany, Linn County
	Goals Supported	Planning and Administration
	Needs Addressed	Affordable Housing Reduce homelessness Public Services Expand economic opportunities Strengthen and revitalize LMI neighborhoods.
	Funding	CDBG: \$69,820
	Description	Provide planning and administration for the city Community Development Block Grant programs and fair housing training and education.
	Target Date	
	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 540 Albany residents will directly benefit through the other Action Plan activities that will be carried out in the 2024 program year.
	Location Description	Planning and Program administration occurs at Albany City Hall located at 333 Broadalbin Street SW, Albany, OR.
	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% of the households have incomes less than 80% of the area median income. The qualifying Census Tracts are: 204, 205, 208.01, and 208.02. The target areas also have a higher concentration of residents of Hispanic origin and other minority populations. These tracts are centrally located in older areas of the city where housing, public infrastructure, and public facilities are older and often in need of improvements or replacement.

Geographic Distribution

Target Area	Percentage of Funds
Census Tract 204	10
Census Tract 208.1	4
Census Tract 205	0
Census Tract 208.2	1.5
City of Albany, Linn County	85.1

Table 6 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

2024 CDBG priorities are to provide housing rehabilitation, reduce homelessness, provide safe shelter and stability needed while residents obtain permanent housing, provide needed public services, and create economic opportunities. The geographic distribution in Table 62 only includes the subrecipient agencies and activities that are in or anticipated to be within the city's target areas. Some activities will likely occur in or benefit residents of the target census tracts, such as low-income homeowner rehabilitation loans and small business grants. However, it is not yet known which census tracts will benefit because recipients of these loans or grants have not been selected. Additionally, many programs serve residents throughout the city, and while most beneficiaries of CDBG funds likely to live in Target Area census tracts, the city does not receive enough beneficiary data to include activities or recipients served by these programs in the geographic distribution table above.

Discussion

The city can determine that 15% of its allocation, excluding administrative expenses, will be spent in the target census tracts. The youth shelter, childcare funded through scholarships, and senior services are all based out of target census tracts. The city anticipates that some additional portion of the 2024 allocation will benefit residents in target census tracts through home rehabilitation loans, small business grants, or accessing public services offered citywide, but that amount is not yet known.

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 2024 program year, the Albany housing rehabilitation program will improve the quality and livability of 3 owner-occupied households using 2024 funds.

CDBG funds will help the emergency shelter for youth, shelter for survivors of domestic violence, and 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	3
Special-Needs	0
Total	3

Table 7 - 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	3
Acquisition of Existing Units	0
Total	3

Table 8 - 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. CDBG resources devoted to site clearance for affordable housing in 2021 has resulted in new affordable housing units for LMI residents and will continue to benefit Albany residents in need of affordable housing for years to come.

AP-60 Public Housing – 91.220(h)

Introduction

There are no public housing units in the City of Albany. Section AP-60 is not applicable.

Actions planned during the next year to address the needs to 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 people with disabilities. 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. 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.

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 City assessed unmet demand for services through agency consultations, involvement in homeless coordination teams, 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.

The 2024 PIT count found 500 homeless people in Linn County. Linn County’s unsheltered count was 294, with 206 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. COAT reports serving more than 800 unique individuals who are unsheltered in the Albany area over the course of the year, though not all are Albany residents.

There are three local shelters for people who are homeless, including one for youth, and shelters for survivors of domestic violence. Local shelters frequently report being at or near capacity in their high barrier dormitories, often with a waitlist. Second CHANCE expanded their low barrier shelter to 42 beds and about half are full nightly. Many 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 2022-23 school year count of Greater Albany Public School District students was 416 students. As of March 2024, there are 342 students experiencing homelessness in the current school year in the Greater Albany Public School District.

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

In PY 2024, 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. 2024 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.
- COAT will conduct outreach to unsheltered homeless adults and provide resources, service and housing connections, case management, basic necessities, and other services to these residents.

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

in 2024:

1. Support and work with the COAT (Community Outreach Assistance Team). Creating Housing Coalition (CHC)'s outreach team program abbreviated COAT, provides unhoused Albany residents with assistance, including connecting unhoused residents with service agencies and housing services. COAT has members from CHC, CSC, CHANCE (Communities Helping Addicts Negotiate Change Effectively), Linn County Mental Health, Linn County Alcohol and Drug, 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 shelter. CHANCE provides a 24/7 emergency hotline and meets "curb side", at jail, or on location within 30 minutes of a call.
3. Support and work with Albany Helping Hands shelter. Albany Helping Hands provides shelter to adults including adults with criminal backgrounds who have few other shelter options.
4. Actively participate in the Homeless Engagement and Resource Team (HEART) for ongoing planning, coordination, and consultation around addressing issues related to homelessness.
5. Actively participate in the Multi-Agency Coordination Group for ongoing coordination around addressing homelessness in the region and any state or federal funding opportunities that may arise to reduce homelessness in the region.

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 local agencies and programs including Albany Helping Hands and Second CHANCE shelter. No emergency shelters or transitional housing construction, rehabilitation, or expansion projects directly for housing people experiencing homelessness were submitted for CDBG funding in 2024. Shelters are aware of CDBG funding but may need time to do the necessary capacity building before requesting funds for capital or infrastructure projects. City staff are in continuous communication with shelters and continue to look for opportunities to support shelters in meeting the needs of homeless residents in Albany. CARDV will receive funds in PY 2024 for security features on a new confidential shelter for survivors of domestic violence. This will allow CARDV to serve more residents in need of safe and confidential emergency shelter.

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. CDBG funds will support case management and shelter services at JSYS in 2024 to address the reduce homelessness goal.

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.

Rapid Re-Housing Program. The CSC Supportive Housing Program is a permanent, rapid re-housing program targeting 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 provides connection to mainstream benefits and employment services for 12 months.

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 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.

CSC also manages the Supportive Services for Veteran Families, a program specifically designed to support veterans with housing assistance and other needs.

Supportive Housing. Albany Partnership for Housing and Community Development also operates supportive housing in coordination with Linn County Mental Health (LCMH). Residents receive mental health support and skills training as well as a rental subsidy from Linn Benton Housing Authority (LBHA). Many of their residents have experienced homelessness at some point. Creating Housing Coalition's Hub City Village has reserved 8 units of their tiny home village for people with mental illness. They are partnering with LCMH to provide case management services to those residents and will have a peer support specialist live on site. Additionally, the entire tiny home village is meant for residents who are experiencing homelessness or housing insecure to be able to have permanent affordable housing.

Jackson Street Youth Services works with youth to safely reunite them with their family or find other stable

housing. They also offer transitional housing for young adults.

Homeless outreach. COAT'S outreach mission is to connect unsheltered residents to housing and help unsheltered residents transition out of homelessness. Their case management includes referrals to housing services and other resources. COAT continues their case management services after housing as been established to ensure residents have the skills and resources to keep their 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.

Emergency Housing Assistance. CSC programs prevent eviction and homelessness and offer rapid-rehousing assistance for homeless residents. CSC's SSVF program helps homeless and near-homeless veterans gain permanent housing and promotes housing stability among very low-income veteran families. CSC also provides utility and rental assistance and financial fitness classes.

Foster Care. There is an independent living housing program which provides funding for youth transitioning out of foster care to go toward their housing costs. Family Tree Relief Nursery has received CDBG funds to prevent foster care placements by providing a home-based intervention service for families at risk of domestic violence and substance abuse but did not need CDBG funding support this year. Therapists work to strengthen families, keep families unified, and prevent abuse and foster care placements.

Youth and Young Adult Housing. JSYS provides emergency shelter for youth 10 to 17 and has two houses where young adults ages 18 to 20 can stay for up to 18 months and meet weekly with a case manager. CDBG funds will support these services.

Inmate Discharge. CHANCE helps inmates develop a re-entry plan for housing and other essential 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 people get housing, necessary IDs, and birth certificates. The Linn County Corrections Treatment Program works to give people 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, work towards addiction recovery, while also addressing mental illness and criminal behaviors while in correctional facilities so that re-entry is successful. CHANCE also conducts outreach to the jail in coordination with Linn County. Albany Helping Hands can and does house people

who are on the sex offender registry.

Recovery Support Services and Housing. CHANCE provides recovery support to residents through peer support, self-help groups, and help residents get into recovery and stay housed. CHANCE helps hard-to-house residents get into case-managed housing. Ten Albany Oxford Houses provide housing for more than 130 people recovering from 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 DHS, provides housing support (including group homes, foster care homes, supported living and state-run community programs), in-home services, and transportation to appointments to residents with mental health and developmental disabilities. LBHA, Oregon Mennonite Residential Services, and the Chamberlin House Inc. own and operate several houses and facilities for seniors and residents with disabilities. OCWCOG can provide information and connections to adult foster homes.

Mental Institutions. APHCD coordinates with LCMH to provide supportive housing to clients. CHANCE may pursue creating transitional housing for people with mental illness, including those discharged from the Oregon State Hospital, but funding has been an obstacle. Creating Housing Coalition's tiny house village has set aside 8 units for residents with severe mental illness, though not necessarily reserved for people discharged from mental institutions.

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 2024 CDBG priorities.

2024 funds will provide services and companionship to help homebound 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 housed. The Jackson Street Youth Services' Albany House will also be supported by 2024 CDBG funds and will provide emergency shelter, services, and opportunities for transitional housing to homeless youth. CARDV will use 2024 funds to assist survivors of domestic violence by supplying safe shelter for those fleeing abuse. COAT will use 2024 CDBG funds for their homeless outreach program. 2024 funds will also provide affordable childcare and youth services to low-income families and expand childcare services in Albany.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Housing costs continue to rise both in the rental and homeownership markets. The median rent went up from \$1,047 in 2020 to \$1,194 in 2022 and the median mortgage rose from \$1,535 in 2020 to \$1,728 in 2022. Many Albany households experience housing cost burden, with a majority being renters. Forty-three percent of Albany’s renter households pay 35% or more of their income on rent compared to 19% of homeowners with a mortgage. For agencies serving low- and moderate-income residents and special populations, affordable housing is a top concern and priority. The price of land, code barriers, and the lack of funding or incentives for affordable housing are barriers to affordable housing in Albany.

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

In 2024, the city will continue efforts to implement the recommended strategies from the Housing Implementation Plan (HIP) including amending the Albany Development Code and pursuing policies to decrease or offset the cost of creating affordable housing in Albany. The changes to the development code will include encouraging small dwellings through reduced lot sizes, removing code barriers to multiple dwelling unit developments, increasing flexibility for ADUs, height bonuses for affordable or accessible housing, removing max densities in certain residential zones, and removing code barriers to single room occupancy housing and micro housing. In summary, the goal is to adopt policies and code updates identified in the HIP to encourage and incentivize production of needed housing types in Albany.

The city will explore a surplus city owned land policy, revisions to the city’s tax abatement policy and a construction excise tax. Each of these policies has the potential to either reduce the costs associated with building new affordable housing or provide revenue to offset the costs of creating new affordable housing.

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 the needs of low- and moderate-income residents, and is taking measures to remove barriers to the development of needed housing. The actions outlined in this action plan build on the actions taken already including removing vehicle parking requirements, allowing middle housing in single dwelling unit zones, and using CDBG funds to support affordable housing creation or preservation when possible.

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, especially for public services due to the public services cap of 15 percent.

The City prioritizes CDBG funds to activities that will have the greatest impact on serving Albany's low-to moderate-income populations and other special 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, including seniors and survivors of domestic violence. The city has also strategically allocated economic development funding to support LMI childcare businesses in expanding childcare services in Albany, a much-needed service for families, especially LMI families, in Albany.

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. Affordable housing units created on a site cleared using CDBG funds will house LMI residents beginning in program year 2023, into 2024 and beyond. The city is now experiencing the benefits of the early CDBG investment.

In the 2024 program year, CDBG funds will continue to support the housing rehabilitation revolving loan fund program. The program provides deferred payment loans to LMI homeowners to improve and maintain Albany's existing affordable housing supply and reduce operating and rehabilitation costs. The city will also pursue strategies outside the CDBG program to reduce barriers to creating affordable and

other needed housing in Albany.

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 DevNW will distribute lead-hazard information to each recipient of a housing rehabilitation loan.

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, housed, and/or self-sufficient;
- 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.

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 2024 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.
- 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 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. City staff will continue to collaborate with Creating Housing Coalition and support the efforts of COAT.
- Participating in the MAC group and attending monthly meetings.

Discussion:

The City of Albany will continue coordinating with and providing CDBG funding to area agencies to advance the goals of the annual action plan. 2024 funds will be used strategically to address the needs of low and moderate income and vulnerable residents in Albany. Additionally, the City of Albany will pursue actions beyond the CDBG program to address the housing needs of residents through the enacting strategies from the Housing Implementation Plan.

Program Specific Requirements

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

Introduction:

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. The City of Albany estimates there will be no program income funds generated in 2024 and no program income carried over from 2023.

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
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