



COMMUNITY DEVELOPMENT COMMISSION AGENDA

Monday, April 20, 2026

12:00 p.m.

This meeting includes in-person and virtual participation.

Santiam Room

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

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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 February 23, 2026, minutes [Pages 2-5] (Chair)
4. Public Comment (Chair)
Persons wanting to provide comments may: email written comments or register to speak by emailing cd.testimony@albanyoregon.gov, or appear in person to speak at the meeting.
5. Scheduled Business: (Staff)
 - Program Year 2026-Application Discussions and Final Allocations [Pages 6-8]
 - Draft 2026 Annual Action Plan [Pages 9-25]
 - Agency Quarterly Reports [Pages 26-29]
6. Business from the Commission (Chair)
7. Business from Staff (Staff)
8. Next Meeting Date: May 18, 2026
9. 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.

albanyoregon.gov/cd





COMMUNITY DEVELOPMENT COMMISSION

MINUTES

February 23, 2026

12:00 p.m.

Hybrid – Council Room

Approved: DRAFT

Call to Order

Chair Bessie Johnson called the meeting to order at 12:06 p.m.

Roll Call

Members present: Jim Cole, Larry Timm, Bessie Johnson, Ron Green, Robyn Davis, Courtney Stubbs

Member excused: John Robledo

Approval of Minutes for February 9, 2026

12:06 p.m.

Motion: Commissioner Cole motioned to approve the minutes as presented. Commissioner Stubbs seconded the motion, which passed 6-0.

Public Comment

None

Scheduled Business

12:07 p.m.

Conflict of Interest Disclosures

Development Programs Analyst, Kaitlin Martin reported they are still collecting conflict of interest forms. She reminded commissioners that any conflicts of interest must be publicly disclosed at the meeting and asked for the record if any commissioners present had a conflict. No commissioners reported any conflicts of interest.

Community Development Block Grant (CDBG) Program Year 2026 Application Evaluations

Martin pointed out that they had provided the commissioners with the updated scoring matrix with those received from commissioners and opened the discussion of the evaluation of the subrecipient applications.

PUBLIC SERVICE APPLICANTS

Young Roots Oregon

Commissioner Cole voiced his concern with the application noting that the program couldn't handle partial funding. Chair Johnson agreed, observing that the organization is young and growing and may be more eligible later. Commissioner Davis shared concern over the organization's lack of planning for partial funding but recognized that criteria could be revisited in the future. Commissioner Timm didn't believe the organization had the experience to score higher. Commissioner Green offered that the organization is too new to know how well they can handle the grant process/timelines, so generally agreed with the scoring.

Boys and Girls Club of Albany

Commissioner Timm expressed he was uncomfortable with the large funding request given the relatively short-term benefit for families but acknowledged that the service is important and needed.

Commissioner Green agreed and added that the scholarships are an additional benefit to the services they already provide.

Oregon Cascades West Council of Governments Senior Companion Program

Commissioner Cole emphasized that they have supported the program over the years, and it has been very appreciated by the community. Chair Johnson agreed that it is a very necessary service to the elderly. Commissioner Stubbs noted the low ask considering the number of people it serves. Commissioners Davis and Timm agreed. Commissioner Green emphasized it was a positive and economical use of the funds, and everyone involved benefits. Comprehensive Planning Manager Anne Catlin pointed out that the application didn't address how they would be improving on existing services, reminding commissioners that program aspects should show some advancement in the services provided.

Jackson Street Youth Services

Commissioner Timm supported this application as it provides direct assistance housing the homeless and has been a good fit for the funding. Commissioner Green agreed it is a great fit for CDBG funding. There was consensus with the commissioners that they have been very pleased with their efforts.

NON-PUBLIC SERVICES APPLICATS

Linn-Benton Community College (LBCC)/Small Business Development Program

Commissioner Cole noted that the resources they provide magnify the program effects in the community by providing employment and maintaining housing. Chair Johnson's concern was that it is applying to only one segment of the population. Commissioner Timm shared the same thought, but the benefits outweigh the concern for him. He added that the applicant's leveraging ability is low in comparison to other applicants. Commissioner Green wasn't concerned with the demographics. Commissioner Davis agreed but added it was good to participate with LBCC as an important force in the community, especially their involvement in supporting business efforts. Commissioner Stubbs brought up questions of eligibility, how this program directly impacts housing and reducing homelessness and how it ties into grant goals.

Catlin responded that these businesses increase financial stability for the business owners and employees which helps low-income households by reducing housing risk.

Albany Partnership for Housing and Community Development

Commissioner Cole supports the mission of providing housing for people experiencing homelessness but questioned using CBDG funds to acquire property, noting that it may not be scalable. Martin explained that CBDG funds can be used for several purposes the commission does not often see, such as down payment assistance and property acquisition. Catlin agreed and noted that while CBDG funds cannot be used to construct housing, they can be used for property acquisition.

Commissioner Timm and Commissioner Davis both were in favor of the application providing additional facilities in the community. Commissioner Green agreed as well and noted it was a solid organization.

Albany Area Habitat for Humanity

Commissioner Davis' only concern was the issue of scalability. Commissioner Green was in favor of the organization but not knowing what the award amounts will be makes it hard to determine at this time. Commissioner Timm agreed that it is a good application. Commissioner Stubbs' only concern was the potential to increase the number of households served. Chair Johnson acknowledged that all these programs are important for the community.

Catlin reported that DevNW has unspent funds from Program Year 2024 and noted repaid loans provide revenue to support the rehab program. Staff will be meeting with DevNW regarding unspent funds for use in other rehabilitation programs such as Habitat for Humanity. Habitat is not doing a revolving loan program; their program involves a forgivable loan.

Catlin went on to report that Family Connections had been awarded funding supporting opening additional home childcare providers, but they have been struggling to spend funds from 2023 and 2024. Family Connections estimated that there will be money available to return to the non-public services awards. Catlin hopes by the March meeting they will have an idea of the level of funding available and the status of DevNW unspent funds.

There was further discussion about allowing Family Connections to complete that program or reevaluate taking back unspent funds to use elsewhere.

Commissioners and staff discussed options for unspent prior year funds and whether to pursue the original intent for the funding or to try to support other comparable programs.

Staff will communicate with both Family Connections and SBDC on the possibility of additional funding.

Catlin instructed the Commissioners to continue to consider the applications and their rankings prior to the March meeting. She noted that they are liable to get only 69 percent of the total public service funds requested. Non-public services would only receive 55 percent of the requested funds.

Business from the Commission

12:56 p.m.

Commissioner Davis announced that the Human Relations Commission scheduled the first Community Topic Tea that evening. The first topic is “Why Should People Come Together as a Community” about bridging relationships and community discussions. LBCC will be facilitating it at 6:00 pm at the Community Center.

Commissioner Davis asked about the funding available in the future from the development fees being collected whether there was a pro-forma estimate of what it will bring in. Catlin said it’s still early they are waiting a few more months before getting a sense of how much they can expect. They do plan to meet jointly with the Council to discuss the program needs and how those funds can be spent. It could be up to two years prior to starting an application process. Time is needed to determine what type of programs to fund. Commissioner Johnson asked about the changes to the Commission and the timeline. Catlin replied that at this point changes are about setting the number of commissioners and changing their term limits to 3 terms (9 years).

Business from the Staff

Martin reminded the commissioners that the Citizen Advisory Group training is Thursday, February 26, 2026, at 11:30 to 12:30 p.m. and 4:00 to 5:00 p.m. If unable to attend and there is a recording available Martin will send it out.

Next Meeting Date

The next meeting is scheduled for March 16, 2026, if the award amounts are available by that meeting.

Adjournment

The Chair adjourned the meeting at 1:06 p.m.

Respectfully submitted,

Reviewed by,

Susan Muniz
Recorder

Anne Catlin
Comprehensive Planning Manager

**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.*

2023-2027 Consolidated Plan Priorities and Goals

PRIORITY: Support affordable housing in Albany

Goal: Increase affordable housing options across the housing spectrum, including shelter capacity, transitional housing, rental housing, and homeownership opportunities.

Goal: Maintain the existing affordable housing stock.

Goal: Advance fair housing choice and reduce discrimination in the housing market.

Priority: Reduce homelessness

Goal: Increase affordable housing options across the housing spectrum, including shelter capacity, transitional or supportive housing, rental housing, and homeownership opportunities.

Goal: Support public services that address priority needs for LMI residents or other presumed benefit populations, particularly people experiencing or at risk of homelessness.

Priority: Increase the availability of needed services for LMI residents

Goal: Support public services that address priority needs for LMI residents or other presumed benefit populations, particularly people experiencing or at risk of homelessness.

Priority: Expand economic opportunities for LMI residents.

Goal: Create economic opportunities by assisting small businesses owned by or creating jobs for LMI residents.

Priority: Strengthen and revitalize LMI neighborhoods.

Goal: Support projects that enhance LMI neighborhoods through public facility repairs or improvements, accessible infrastructure, and enhanced accessibility to public facilities and needed services.

1	Goal Name	Increase affordable housing options
	Goal Description	Increase affordable housing options across the housing spectrum, including shelter capacity, transitional housing, rental housing, and homeownership opportunities.
2	Goal Name	Maintain the existing affordable housing stock
	Goal Description	Maintain the existing affordable housing stock through rehabilitation of existing housing.
3	Goal Name	Support public services for LMI residents
	Goal Description	Support public services that address priority needs for LMI residents or other presumed benefit populations, particularly people experiencing or at risk of homelessness.
4	Goal Name	Support Economic Opportunities for LMI residents
	Goal Description	Create economic opportunities by assisting small businesses owned by or creating jobs for LMI residents.
5	Goal Name	Strengthen LMI neighborhoods and accessibility
	Goal Description	Support projects that enhance LMI neighborhoods through public facility repairs or improvements, accessible infrastructure, and enhanced accessibility to public facilities and needed services.
6	Goal Name	Planning and Administration
	Goal Description	Plan and Implement the CDBG program. Advance fair housing choice and reduce discrimination in the housing market.

PY 2026 CDBG Application Summary

Agency Name	Grant Funding Request	Leveraged Funds	Activity/Program Name	Summary of Activity/Program	Number Served	Ability to proceed with Reduced Award Amount?
Public Service Applicants						
Young Roots (parent mentoring)	\$23,376	\$29,360	Rent Well Program-Spanish Language staff	Provide tenancy education, financial coaching, and supportive services-along with landlord guarantee-to reduce barriers to affordable housing and prevent homelessness for low-income youth and their children.	20 Youth-led households	With reduced Award couldn't afford to retain Spanish-language staff member for that mentoring.
Boys and Girls Club	\$20,000	\$137,837	Summer Scholarship Program for Low-income Youth	Provide scholarships to children from LMI families to attend summer programs in July-August 2026 and June 2027-fully covering program fees.	100 Scholarships	Yes, but number of scholarships would be reduced.
OCWCOG (Senior Companion Program)	\$4,300	\$47,080	Senior Companion Program	Provides assistance to seniors who struggle with ADLs, such as shopping, mail sorting, running errands, apts etc. Provides economic opportunity for senior volunteer providing assistance.	18 Seniors	Yes, but would have to implement cap on mileage for volunteers.
Jackson Street Youth Services	\$25,000	\$315,400	Next Steps Transitional Living Program-Supportive Skills Training	Provides support for at-risk and homeless young adults ages 18-24 by partially funding skills coaches who provide hands-on guidance in employment, financial literacy, and independent living to help participants achieve long-term self-sufficiency and avoid future homelessness.	27 Individuals	Yes, but may be at a reduced scale.
Other Applicants						
Small Business Development Center -LBCC	\$73,696	\$41,276	Economic Opportunity for Spanish Speaking Businesses	Support LMI Spanish-speaking small businesses in Albany through culturally responsive training and advising to expand economic opportunity, and promote long-term business growth and job creation.	40 Businesses/jobs	Would consider, but may have to reduce position to part-time or limit capacity or lose the position altogether.
Albany Partnership for Housing and Community Development	\$200,000	\$100-\$150,000	Behavioral Health Housing Expansion	Expand APHCD's Lifeskills supportive housing program by adding a new home to serve homeless individuals with behavioral health needs, building on a long-standing partnership with Linn County Mental Health.	3 Individuals/min-transitional	Would be difficult.
Habitat for Humanity	\$125,000	\$150,000	The Albany Habitat Repair Program	Provide forgivable loans to provide critical repairs for LMI households-prioritizing elderly and veteran homeowners-to improve safety, accessibility, and energy efficiency while helping residents remain in their homes.	10 Households	Yes, but at a reduced scale.

2026 CDBG Scoring Matrix		Public Service Applicants				Other Applicants			
Applicants:		Young Roots	Boys and Girls Club	CWCOG	Jackson Street YS	LBCC SBDC	Albany Partnership	Habitat for Humanity	
Description:		Rent Well in Spanish	Summer Programs	Senior Companio	Case Mgmt	Small Biz Devel	Prop Acquisition	Hsg Rehab	
Grant Request:		\$23,376	\$20,000	\$4,300	\$25,000	\$73,696	\$200,000	\$125,000	
Leveraged Funds/Resources		\$29,360	\$137,837	\$47,080	\$315,400	\$41,276	\$100-\$150k	\$150,000	
# People/Households/Businesses/Housing Units		20 hnds	100 ppl	18 ppl	27 ppl	40 bus	3 ppl	10 hh	
Activity need, consolidated plan and CDBG award policies and priorities									
1	The applicant demonstrates clear community need/issue that will be addressed by the proposed activity.	5	4.2	4.2	5.0	4.7	4.0	4.8	4.7
2	The activity will help to reduce/prevent homelessness, improve housing stability, or increase the supply of affordable or supportive housing.	15	10.3	7.7	9.2	11.2	5.8	10.8	11.3
3	The activity/approach is an effective strategy to address the identified gap in needs/problem; will add to or improve upon existing services.	10	7.3	7.8	8.0	8.5	7.5	7.5	8.8
4	The activity will have a long-term impact on the need or problem being addressed; length of housing affordability, if applicable.	5	4.5	2.3	4.2	4.3	4.3	4.5	4.5
5	The activity will promote inclusiveness and diversity and is separate from religious activities.	5	4.8	4.5	4.2	4.2	4.2	4.0	4.2
Total for section		40	31.1	26.5	30.5	32.8	25.8	31.7	33.5
Benefit to low-income Albany residents, performance objective (# served and incomes)									
6	Describe the # and type of residents that will be served considering the scope of the activity. (higher score for those serving more people)	10	7.0	8.8	7.7	8.0	8.2	4.8	7.0
7	Estimate the household income ranges of beneficiaries. (higher score if serve residents < 50% AMI)	10	7.3	8.8	8.7	8.7	7.0	8.0	6.2
Total for section		20	14.3	17.7	16.3	16.7	15.2	12.8	13.2
Financial Feasibility: expenses are reasonable and budget is feasible									
8	Activity budget and assumptions are complete and realistic.	5	4.3	4.8	4.7	4.8	4.5	4.3	4.7
9	Agency's financial stability and capacity to successfully complete the activity.	5	3.5	4.8	4.5	4.5	4.2	4.5	5.0
10	CDBG funds are the best or a good fit/source.	5	4.0	3.8	4.2	4.7	4.0	3.8	4.7
11	Activity will leverage more funding, resources, donations, volunteers, and/or partnerships.	10	6.8	7.2	6.5	8.0	6.8	6.5	7.8
Total for section		25	18.7	20.7	19.8	22.0	19.5	19.2	22.2
Readiness to Proceed and Agency Capacity									
12	The scope of work and schedule are realistic and indicate activity can be completed within year.	10	8.3	9.0	8.5	9.0	7.8	7.3	8.2
13	Readiness to proceed with the activity. (Property, funding, land use approvals secured, staff in place, etc.)	5	4.3	4.8	5.0	5.0	4.0	2.7	3.2
14	Organizational capacity to manage and complete the activity in 1 year and success impelementing similar activities.	5	3.8	4.8	4.7	4.5	3.7	3.5	3.8
15	Staff and/or contractors (if applicable) have necessary experience to manage and complete the activity	5	4.0	4.7	4.7	4.8	3.8	3.7	4.2
Total for section		25	20.5	23.3	22.8	23.3	19.3	17.2	19.3
Total Overall		110	84.6	88.2	89.5	94.8	79.8	80.8	88.2

Estimate of 2026 Funding	ESTIMATE	REQUEST TOTALS
PUBLIC SERVICES	\$50,000	\$72,676
OTHER ACTIVITIES	\$220,000	\$398,696



City of Albany 2026 Annual Action Plan for the Community Development Block Grant Program

Executive Summary

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

1. Introduction

The City of Albany is a federal Community Development Block Grant (CDBG) “entitlement” jurisdiction receiving a direct federal formula grant from the U.S. Department of Housing and Urban Development (HUD) annually since 2013, when the City of Albany surpassed the 50,000-population eligibility threshold. 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 that could be funded by the CDBG program. The **2023-2027 Consolidated Plan** (Five-Year 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.” These goals were identified through agency consultations, research, data analysis, a community survey, and other local input.

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 **2026 Action Plan** is the City’s fourth annual action plan outlining how the City will address the needs identified in the 2023-2027 Consolidated Plan. The City has been allocated **\$395,432** for the 2026 CDBG program year which runs July 1, 2026, through June 30, 2027, to advance the goals of the 2023-2027 Consolidated Plan.

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 Five-Year Strategic Plan outlines broad objectives that the City aims to accomplish through annual entitlement funds and subrecipient leverage between 2023 and 2027.

The 2026 Plan objectives were developed through agency consultations, insights from the collaborative service teams, assessing data and needs, and applications for funding. Partnership and collaboration with local nonprofit applicants and government agencies are essential to achieving the objectives of the 2023-2027 Consolidated Plan and 2026 Plan through activity delivery and subrecipient leverage.

2026 Action Plan Objectives:

1. Reduce and prevent homelessness
2. Maintain the existing affordable housing stock
3. Support public services for LMI residents
4. Support Economic Opportunities for LMI residents

The 2026 Action Plan activities will benefit Albany's homeless and low- and moderate-income residents, with funding allocated to activities that work to prevent and reduce homelessness and improve housing stability, maintain quality affordable housing, and provide needed public services and economic opportunities to Albany's low- and moderate-income and senior and youth.

3. Evaluation of past performance

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

The City's 2026 grant activities were informed by past experience and partnerships with local agencies.

The following summarizes the City's progress in the first three years of the 2023-2027 Consolidated Plan period towards addressing the Consolidated Plan goals.

- Reduce and Prevent Homelessness. CDBG funds have helped to provide safe housing for 21 survivors of domestic violence and rehabilitated a new domestic violence shelter that will add 7 beds for survivors. Funds also supported the Community Outreach Assistance Team (COAT) that provides resources to roughly 800-1,200 unique unhoused residents annually and case management to 40-100 residents annually of these, 63 were helped into stable housing. Jackson Street provides emergency shelter and case management to youth experiencing homelessness, averaging 40-60 per year.
- Maintain Affordable Housing. Nine houses have been rehabilitated through the housing rehabilitation loan program.
- Increase Affordable Housing Options. The CDBG-supported HUB City Village with 27 tiny homes was completed providing housing for formerly homeless and extremely low-income households.

- Public Services for LMI Residents. The senior companion program served -36 homebound seniors or poverty level senior companions, enabling residents to remain living independently. The YMCA and Boys and Girls Clubs have provided scholarships to 203 youth, enabling Albany families to have access to affordable childcare, after school and summer childcare.
- Strengthen LMI Neighborhoods and Accessibility. New accessible and sensory playground equipment was purchased and installed at Lehigh Park, to strengthen one of Albany’s target area LMI neighborhoods serving the area of 3,635 residents.

Economic Opportunities.

Four small business owners successfully completed childcare licensing requirements and launched or grew in-home childcare businesses, creating 4 new jobs for existing residents and expanding the number of local childcare slots.

These outcomes are aligned with the goals of the 2023-2027 Consolidated Plan and showcase how CDBG funds have supported low- and moderate-income residents in Albany.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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 including the Homeless Engagement and Resources Team, Hispanic Advisory Council and the Multi-Agency Coordinating Group, Social Determinants of Health Workgroup, one-on-one conversations, and outreach.

The next phase of public input included solicitation of grant proposals which are evaluated and scored through a competitive application process. The CDC makes grant awards to the highest scoring applicants and to those activities that best address the Consolidated Plan goals and priorities.

The City will publish the draft 2026 Action Plan on May 9, 2026, for the 30-day review and comment period before the City Council public hearing scheduled for June 10, 2026.

5. Summary of public comments – To be completed following the public comment period.

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Aside from input and comments received during agency consultations and the application process, X public comments were received on the published 2026 Action Plan during the comment period that began May 9, 2026, and went through June 10, 2026.

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

All comments and views were accepted.

7. Summary

The 2026 Action Plan describes the activities the City of Albany will support 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 2026, CDBG funds will help to improve (TO BE UPDATED FOLLOWING CDC RECOMMENDATIONS) the livability and sustainability of existing affordable owned housing and provide ongoing support to agencies that are working to reduce homelessness, serve seniors, and enrich youth from low-income households while providing economic opportunity and stability to working parents.

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	N/A	
HOME Administrator	N/A	
HOPWA-C Administrator	N/A	

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Anne Catlin, anne.catlin@albanyoregon.gov, 541-917-7560.

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

1. Introduction

The 2026 Action Plan was developed largely in consultation with area agencies, service providers, community leaders, and the public. City staff and the Community Development Commissioners (CDC) regularly consult with local housing providers, shelter providers, social service agencies, healthcare providers, educational institutions, the local action agency (Community Services Consortium), the regional council of governments, community college, small business development center and city departments throughout the year to learn about community needs and whether CDBG funds would be a good fit to address these needs. City staff participate in outreach teams and various committees to better understand, identify, and collaboratively address community needs with local partners.

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))

The City of Albany staff work with partner agencies to enhance coordination among housing providers, health, and service agencies as described below.

- Albany/Linn County Situation Table (AST). This group is a collaboration among community partners that meet weekly to coordinate providing resources and interventions for those who are in dire and immediate need. This program enables community responders to communicate and make sure individuals are not falling through the cracks and getting the help they need. The AST includes representatives from Albany Fire and Police, Linn County Health Services, Samaritan Health, COAT, CHANCE, and the Council of Governments.
- 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.
- Partnership for Community Health (PCH). This multi-agency collaboration developed the 2024-2028 regional Community Health Improvement Plan (CHIP) and provides a regional approach for communities to share information about health needs, with agencies such as Linn County Public Health, Samaritan Health Services, United Way among many other organizations and identifies processes for health improvement.
- Inter Community Health Network Coordinated Care Organization (IHN-CCO). This 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 and supports local healthy homes and living programs.
- Homeless Engagement and Resource Team (HEART). City staff and numerous agencies meet monthly to discuss local needs and enhance coordination among providers working with people

experiencing or at risk of homelessness. 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.

- HUD Housing Voucher Coordination. The Linn Benton Housing Authority (LBHA) administers 2,773 Section 8 vouchers in Linn County, with a wait list of 3 to 4 years. CSC refers clients to LBHA for 15 homeless stability vouchers and DHS Child Welfare services refers clients for the 18 foster youth vouchers. LBHA has 134 VASH vouchers for Veterans, which are available by referral only through VA case management.
- Community Outreach Assistance Team (COAT). This outreach team helps 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).
- Adult Services Team (AST). This team of numerous agencies and other representatives work to help homeless or nearly 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. The team includes the Linn County Health (mental health, addiction, developmental disabilities), Albany Police, LBHA, C.H.A.N.C.E., other shelters, APHCD, Samaritan, CSC, DHS Self Sufficiency, Greater Albany Public Schools District, and others.
- Multi-Agency Coordinating Group (MAC group)- This 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 use state resources to make strategic investments to reduce homelessness in the region.

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.

Linn and Benton Counties are currently two of 26 counties included in the Balance of State Oregon Community Continuum of Care (OCCC). Community Services Consortium (CSC) is the community action agency representing Linn, Benton, and Lincoln Counties, and serves as a conduit for federal funding through the CoC as well as state funding awarded by Oregon Housing and Community Services. The CoC covers and serves mostly disparate rural counties in Oregon. However, Linn, Benton and Lincoln counties do not share the same characteristics or needs as the remaining 23 counties. Over the last two years, CSC has been working with HUD to form a new tri-County Continuum of Care to serve Linn, Benton and Lincoln counties.

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

CSC works to address homelessness and housing stability in the tri-county area and receives Continuum of Care (CoC) funding to provide a rapid re-housing program targeting homeless individuals and families. 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, Jackson Street Youth Services (JSYS) provides shelters for unaccompanied youth, with 24 beds in two counties. They provide youth-specific street outreach, case management and other programs. JSYS participates in 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 staffing for COAT utilizing state funds, and CHC conducts training for outreach workers, visits known camping 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, 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). Oregon Housing and Community Services (OHCS) is the designated grantee for ESG funding in Oregon, which they allocate to state Community Action Agencies such as CSC on a formula basis. The CoC consults with OHCS on ESG funding. OHCS develops performance standards and evaluates project activities and outcomes of their subgrantees, including CSC.

The Oregon Community CoC (OCCC) develops policies and procedures for the operation and administration of HMIS. CSC is the regional administrator for HMIS and assists local providers with data quality and training. CSC utilizes ESG funds for data collection, which includes employing an HMIS

Analyst who oversees data collection, monitors data quality, and provides reporting across the tri-county region, which includes Albany. ESG funds also help run our Coordinated Entry system.

City of Albany and CSC staff meet throughout the year to discuss homelessness and emergency housing needs, which helps determine any community and homeless needs that can be addressed with CDBG funds.

DRAFT

Expected Resources

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

Introduction

The City’s 2026 CDBG allocation is \$395,432. Anticipated program income is \$25,000 in 2026. However, given the difficulty of predicting when deferred loans will be repaid, it is possible that less or no 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	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	395,432	25,000	0.00	395,432	350,000	Prior year carryover funds have already been allocated.

Table 2 - 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

The City’s 2026 CDBG allocation is \$395,432.

(TO BE UPDATED WITH APPLICANT MATCHES FOLLOWING CDC FUNDING RECOMMENDATIONS)

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 2026 CDBG allocation is \$395,432. Anticipated program income is \$25,000 in 2026 from repaid housing rehabilitation loans. However, because the timing of deferred loan repayments is uncertain, actual income could be less, or none at all. Repaid home repair loans will be used to continue the housing rehabilitation program.

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. Prior year allocations to DevNW for the housing rehabilitation loan program will generate revenue when loans are repaid, which will be used to support additional home rehabilitation projects. Over time, this will enable repaid CDBG rehab funds to continue the program into the future with less reliance on new revenue.

2023-2027 Consolidated Plan Priorities and Goals

PRIORITY: Support affordable housing in Albany

Goal: Increase affordable housing options across the housing spectrum, including shelter capacity, transitional housing, rental housing, and homeownership opportunities.

Goal: Maintain the existing affordable housing stock.

Goal: Advance fair housing choice and reduce discrimination in the housing market.

Priority: Reduce homelessness

Goal: Increase affordable housing options across the housing spectrum, including shelter capacity, transitional or supportive housing, rental housing, and homeownership opportunities.

Goal: Support public services that address priority needs for LMI residents or other presumed benefit populations, particularly people experiencing or at risk of homelessness.

Priority: Increase the availability of needed services for LMI residents

Goal: Support public services that address priority needs for LMI residents or other presumed benefit populations, particularly people experiencing or at risk of homelessness.

Priority: Expand economic opportunities for LMI residents.

Goal: Create economic opportunities by assisting small businesses owned by or creating jobs for LMI residents.

Priority: Strengthen and revitalize LMI neighborhoods.

Goal: Support projects that enhance LMI neighborhoods through public facility repairs or improvements, accessible infrastructure, and enhanced accessibility to public facilities and needed services.

Goal Descriptions

1	Goal Name	Increase affordable housing options
	Goal Description	Increase affordable housing options across the housing spectrum, including shelter capacity, transitional housing, rental housing, and homeownership opportunities.
2	Goal Name	Maintain the existing affordable housing stock
	Goal Description	Maintain the existing affordable housing stock through rehabilitation of existing housing.
3	Goal Name	Support public services for LMI residents
	Goal Description	Support public services that address priority needs for LMI residents or other presumed benefit populations, particularly people experiencing or at risk of homelessness.
4	Goal Name	Support Economic Opportunities for LMI residents
	Goal Description	Create economic opportunities by assisting small businesses owned by or creating jobs for LMI residents.
5	Goal Name	Strengthen LMI neighborhoods and accessibility
	Goal Description	Support projects that enhance LMI neighborhoods through public facility repairs or improvements, accessible infrastructure, and enhanced accessibility to public facilities and needed services.
6	Goal Name	Planning and Administration
	Goal Description	Plan and Implement the CDBG program. Advance fair housing choice and reduce discrimination in the housing market.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Albany supports activities and programs that improve housing affordability for residents throughout the city, with a focus on housing rehabilitation offered citywide, and rental improvements at publicly supported affordable rental properties.

Albany complies with HUD 24 CFR 91.220 when defining “affordable housing” for performance reporting purposes. The term affordable housing is defined as follows per 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. (Shelters are not included in HUD’s definitions of “affordable housing”.)

- **Rental Housing.** CDBG-assisted rental housing must be occupied by households that are eligible as LMI families as per the most recent HUD Income Limits. Rent limits apply to rent plus the utilities and combined should not exceed 30% of the tenant’s adjusted gross income.
- **Homeownership.** According to 24 CFR 92.254, housing must be modest single family in type. The home must serve as the primary residence for households earning ≤ 80% of the AMI.

Community Services Consortium (CSC) receives ESG and other funding to administer housing programs to Albany residents to help them avoid eviction and remain housed or to rehouse residents, reducing the need to allocate limited CDBG resources to these needs. In 2025, CSC provided 123 households with eviction prevention assistance, 4 veteran households received supportive services, and 193 Albany households received rental assistance, keeping them in housing. In 2025, CSC provided 122 residents with rapid rehousing. The city provides funding to CSC to administer utility assistance, which directly assisted 281 Albany residents with their water bills. In total, CSC helped 2,184 Albany households in 2025 with various utility assistance programs.

Discussion

The city receives limited opportunities to use CDBG funds to produce or acquire new affordable housing, but through supporting shelters and case management for homeless and at-risk individuals and providing housing rehabilitation programs, the city is providing the support needed for these residents to obtain permanent housing or maintain housing stability.

The City of Albany is committed to keeping LMI homeowners in their homes and improving the livability and sustainability of its affordable housing supply and reducing housing costs for residents. Prior CDBG resources devoted to site clearance for affordable housing resulted in 27 new affordable housing units for extremely low and low-income residents and will continue to benefit Albany residents in need of affordable housing for years to come.

A few long-term affordable housing developments are under development without CDBG resources. Valor Place owned by Linn Benton Housing Authority, recently opened providing 30 units for low-income formerly homeless or disabled Veterans. The YMCA is constructing 38 units for low-income Veterans and Farmworker

Housing Development Corporation is constructing 54 units for low-income residents.

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

Introduction:

High housing costs continue to be a barrier in both the rental and homeownership markets. According to the American Community Survey five-year data, the median rent went up from \$1,047 in 2020 to \$1,446 in 2024 and the median home price rose from X to \$440,000 in 2024. [American Community Survey 2024 1-year estimates]. Many Albany households experience housing cost burden, with a majority being renters. Forty-three percent of Albany’s renters pay 35 percent or more of their income on rent compared to 19 percent 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, availability of land, and the lack of funding or incentives for affordable housing are barriers to new affordable housing development in Albany.

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

In early 2025, the city implemented most of the priority recommended strategies from the Housing Implementation Plan (HIP) to remove land use controls and is evaluating incentive policies to decrease or offset the cost of creating affordable housing. The actions outlined in the HIP build on the those taken already to remove vehicle parking requirements, allow denser “middle housing” types in single dwelling unit zones, and will use CDBG funds to support affordable housing creation or preservation when partnership opportunities arise.

The city will continue to identify and remove barriers to needed housing types, such as smaller housing that is more affordable and accessible housing.

Program Specific Requirements

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

Introduction:

In Albany, program income from the housing rehabilitation revolving loan fund is the only other source of CDBG funds that is directly generated from a CDBG-funded activity. The housing rehabilitation revolving loan fund program generates program income when loans are repaid. The city has not used CDBG funds for any Section 108 loan guarantees or urban renewal settlements.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

Program income from the housing rehabilitation loan repayments issued by the subrecipient DevNW will be remitted to the city. These funds will be used immediately on eligible housing rehabilitation activities in Albany. The City of Albany and DevNW staff estimate there will be some program income funds generated in 2026, however amounts are unknown.



**City of Albany
Community Development Block Grant Program
Subrecipient Quarterly Report Form**

Community Development Dept.
P.O. Box 490
Albany, OR 97321-0144
(541) 917-7550
cdbg@albanyoregon.gov
www.albanyoregon.gov/cdbg

Agency Name: OCWCOG		Project Activity: Senior Companion Program	
Agency Address: 1400 Queen Avenue SE Albany, OR 97322		Telephone: [REDACTED]	Fax:
Contact Person (Name/Title): Alicia Lucke/Program Manager		E-mail Address: [REDACTED]	
Quarterly Report Period (check one): <input type="checkbox"/> July 1 – Sept 30 <input type="checkbox"/> Oct 1 – Dec 31 <input checked="" type="checkbox"/> Jan 1 – Mar 30 <input type="checkbox"/> Apr 1 – June 30			Year: 2025
Signature: Alicia Lucke		Date: 4/10/2026	

- I. **Activity/Program Status.** Provide a brief summary of progress on meeting goals and performance measures described in your application and CDBG contract.
- From January 1, 2026- March 31, 2026, the Senior Companion Program had a total of four volunteers serve a total of five unduplicated City of Albany clients.

If there is little or no progress to report, please explain:

- a) the circumstances and challenges; and
- b) outline plans, steps, and strategies to complete activity/address issues (attach additional pages or complete form in word).

One new client was brought one this quarter, another is pending this week.

- II. **Do you see any obstacles to completing the performance measures for the activity/program within the contract period?**

No

- III. **Please calculate and describe any program match provided (other sources of funds, staff time, volunteers, etc.).**

CDBG funds spent this quarter: 2360.12 Value of match this quarter: 23187.67



**City of Albany
Community Development Block Grant Program
Subrecipient Quarterly Report Form**

Community Development Dept.
P.O. Box 490
Albany, OR 97321-0144
(541) 917-7550
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www.albanyoregon.gov/cdbg

Agency Name: Boys & Girls Club of Albany		Project Activity: Summer Scholarship Program for Youth	
Agency Address: 1215 Hill Street SE		Telephone: [REDACTED]	Fax: [REDACTED]
Contact Person (Name/Title): Kristi Pitts/Finance Manager		E-mail Address: [REDACTED]	
Quarterly Report Period (check one): <input type="checkbox"/> July 1 – Sept 30 <input type="checkbox"/> Oct 1 – Dec 31 <input checked="" type="checkbox"/> Jan 1 – Mar 30 <input type="checkbox"/> Apr 1 – June 30			Year: 2026
Signature: Kristi Pitts		Date: 04/10/2026	

- I. Activity/Program Status.** Provide a brief summary of progress on meeting goals and performance measures described in your application and CDBG contract.
 We have not started on this project, as the scholarship funds will be utilized for our Summer Program that runs from June 22, 2026 through August 21, 2026. Registration for our Summer Program begins April 13, 2026.

If there is little or no progress to report, please explain:

- a) the circumstances and challenges; and
- b) outline plans, steps, and strategies to complete activity/address issues (attach additional pages or complete form in word).

Our biggest need for scholarships is during our Summer Program. We have far fewer families applying for scholarships during our after-school program. We anticipate to utilize our CDBG funds during our 9-week summer program which runs from June 22nd - August 21st.

- II. Do you see any obstacles to completing the performance measures for the activity/program within the contract period?**

No, we are confident that we can use these funds to provide scholarships to 20 unduplicated low-income children within the contract period.

- III. Please calculate and describe any program match provided (other sources of funds, staff time, volunteers, etc.).**

CDBG funds spent this quarter: _____ Value of match this quarter: _____

IV. Please briefly describe the benefits that Albany CDBG funds have provided to your program/activity.

We have not begun our Summer Program yet, but anticipate having benefits to report on our April - June report!

V. Feedback/Other: Provide any additional comments or feedback about the CDBG program or funding.

VI. Total number of unduplicated (new) clients served this quarter: 0

VII. HUD Performance Outcome Measurement System: Please report data about the **NEW UNDUPLICATED** people (or households) served THIS quarter in the following tables:

Persons (or households) Assisted by this CDBG-Funded Activity

	No.
Total Number of Unduplicated Persons Assisted	0
Female Head of Household	0
Homeless Individuals (including children, youth)	0
Elderly persons (62+)	0

Income -% of Median Family Income "MFI"	No.
Extremely Low Income (0 – 30% MFI)	0
Very Low Income (31– 50% MFI)	0
Low Income (51 – 80% MFI)	0
Over (81% MFI or above)	0
Presumed Benefit Clientele	0

Race / Ethnicity of Persons or Households Assisted

Race Categories	Ethnicity:	
	Race Totals	Hispanic or Latino
American Indian/Alaska Native*	0	0
American Indian/Alaska Native* and White	0	0
Am.Indian/Alaska Native*and Black/African	0	0
Black/African American	0	0
Black/African American and White	0	0
Asian	0	0
Asian and White	0	0
Native Hawaiian/Other Pacific Islander	0	0
White	0	0
Other	0	0
Total Number of Persons Assisted:	0	0

* NOTE: HUD does not consider Hispanic or Latino to be a race for reporting purposes; residents whose ancestors are from South America or Central America, are "American Indian or Alaska Native."

IV. Please briefly describe the benefits that Albany CDBG funds have provided to your program/activity.

During the period, a total of 156 one-way trips were made through the use of Senior Companion National volunteer service. Trips included rides to medical appointments, grocery runs, RX pick up and general errands and door-to-door assistance.

V. Feedback/Other: Provide any additional comments or feedback about the CDBG program or funding.

n/a

VI. Total number of unduplicated (new) clients served this quarter: 1

VII. HUD Performance Outcome Measurement System: Please report data about the **NEW UNDUPLICATED** people (or households) served THIS quarter in the following tables:

Persons (or households) Assisted by this CDBG-Funded Activity

	No.
Total Number of Unduplicated Persons Assisted	
Female Head of Household	1
Homeless Individuals (including children, youth)	
Elderly persons (62+)	1

Income -% of Median Family Income "MFI"	No.
Extremely Low Income (0 – 30% MFI)	1
Very Low Income (31– 50% MFI)	
Low Income (51 – 80% MFI)	
Over (81% MFI or above)	
Presumed Benefit Clientele	1

Race / Ethnicity of Persons or Households Assisted

Race Categories	Race Totals	Ethnicity:
		Hispanic or Latino
American Indian/Alaska Native*		
American Indian/Alaska Native* and White		
Am.Indian/Alaska Native*and Black/African		
Black/African American		
Black/African American and White		
Asian		
Asian and White		
Native Hawaiian/Other Pacific Islander		
White	1	
Other		
Total Number of Persons Assisted:		

* NOTE: HUD does not consider Hispanic or Latino to be a race for reporting purposes; residents whose ancestors are from South America or Central America, are "American Indian or Alaska Native."