



COMMUNITY DEVELOPMENT COMMISSION AGENDA

Monday, September 14, 2026

12:00 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.

- Call to Order (Chair)
- Roll Call (Staff)
- Approval of August 17, 2026 meeting minutes [Pages 2-4] (Chair)
- 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.
- Scheduled Business: (Staff)
 - Agency Consultations
 - Todd Noble, Linn County Health Services
 - Michael Olkin, Linn Benton Housing Authority
 - Economic Development Activity Discussion (Staff)
 - Community Participation Plan [Pages 5-11]
 - 2025 Consolidated Annual Performance Evaluation and Report [Pages 12-41]
- 7. Business from the Commission (Chair)
- 8. Business from Staff (Staff)
- 9. Next Meeting Date: October 19, 2026
- 10. 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

August 17, 2026

12:00 p.m.

Hybrid – Council Chambers

Approved: **DRAFT**

Call to Order

Chair Bessie Johnson called the meeting to order at 12:02 p.m.

Roll Call

Members present: Jim Cole, Bessie Johnson, Ron Green (virtual), Robyn Davis, John Robledo

Member Absent: Larry Timm (excused)

Approval of Minutes for July 20, 2026

12:03 p.m.

Motion: Commissioner Davis motioned to approve the minutes as presented. Commissioner Cole seconded the motion which passed 5-0.

Public Comment

None.

Scheduled Business

12:04 p.m.

Agency Consultations

- Executive Director for C.H.A.N.C.E. Shelter, Emma Deane, shared an overview of the services they provide, including high and low barrier dorms, family dorms and a respite area for those who have elevated medical needs. Other services are peer support, case management, housing, scheduling appointments, transportation, meals, showers, laundry services and a clothing closet. Their downtown office is open weekdays from 9:00 a.m.-5:00 p.m. They serve 60-90 individuals daily at their downtown location. They also transport individuals to and from detox at any time around the state. They have paired with Samaritan Health Services to bring medical and dental services to each location monthly. They have seen a lot of people struggle to access mental health support, medical support and housing. Their team helps people access resources to identify affordable housing. They have seen that providing transportation to resources has been a service that is greatly utilized. They are the only “low barrier” shelter in the area and the beds stay full, even during the warmer months, which is unusual. They often find themselves an advocate for individuals with accommodation needs, which is often missed. They receive funding from the Behavioral Health Resource Network (BHRN) and they have been able to maintain their level of support even with reduced funding.

Commissioner Davis asked if there has been an increase in newly unhoused individuals, people repositioning from other locations or a mixture of both. Deane answered that it’s a mixture of both, those with no identification and an increase in seniors needing housing, as well as people from outside the area. Commissioner Green asked for clarification of low and high barrier options. Deane explained the different spaces and provided commissioners with additional shelter information.

- Executive Director for the Community Outreach Assistance Team (COAT), Carol Davies, shared that COAT obtained their own 501(c)(3) non-profit status earlier this year. Since then, they have acquired new office space, near CHANCE and the Department of Human Services and are

Americans with Disabilities Act (ADA) accessible. They will be starting a hotel program in September, pairing with Budget Inn, and having access to 15 rooms on a continuous basis through June 2027. They will be prioritizing disabled, elderly and families in this program. They are currently funded through the state-wide shelter program and grants from Inter-health Network (IHN). The biggest challenges of those that are serving are the with those living in their cars and the difficulty in finding a location to park as well as transitional beds instead of sleeping in their cars, which is unhealthy. The organization is having trouble finding affordable housing for the disabled and elderly as their social security payments are significantly less than the cost of rent for even a small apartment and very long waitlists. She shared the resources and ideas they have utilized to locate housing. COAT also goes out into the community throughout the week to provide outreach in the way food, clothing, personal hygiene and medical supplies. By doing this it allows them to build relationships and identify their next level needs to connect them to resources in the community. They then also provide classes to continue the independence process and continue check-ins on their progress.

- Executive Director for Crossroads Communities (CRC), Michael Couch, shared that they are a non-profit, community development organization out of Lebanon. The program provides supportive and stabilization services for household living and vulnerability crisis. Their main objective is to assist people with becoming independent and successful. They do street outreach and shelter, Housing, personal Empowerment and community Development (SHED). The group goes out into the community and identify those that need assistance, many houseless with concurrent conditions that make it difficult to become housed. They have partnered with Sleep Trailer, to provide services to homeless people in need of a secure place to spend the night. Each unit has a locking door, is heated/cooled and then can meet with outreach staff in the morning to identify next steps. It is a “managed site” based shelter program allowing them to control who enters and the site is monitored with cameras. The average stay at the site is 18 days with the program focusing on movement to self-sufficiency. They have a 50 percent success rate to treatment and/or housing, recognizing that this program is not for everyone. CRC is Linn County’s official shelter service provider coordinator, meaning they distribute all funds coming from the state’s Housing and Community Services is awarded to CRC and they sub-award to shelter services in Linn County. Since starting out a street outreach and support service organization, they have expanded to proving a 22-unit affordable housing facility in Lebanon. In addition, they have a transitional men’s house that has 15 beds for those overcoming substance abuse, exiting mental health treatment and exiting incarceration. They are hoping to get a women’s house soon. For a location in Albany, they are currently taking possession of the Faith Lutheran Church as a community service location for young families, providing life skills and parenting classes and plan to transition the top floor of the building into apartments for young families. Finally, they have a variety of resources for people will all types of needs and connect with many other organizations throughout the state to help identify and implement assistance programs.

As for funding, CRC utilizes state, federal, philanthropic and self-funding sources. Any overages from one area are diverted to other areas of the organization. Johnson asked for more information on the new location in Albany. Davis referenced the large group of people living in their cars and asked about what kind of help was being provided to that group to transition them into housing. Cole asked for more information on the process of transitioning from being houseless to being housed.

Business from the Commission

None.

Business from Staff

- Development Programs Analyst Kaitlin Martin noted that she had included the agency consultation questions and highlighted the ones that have been updated, based on previous feedback from the commission. She asked the group to review and give her feedback. Martin updated the group on who was coming to present at the next meeting.
- Comprehensive Planning Manager, Anne Catlin hopes to have a joint work session between CDC and City Council to discuss housing needs, given that have begun collecting Construction Excise Tax (CET) funds to support affordable housing as well as to discuss a state-run revolving loan fund program for moderate-income housing that the City can apply for. Johnson asked about the youth coming to the commissions.
- Martin reminded the group about the Citizen Advisory Appreciation Event on September 30 , 2026, and encouraged them to RSVP.

Next Meeting Date is September 14, 2026

Adjournment

Chair Johnson adjourned the meeting at 1:08 p.m.

Respectfully submitted,

Reviewed by,

Talley Richardson
Administrative Assistant

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.*



City of Albany, Oregon

Community Development Block Grant Program

Citizen-Community Participation Plan

Adopted April 22, 2020, by Resolution 6879

Amended by Resolutions 6925 and 7280

I. Introduction

The City of Albany receives Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). These funds are used to administer housing and community development programs within the City through the Community Development Department. The **Citizen-Community** Participation Plan has been developed to comply with the regulations and requirements of the CDBG program as specified by both HUD's Consolidated Plan rule and by the rules that direct HUD's Community Development Block Grant Program.

The **Citizen-Community** Participation Plan outlines the steps that will be taken by the City of Albany to provide residents and other community members opportunities to contribute ideas and information on housing, community, and economic development needs to the City's Consolidated Planning process. The **Citizen-Community** Participation Plan encourages citizens to participate in the planning, development, implementation, and evaluation of the City's CDBG annual plans and programs. However, final responsibility and authority for the development and implementation of CDBG program(s) will lie with the City of Albany.

The goals of the **Citizen-Community** Participation process are to:

1. Encourage **citizen-community** participation by all of the following in the process of developing and implementing the consolidated plan and annual plans: local and regional institutions, the Continuum of Care, the local housing authority, other organizations (including nonprofit organizations, philanthropic organizations, community-based organizations, faith-based organizations, businesses and developers), and Albany residents, emphasizing the involvement of low- and moderate-income residents, people living in CDBG target neighborhoods, people with disabilities, minorities, persons with limited English proficiency (LEP), and residents of publicly assisted housing;
2. Inform ~~citizens~~ **Albany residents** and the public housing authority of the Albany Consolidated Plan, Annual Action Plans and eligible activities under these programs, and development of the Assessment of Fair Housing;
3. Give ~~all citizens~~ **Albany residents** an opportunity to identify and respond to priority needs, proposed projects, and the use of funds; and
4. Give all **community members** ~~citizens~~ an opportunity to review and comment on program performance.

II. Community Engagement

The City of Albany will keep interested ~~citizens~~ **Albany residents**, community members, and service, housing and economic development organizations informed about opportunities for involvement in each phase of the consolidated planning development process and development of fair housing assessments.

A. Albany Community Development Commission (CDC) Meetings.

The City of Albany and CDC will seek input primarily through direct interaction with the public in the form of community-based meetings and may also seek input and direction through other means including surveys, interviews, and/or an interactive website. CDC monthly meetings are open to the public. The CDC meeting agenda and materials are posted approximately one week prior to the meeting on the City's website. Minutes of CDC meetings are posted on the City's website once approved. CDC meeting recordings are also posted on the City's website.

Albany Community Development Department staff will provide direction and support to the CDC during the process of drafting the Consolidated Plan and in receiving public input and citizen participation on plan needs and activities.

B. Community Engagement.

The City will provide the public with reasonable opportunities for involvement in the development of annual action plans, consolidated plans, and assessments of fair housing plans. The City will employ a variety of communication means and formats designed to reach the broadest audiences, such as press releases, social media, city website postings, focus groups, surveys, and email distribution lists. The City will engage directly with area agencies, organizations and governments that provide social services, health services, affordable housing services, emergency shelter, multi-cultural services, serve residents with LEP, and fair housing assistance to low- and moderate-income residents, residents in a protected class, the homeless and vulnerable populations. The City will work through existing networks and community leaders to gather input and build relationships.

C. Technical Assistance and Translation.

City of Albany staff will provide technical assistance to individual ~~citizens, community members,~~ ~~citizen~~-groups, and agencies in order to further meaningful ~~citizen-community~~ participation in the community development decision making process and to foster public understanding of CDBG program requirements. Technical assistance will also be provided to groups and agencies representing low- and moderate-income persons requesting assistance in developing project/funding proposals. City staff will pay particular attention to those groups' representative of persons of low- or moderate-income, LEP, and other underserved populations as may be required to adequately provide for ~~citizen-community~~ participation in the planning, implementation, and assessment of CDBG programs.

The City will provide translation or interpretation services as needed to enable residents to participate in public engagement efforts, public hearings, or meetings.

Technical assistance may be obtained by contacting the Community Development Department at 541-917-7550, (TTY 771), or through the City of Albany website at www.albanyoregon.gov.

D. Physical Accessibility.

All in-person meetings and hearings are held in facilities that are physically accessible to people with physical handicaps or disabilities. Persons with a hearing, visual or other communication-related disability requiring other accommodation are asked to notify city staff at least 24 hours in advance of the meeting by calling 541-917-7550, (TTY 771).

III. Public Hearings and Comment Periods

Each year ~~citizens-community members~~ and interested agencies will be notified of the funding level of assistance expected in the upcoming year when that information is received from HUD. Initial information may be based on local estimates. ~~Citizens-Community members~~ and interested entities will also be informed of the amount of funding expected to benefit low- and moderate-income people in each Consolidated Plan and Annual Action Plan.

A. Public Comment Periods.

Each year, the public will be notified of opportunities to review and comment on the City's CDBG programs and performance, applications for funding, the draft Consolidated Plan, Annual Action Plan, the Consolidated Annual Performance Evaluation Report (CAPER), and substantial amendments to these plans.

- Draft Consolidated Plan, Annual Action Plans The City will advertise the public hearing and make the draft Consolidated Plan and/or Annual Action Plan available for public review at least 15 days before the hearing. The City will also provide a minimum 30-day public comment period from the hearing date before submitting the plan to HUD, providing approximately 45 days total from initial hearing notice for community members, public agencies, and other interested parties to review the draft and provide comments or suggestions. A summary of all written and oral comments received during the public comment period and hearing will be included in the plan submitted to HUD.
- and Substantial Amendments. The City will provide a copy of the draft ~~Substantial Amendments Consolidated Plan and/or Action Plans~~ at least 30 days prior to submitting the plan to HUD so that interested ~~citizens~~Albany residents, community members, public agencies, and other groups have an opportunity to review and provide public comments and suggestions for improvement; ~~except that the 2020 Action Plan and substantial amendments to adopted plans related to responding to the novel coronavirus (COVID-19) emergency or any other national or state emergency shall have a public notice and comment period of at least 5 days.~~ A summary of all comments received either in writing, or orally through a public hearing, will be included in ~~the plan~~amendments submitted to HUD.
- Consolidated Annual Performance and Evaluation Report (CAPER) and Applications to HUD for Other Financial Assistance. The City will provide a fifteen-day comment period on the CAPER and other HUD grant application materials prior to submitting the report or grant materials to HUD for citizens and other community members and other interested parties to review and comment on the applicable documents. A summary of comments received either in writing, or orally through a public hearing, will be included with the City's annual performance report submission or grant application submission.
- Draft Analysis of Impediments to Fair Housing Choice or Assessment of Fair Housing. The City will provide a copy of draft assessments of fair housing at least 30 days prior to submitting the plan to HUD so that interested ~~citizens~~Albany residents, community members, public agencies, and other groups have an opportunity to review and provide public comments and suggestions for improvement. A summary of comments received either in writing, or orally through a public hearing, will be included in the plan submitted to HUD.

B. Public Hearings

At least two public hearings will be held every year to obtain ~~citizen~~-Albany residents and community views and input on housing, economic, and community development needs to respond to the

different stages of the CDBG planning process and programs administered by the Community Development Department. Specifically, the hearings will solicit input on the following:

1. Assessment and identification of housing and community development needs (two hearings a year);
2. The draft five-year Consolidated Plan or Annual Action Plans and any substantial amendments (one hearing);
3. The City's performance in meeting annual plan objectives as provided in the Consolidated Annual Performance and Evaluation Report (one hearing);
4. Assessment of impediments to fair housing choice (one hearing as needed); and
5. Applications to HUD for other financial assistance (one hearing as needed).

Following the applicable review and comment period on a proposed Consolidated Plan, Action Plan, Substantial Amendment, fair housing assessment, or application to HUD for other assistance ~~or a five-day comment period for the 2020 Action Plan and Substantial Amendments to Plans to respond to COVID-19 or any other national or state emergency or disaster~~ the City Council shall hold at least one public hearing to consider any comments or views ~~of citizens~~ received in writing or orally at the public hearing and the Council will take action on the proposed Plan, Substantial Amendment, report, or application to HUD for other assistance. A summary of comments received either in writing, or orally through a public hearing and a summary of any comments or views not accepted, will be incorporated into the applicable plan, report, or application.

Public hearings will be held at times and locations convenient to residents and beneficiaries, with both in-person and virtual attendance options, unless public health guidance requires virtual-only hearings. The City will provide reasonable accommodations to support participation by persons with disabilities and those with limited English proficiency (LEP) when notified in advance of the need.

~~All public hearings shall be held at times and locations convenient to potential and actual beneficiaries and with accommodation for persons with disabilities. All public hearings shall include both in-person and virtual attendance options except that when national, state, or local health authorities recommend social distancing and limit public gatherings for public health reasons, in-person public hearings will be replaced with virtual hearings.~~

~~Local officials will undertake all reasonable actions necessary to allow persons with limited English proficiency (LEP) to participate in public hearings when notified in advance of such needs.~~

~~A sign language interpreter will be provided whenever the City is notified in advance that one or more deaf or hearing-impaired persons will be in attendance, according to the instructions provided in the public hearing notice. The City shall provide a qualified reader whenever the City is notified in advance that one or more visually impaired persons will be in attendance. Additionally, the City shall provide reasonable accommodation whenever the city is notified in advance that one or more persons with mobility or developmental disabilities will be in attendance.~~

C. Public Notices

Public notice of the applicable comment period and any public hearing regarding the Consolidated Plan, Annual Action Plans will be published in a newspaper of general circulation 15 days prior to the 30-day comment period creating a 45-day comment period from the initial notice date.

Public notices for the CAPER, application to HUD for financial assistance, and Assessment of Fair Housing, and substantial ~~will be published in one or more~~ newspapers of general circulation on or before the first date of the applicable public comment period and will include a summary of the

document(s). In the event of a national or state emergency that closes city facilities to the public, plans and reports will be made available online only.

~~All Notices of public comment periods and public hearings will be published in the local newspaper of general circulation and will also~~ be posted on the City's website to advise citizens of the applicable documents, comment periods, hearings, and deliberations scheduled, and to provide the location and links for viewing the plan, report, or application. Information of the date, time, place, and directions for virtual access of these hearings will be made available through these advertisements and publications. Efforts will be made to provide notice in media that serves non-English speaking households in the city. The notices will provide information about the locations where complete copies of the plan may be reviewed. (See IV - Access to Documents and Records.)

Public meetings or hearing notices will be posted according to City of Albany policy for public meeting procedures.

D. HUD Waivers and Disaster Recovery

All of the requirements outlined in the Citizen Participation Plan are subject to change when guidance or waivers are issued by HUD in order to respond to a national disaster, pandemic, grant opportunity, or other reasons. If HUD issues guidance or waivers that affect citizen participation in the planning process, the city will attempt to provide as much notice as possible while still complying with the allowed waivers and flexibilities permitted by HUD.

On June 1, 2017, HUD issued CPD Notice 17-06, title Using CPD funds for Disaster Response and Recovery. This notice directs entitlement communities to be prepared to respond quickly to a disaster by ensuring that any funds allocated to address the disaster are quickly incorporated into the Consolidated Plan and the Annual Action Plan.

In the event of a presidentially declared disaster, any CDBG funds reallocated to address the disaster will be considered non-substantial amendments up to the threshold of \$100,000.

IV. Access to Documents and Records

~~Citizens-Albany residents~~ and other community members will have reasonable and timely access to all documents related to the Consolidated Plan, annual action plans, and annual performance reports. Copies of any proposed plan, Substantial Plan Amendment, or CAPER will be provided during the applicable comment period at the Albany Main Library located at 2450 14th Avenue SE, the Albany Carnegie Library located at 302 Ferry Street SW, and the Community Development Department in Albany City Hall located at 333 Broadalbin Street SW, Albany, Oregon, unless these facilities are closed due for public health reasons.

In addition, copies of the Consolidated Plan, Annual Action Plans, Consolidated Annual Performance and Evaluation Reports (CAPER), applications for other assistance, and the Assessment of Fair Housing will be available for download in an electronic format, at no cost, from the City's CDBG web site, www.albanyoregon.gov/cdbg.

The City website pages are available in both English and Spanish. Translation services to reach people with LEP will be provided as needed and upon request. Lastly, the city provides a TTY number (TTY 771) for those with limited hearing.

All other records regarding the Consolidated Plan process will be maintained, as required by statute, at the City of Albany Community Development Department for at least five years. Advance notice of access to such records is required by contacting Community Development Department staff at 541-917-7550, (TTY 771), or cdbg@albanyoregon.gov.

V. Amendments to a Consolidated Plan or Annual Action Plan

A. Substantial Amendments

The City shall amend its approved Consolidated plan or Annual Action Plan through a substantial amendment process whenever the following occurs:

- ~~1.—To make a change in Plan allocation priorities or activities, which includes the removal of an activity or project not previously described in a consolidated plan or annual action plan; a change in the use of CDBG funds from one eligible activity to another; and/or a change in the approved CDBG budget of 25 percent or more for an activity.~~
- ~~1. A Priority Need is added or removed;~~
- ~~2. A Consolidated Plan Goal is added or removed;~~
- ~~3. Funding for an Annual Action Plan Goal is increased or decreased by more than 25% of the total annual CDBG entitlement allocation.~~
- ~~2.—A new activity is funded for the first time from any program covered by the consolidated or annual plan (including program income), not previously described or funded in the action plan.~~
- ~~3.—To change the purpose, scope, location, or beneficiaries of an activity.~~

~~The City will publish a notice and summary of proposed substantial amendments in a local newspaper and post on the City of Albany's website, providing a 30-day public comment period before the public hearing. A media release will also be issued to notify interested parties and solicit public comments. The Community Development Commission (CDC) and City staff will review the proposed amendments and provide recommendations to the City Council. Following the public comment period, the City Council will hold a public hearing and consider approval of the amendments. Once the City's amendment process is complete, the City will submit the substantial amendment to the HUD Portland Field Office for review and approval.~~

~~Substantial amendments require a public hearing and city council approval. The CDC and city staff shall first review substantial amendments and provide recommendations to the city council. Written notices of city council consideration of substantial amendment shall follow the process outlined above for initial adoption of the applicable Plan.~~

B. Minor Amendments

The following types of amendments to an adopted Consolidated Plan or Annual Action Plan are minor amendments:

1. Amendments that change the text of the Consolidated Plan or Annual Action Plan to correct errors, or changes to text, which will not modify the intent of the plan by changing adopted priority needs, implementation strategies, or location policies; or
2. Any amendment that does not qualify as a substantial amendment as defined above.

The Community Development Department Director or designee is granted authority to decide minor amendments to the Consolidated Plan and Action Plan as described in B.1. above. The CDC will decide all other minor amendments unless acted upon by the Albany City Council. Minor Amendments shall be incorporated into the applicable plan or report through publishing in the next Action Plan and/or CAPER.

C. Submission to HUD

Upon completion of a plan amendment, the jurisdiction must make the amendment public and must notify HUD that an amendment has been made. The jurisdiction may submit a copy of each

amendment to HUD as it occurs, or at the end of the program year. Letters transmitting copies of amendments must be signed by the official representative of the jurisdiction authorized to take such action.

VI. Procedure for Comments, Objections, and Complaints

The scheduled public hearings described in this ~~Citizen-Community~~ Participation Plan are designed to facilitate public participation in all phases of the community development process. ~~Citizens-Community members~~ are encouraged to submit their views on all aspects of programs during review and comment periods and public hearings. However, to ensure that ~~citizens-community members~~ are given the opportunity to assess and comment on all aspects of the community development program on a continuous basis, ~~citizens-residents~~ may, at any time, submit written comments or complaints to the City.

~~Citizens-Residents~~ or ~~citizen'sResidents'~~ groups desiring to comment or object to any phase of the planning, development, approval, or implementation of CDBG activities should submit such comments or objections in writing to the City through a progressive level of review. Comments, objections, complaints, and grievances should be sent to the Community Development Department, 333 Broadalbin Street SW, Albany, Oregon 97321 or by email to cdbg@albanyoregon.gov.

Local officials shall make every effort to provide written responses to ~~citizen-resident~~ proposals or complaints within fifteen (15) working days of the receipt of such comments or complaints where practicable. If, after a reasonable period, a party believes the comment or complaint has not been properly addressed or considered, then the aggrieved may appeal his/her case to the city manager, and finally, after a reasonable period, to the city council.

Should the city council be unable to sufficiently resolve an objection or complaint, it may be forwarded by the aggrieved party to HUD.

~~CitizensResidents~~ may, at any time, contact HUD directly to register comments, objections, or complaints concerning the City's CDBG application(s) and/or program(s). ~~CitizensResidents~~ are encouraged, however, to attempt to resolve any complaints at the local level as outlined above prior to contacting HUD.

All comments or complaints submitted to HUD should be addressed in writing to:

HUD Office of Community Planning and Development
U.S. Department of Housing and Urban Development
1220 SW 3rd Avenue, Suite 400
Portland, OR 97204-2825

VII. Policy to Minimize Displacement

The City of Albany will make every reasonable effort to avoid displacement or, where that is not possible, to minimize the number of persons displaced by activities funded through the federal resources described in its Consolidated Plan and Action Plans. If a person is displaced in undertaking an activity, assistance will be offered in accordance with the *City of Albany, Oregon Residential Anti-Displacement and Relocation Assistance Plan*.



City of Albany

2025 Consolidated Annual Performance and Evaluation Report for the Community Development Block Grant Programs

Overview

The City of Albany receives an annual formula Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD). As an entitlement grantee, the City must prepare a five-year strategic plan, called the Consolidated Plan, that identifies community needs, prioritizes these needs, and establishes goals and objectives to meet these needs. Each year, the City prepares an Action Plan outlining how its annual CDBG allocation will address those needs.

The City is required to submit an annual report to HUD evaluating Albany's progress toward the goals outlined in the applicable Annual Action Plan and five-year Consolidated Plan. This report, known as the Consolidated Annual Performance and Evaluation Report (CAPER), covers the 2025 federal program year, corresponding to the City of Albany's 2025–2026 fiscal year.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The 2025 Federal program year was Albany's third year of the 2023-2027 Consolidated Plan. The city received a 2025 CDBG allocation of \$373,063 to address needs identified in the five-year Consolidated Plan. The city spent \$267,397.95 in CDBG funding by June 30, 2026, which included prior year carryover.

The primary goals of the 2025 funding allocated in the 2025 Action Plan (2025 Plan) were to support programs that provide **housing security** and **economic opportunities** to low -and moderate-income (LMI) residents.

Between July 1, 2025, and June 30, 2026, CDBG funded programs provided services to 1,125, mostly low- and moderate-income Albany individuals and households, with more than 75 percent of these residents being unhoused.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting

goals and objectives. 91.520(g)

Table 1 that follows compares the projected 5-year outcomes with actual to date, and the expected PY 2025 outcomes with those completed to date.

- **Increase affordable housing options:** The 2023–2027 Plan identified activities intended to increase housing and shelter capacity, including shelter expansion, homebuyer down payment assistance, and property acquisition or site clearing for affordable housing development. While these activities were identified in the five-year plan, no additional housing units or shelter capacity were added during the 2025 program year. CARDV anticipated serving 30 people and adding seven shelter beds during the program year; however, renovations took longer than expected, and the new shelter is now scheduled to open in fall 2026.
- **Maintain and improve existing affordable housing:** During the 2025 program year, four low- and moderate-income (LMI) renter households directly benefited from Albany Partnership for Housing and Community Development’s housing rehabilitation program, while an additional 76 households now have access to on-site cooling centers. Albany Area Habitat for Humanity anticipated benefiting six LMI households during the program year. Although five projects have been initiated, none have been completed to date, and unspent funds will continue this program in PY2026.
- **Provide economic opportunities:** The Family Connections program at Linn Benton Community College (LBCC) provides local residents with the training and certification needed to become home-based childcare providers. One resident completed the certification program creating secure jobs for themselves and expanding childcare services in the city. Unspent funds will be reallocated to a different agency to provide economic opportunities in PY2026.
- **Support Public Services for LMI Residents:** Public service providers estimated they would collectively serve 485 residents in PY 2025. Community Helping Addicts Negotiate Change Effectively (C.H.A.N.C.E.) Recovery provided 942 homeless and residents at risk of homelessness with shelter services. Jackson Street Youth Services provided outreach and case management to 15 homeless and unaccompanied youth and unspent funds will continue the program into PY 2026. Cascades West Council of Governments (CWCOG) Senior Companion Program provided support to 9 seniors, which was slightly lower than projected because homebound seniors had higher transportation needs. The Boys and Girls Club of Albany provided scholarships to 67 children by June 30, 2026. This figure is more than double the number anticipated in PY 2025. The Mid-Willamette YMCA provided partial scholarships to 23 children for their summer youth childcare program by June 30, 2026, which is higher than anticipated. They will continue scholarships into the school year.

Table 1a - Accomplishments – Program Year

Strategic Plan Goal	HUD Categories	Funding (Spent)	Outcome Indicator (Agency)	Expected Outcome	Actual Outcome	Unit of Measure	Percent Complete
Maintain existing affordable housing	Affordable Housing	\$112,513	Homeowner Housing Rehabilitated <i>Habitat for Humanity</i>	6	5 in progress	Owned Housing Units	0%
		\$130,000	Rental Housing Rehab <i>Albany Partnership</i>	4	4	Rental Units	100%
			Public Facility or Infrastructure Activities <i>Albany Partnership Community Room/Cooling Center</i>	0	46	Persons Benefiting	N/A
Support economic opportunities for LMI residents	Economic Development	2024 carryover	Jobs Created/retained <i>LBCC Childcare Support</i>	0	2	Jobs	N/A
			Businesses Assisted <i>LBCC Childcare Support</i>	0	1	Businesses Assisted	N/A
Support public services for LMI residents	Homeless Non-Homeless Special Needs	\$19,750	Public Services • <i>COG Senior Companion Program</i> • <i>Boys & Girls Club & YMCA scholarships</i> • <i>Jackson Street</i>	65	114	Persons Assisted	175.38%
	Homeless	\$36,200	Homeless Person Overnight Shelter <i>C.H.A.N.C.E.</i>	420	942	Persons Assisted	224.28%

Table 1b – Accomplishments - Five Year Strategic Plan (2023-2027)

Strategic Plan Goal	HUD Categories	Outcome Indicator Agencies	Unit of Measure	Expected	Actual	Percent Complete
Increase affordable housing options	Affordable Housing	Public Facility or Infrastructure Activities <i>Creating Housing Coalition</i>	Persons Assisted	250*	27*	10.80%
		Affordable Housing Units <i>Creating Housing Coalition</i>	Other	1		
		Shelter/Transitional Housing Beds <i>CARDV</i>	Beds	8	7	87.50%
		Direct Financial Assistance to Homebuyers	Households Assisted	3	0	0.00%
Maintain existing affordable housing	Affordable Housing	Homeowner Housing Rehabilitated <i>DevNW, Habitat for Humanity</i>	Owned Units	15	13	86.67%
		Rental Housing Rehabilitated <i>Albany Partnership</i>	Rental Units	0	4	N/A
		Public Facility or Infrastructure Activities <i>Albany Partnership Community Room/Cooling Center</i>	Persons Assisted	0	46	N/A
Strengthen LMI neighborhoods and accessibility	Non-Housing Community Development	Public Facility or Infrastructure Activities <i>Lehigh Park</i>	Persons Assisted	1000	3635	368.10%
Support Economic Opportunities for LMI residents	Economic Development	Jobs created/retained <i>LBCC Childcare Support</i>	Jobs	5	4	80.00%
		Businesses assisted <i>LBCC Childcare Support</i>	Businesses Assisted	15	5	33.33%
Support public services for LMI residents	Homeless Non-Homeless Special Needs	Public service activities • <i>COAT outreach/case management</i> • <i>COG Senior Companion Program</i> • <i>Boys & Girls Club & YMCA scholarships</i>	Persons Assisted	700	2323	331.86%

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Consistent with the goals for the 2023-2027 Consolidated Plan period, the 2025 priorities were related to improving housing security and increasing economic opportunities through the following Plan and activity objectives described below.

Increase Affordable Housing Options:

1. The Center Against Rape and Domestic Violence made improvements to a single dwelling property that will added seven emergency shelter beds (excludes cribs) for survivors of domestic violence and their children in Albany during the 2024 program year and the dwelling is scheduled to open fall of 2026.

Maintain the Existing Affordable Housing Stock: Albany Area Habitat for Humanity was awarded funding to complete six homeowner rehabilitation projects. To date, Habitat has five active homeowner rehabilitation projects underway. Albany Partnership for Housing and Community Development (APHCD), a nonprofit owner of affordable rental housing, improved four existing affordable housing units and two community rooms that serve as cooling centers for low- and moderate-income residents in PY 2025.

Support Economic Opportunities for LMI Residents: CDBG funds were allocated to Family Connections for a small business assistance program to increase the number of in-home childcare providers and slots. One small business owner successfully completed childcare licensing requirements and launched or grew in-home childcare businesses in PY 2025, creating 2 new jobs for existing residents and expanding the number of local childcare slots.

Support Public Services for LMI Residents:

1. Cascades West Council of Governments provided senior companion services to 9 low-income seniors, with support provided to homebound seniors as well as their senior companions.
2. Mid-Willamette Family YMCA provided affordable childcare and youth services for 23 low- and moderate-income families.
3. Jackson Street provided 15 homeless or at-risk of homelessness young adults with life skills development and workforce readiness, case management, and transitional housing to help them gain the skills and resources to get into safe and stable housing during the 2025 program year.
4. Boys and Girls Club provided scholarships to Albany youth enabling families to access affordable summer childcare at the end of the 2025 program year 67 youth received scholarships. Most children were from single-mother homes with over 75 percent of the homes with incomes below 50 percent of the area median income (AMI).
5. CHANCE served 942 unique individuals and helped long-term shelter residents gain employment and transition out of shelter into independent living.

CR-10 – Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	Percentage
White	860	76.4%
Black or African American	34	3.0%
Asian	9	0.8%
American Indian or American Native	39	3.5%
Native Hawaiian or Other Pacific Islander	9	0.8%
Multi-Racial or Other Race	174	15.5%
Total	1125	100%
Hispanic	29	2.6%
Not Hispanic	1096	97.4%

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Between July 1, 2025, and June 30, 2026, CDBG programs served 1121 residents and 4 households with CDBG funded programs through senior services, childcare enrichment programs, emergency shelter, homeless outreach and case management, small business support to childcare providers, and housing rehabilitation. Of these, 76.4 percent of the residents assisted were White, 3 percent were African American, 3.5 percent were American Indian or American Native, 0.8 percent were Asian, and 15.5 percent were other or multiracial. Additionally, 2.6 percent were of Latino/Hispanic origin.

INCOMES – NATIONAL OBJECTIVE ELIGIBILITY

Most residents and families supported with CDBG-funded programs were extremely low-income, earning 30 percent or below the median family income, or were homeless and presumed to be extremely low-income (1022 of 1,125, or 91 percent). Just over three percent were low-income, and just over five percent were moderate-income and 0.4 percent of those benefited by CDBG programs had incomes higher than 80% of the Area Median Income.

Income	Number	Percentage
Extremely Low	1026	91%
Low	36	3.3%
Moderate	59	5.3%
Not Low-Mod	4	0.4%
TOTALS	1,125	100%

In PY 2025 there was a particular benefit to homeless residents in the CDBG programs that served 942 residents with case management, including services to 15 homeless or at risk of homelessness young adults ages 18-24.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$644,800.46	\$267,397.95

Table 2 - Resources Made Available

Narrative

The City's 2025 entitlement grant was \$373,063 and there was \$188,982.36 in unspent funds from prior year grants for activities that carried into the 2025 program year. At the end of the 2025 program year close, \$82,755.10 in program income was received from a dissolved revolving loan program and was reprogrammed in the PY2026 Action plan for a total of \$644,800.46. The CDBG-funded programs spent \$267,397.95 in the 2025 PY between July 1, 2025, and June 30, 2026.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Census Tract 204	5	0%	Shelter Services
Census Tract 205	21	0%	This is no longer a low-mod census tract)
Census Tract 208.1	0	32.6%	Childcare Services, Shelter Services, Housing Rehabilitation
Census Tract 208.2	23	18.3%	Childcare services, Services to homebound seniors, Public Facility Rehabilitation
City of Albany, Linn County	51	49.1%	Housing rehabilitation program delivery and housing rehabilitation, In-home childcare business

Table 3 – Identify the geographic distribution and location of investments

Narrative

Excluding program administration and activity delivery costs, 50.9 percent of CDBG expenditures by June 30, 2025, were in local target area Census Tracts 208.1, and 208.2. The City hopes investments in these areas will gradually remove blighted conditions, improve safety and livability, and add to the services and economic opportunities available in these areas. These improvements may also encourage more private investment in these areas. CDBG activities and expenditures in Albany's low- and moderate-income Census Tracts are listed below.

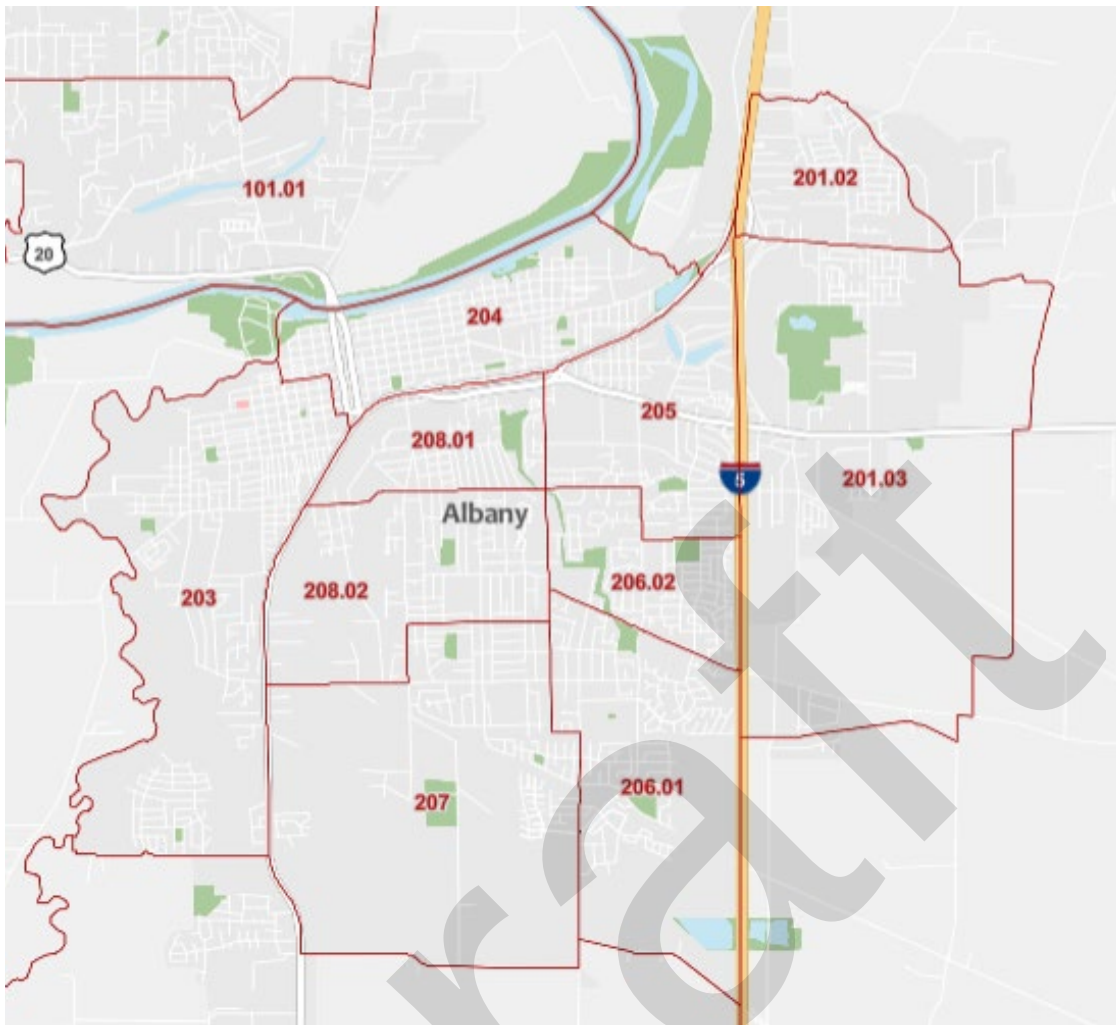


Figure 1. Census Tracts in Albany

Census Tract 204 activities

- The C.H.A.N.C.E. main office where they provided numerous services to homeless residents and residents with addiction issues is located within this census tract, however the shelter where services are provided are in census tract 208.1 and are reported there.

Census Tract 208.1 activities

- The Boys and Girls Club of Albany provided summer scholarships in this census tract.
- One multi-unit housing rehabilitation project was completed in this census tract.
- CHANCE shelter provided shelter staffing and peer support to clients to help them with life and job skills.

Census Tract 208.2 activities

- The Mid-Willamette YMCA provided summer childcare scholarships in this census tract.
- One public facility was rehabilitated that serves as a cooling center required by the state when units do not have air conditioning.

- The senior companion program is based in this census tract, however the program serves residents throughout the city, so expenditures were not allocated to this tract.

Draft

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City used 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. Several nonprofit service providers leveraged their 2025 and prior-year CDBG awards to secure additional funding from private foundations and state and local sources, allowing them to expand their services and extend the reach of CDBG investments to more community members.

- Jackson Street Youth Services Albany house matched their CDBG support with \$250,000 in federal funds, \$150,000 in state funding, and approximately \$24,000 in local/private funds.
- The Senior Companion Program managed by Oregon Cascades West Council of Governments received \$86,117.42 in federal funds to support this program.
- The Boys and Girls Club of Albany leveraged \$75,000 in local partnerships and sponsorships to support the scholarship program.
- C.H.A.N.C.E. leveraged \$25,947.93 in state funds to support this program.
- Linn Benton Community College Family Connections program leveraged about \$1,500 in federal and state funding.
- The Mid-Willamette Family YMCA leveraged about \$34,000 in local funds to support this program.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	36	15
Number of Non-Homeless households to be provided affordable housing units	10	4
Number of Special-Needs households to be provided affordable housing units	0	0
Total	46	19

Table 4 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	4
Number of households supported through Acquisition of Existing Units	0	0
Total	10	4

Table 5 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Subrecipients exceeded the annual goals this year.

HOMELESS HOUSEHOLDS PROVIDED HOUSING ASSISTANCE:

Not included with this table, 460 Albany residents received rental assistance from Community Services Consortium (CSC, the area action agency) without CDBG funds, including 144 individuals were served with rapid rehousing, and 321 residents were provided with eviction prevention assistance in PY 2025.

Also not included in the tables are the 15 homeless and at risk of homelessness unaccompanied by Albany young adults ages 18-24 that were provided shelter and case management by Jackson Street Youth Services to assist in finding other safe housing.

NON-HOMELESS HOUSEHOLDS PROVIDED HOUSING ASSISTANCE:

Number of Households Supported through Rehab of Existing Units with CDBG: Four affordable rental housing units were rehabilitated in PY 2025 and five owner occupied rehabs are in progress.

- Extremely low-income owner households assisted – 1
- Low-income owner households assisted – 1
- Moderate-income owner households assisted – 2
- Middle-income owner households assisted – 0

Number of Residents Supported through Rental Assistance (no CDBG): CSC provided rental housing assistance to 460 Albany residents in the 2025 program year preventing them from becoming homeless. CSC did not request CDBG funds so these figures are not shown in Table 6.

NUMBER OF HOUSEHOLDS SUPPORTED WITH THE PRODUCTION OF NEW UNITS: During the 2025 program year no new units of housing were produced.

Discuss how these outcomes will impact future annual action plans.

While this year's results do not show CDBG funds being used to advance affordable housing, the need for affordable housing remains significant. Limited CDBG funding and regulations on new construction can make it challenging to attract applicants and support new affordable housing projects. A local agency applied for and was awarded funds to acquire a new affordable housing property in the 2026 PY. The city will continue to look for ways to use CDBG funds to preserve and expand affordable housing. Current CDBG funding supports housing rehabilitation, which helps maintain existing affordable housing, and staff continue to explore opportunities to support new affordable housing through eligible activities such as property acquisition, clearance, and public improvements. City staff also work with community partners to identify potential projects. However, finding suitable properties, securing additional funding, and completing the required environmental review can take time, so similar projects and outcomes may not be possible in the immediate future in our action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Household Income Levels	Persons	Households	TOTALS
Extremely Low-income (<=30% AMI)	68	1	69
Low-income (31-50% AMI)	35	1	36
Moderate-income (51-80% AMI)	57	2	59
Presumed Low-Mod income (homeless)	957	0	957
Over Moderate-income (> 80% AMI)	4	0	4
Total	1121	4	1125

Table 7 – Outcomes by Household Income

Narrative Information

Household income is used to determine eligibility for all of Albany's activities. Most residents and families supported with CDBG-funded programs (91%) were extremely low-income, earning 30 percent or below the median family income, or were homeless and presumed to be extremely low-income. Just over three percent were low-income, and just over five percent were moderate-income and 0.4 percent of those benefited by CDBG programs had incomes higher than 80% of the Area Median Income.

ACTIONS TAKEN TO ADDRESS WORST CASE HOUSING NEEDS in 2025:

- Community Services Consortium (CSC) provides rapid rehousing to Albany's homeless persons, who are assumed to be extremely low-income.
- CSC also provides homeless prevention assistance in the form of rent relief and utility assistance to prevent eviction from rentals or doubled-up situations. Those served are extremely low-income, low-income, and moderate-income households and are often rent burdened.
- Albany Helping Hands Shelter operates six transitional houses for men and one for women and women with children to move homeless residents into stable housing.
- Jackson Street Youth Services provides emergency shelter for youth and transitional housing for young adults in Albany.
- Linn County Health Services and CHANCE provide housing vouchers for residents in recovery from addiction and those with mental disabilities and individuals discharged from correctional facilities and institutions. The emergency shelters also provide housing, food, and clothing to individuals discharged from correctional facilities and institutions.

OTHER ACTIONS TAKEN TO FOSTER AND MAINTAIN AFFORDABLE HOUSING:

In the 2025 program year, CDBG funds continued to support the rehabilitation of Albany's affordable housing stock. Albany Partnership for Housing and Community Development was able to rehab 4 affordable rental housing units and two community room cooling centers. Albany Habitat for Humanity was also awarded funding for owner occupied housing rehabilitation and has 5 projects underway and will continue into the next program year. The City consults with area housing and service providers to assess opportunities and projects that may be ready to proceed and apply for CDBG assistance – including partners for property acquisition, housing rehabilitation, and new construction.

City staff have also made strides outside of the CDBG program to promote affordable housing development by implementing priority housing strategies identified in the Housing Implementation Plan, including strategies that could provide financial support for affordable housing. The council adopted a development fee (construction excise tax) and began collecting funds in January of 2025 that will begin raising money to provide financial support for needed housing.

The city council has also adopted numerous zoning strategies to remove barriers to needed housing types such as removing density caps in medium and high-density zones and providing incentives such as increased heights and increased lot coverage for affordable housing.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The following progress was made in the 2025 program year to reduce and end homelessness within the community:

1. The Community Outreach Assistance Team (COAT) serves homeless individuals with supplies, meals, and connections to resources and services such as 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).
2. CHANCE provided homeless shelter services to 942 unique individuals during the program year and respond directly to calls to serve residents in crisis or in need at the time of contact/need. CHANCE helped residents with addiction recovery services.
3. Jackson Street Youth Services conducted outreach to homeless and unaccompanied youth through events.
4. CSC provides outreach and supportive services to unhoused Veterans, and their families and staff attend and sponsor resource fairs.
5. City staff attended monthly meetings of the Homeless Engagement and Resource Team (HEART) and the Albany HEAL, and the Albany Situation Table.

Addressing the emergency shelter and transitional housing needs of homeless people

City staff from numerous departments collaborate with the shelters on an ongoing basis. Shelter, transitional, and permanent supportive housing for homeless Albany residents is provided by several local non-profits, Oxford Houses, and houses owned by faith-based organizations.

A 2025 CDBG public service grant helped Jackson Street Youth Services provide transitional housing services and case management for 15 homeless or at risk of homelessness young adults ages 18-24.

Jackson Street Youth Services has 16 shelter beds in Albany, and they also have 27 transitional living units.

CHANCE has a total of 128 beds, including 42 low barrier beds, and 50 high barrier beds for men and 16 for women; and has 5 family rooms with 4 beds each.

Albany Helping Hands, another emergency shelter provider, has 94 high barrier beds, including 60 for men and 34 for women.

Linn County Health Services and C.H.A.N.C.E. provide housing vouchers for residents in recovery from addiction, those with mental disabilities, and individuals discharged from correctional facilities and institutions. The emergency shelters also provide housing, food, and clothing to individuals discharged from correctional facilities and institutions.

The Linn County Homeless Multi-Agency Coordination (MAC) group convenes public officials, homeless outreach and shelter staff, emergency services, mental and behavioral healthcare providers, housing providers, and social service providers to coordinate efforts around homelessness and how best to use state funding to meet needs in Linn County.

Transitional and Supportive Housing

- Albany Helping Hands currently has nine transitional supportive housing spaces.
- Albany Oxford House Chapter 19 operates ten “clean and sober” houses in Albany: one for women only, three for women with children, and six for men.
- God Gear operates 8 recovery houses in Albany, 2 for women and 6 for men.
- Albany Partnership for Housing and Community Development (APHCD) provides permanent supportive “Step Forward” housing providing housing for formerly homeless residents, residents with mental illness or in recovery from addiction. Six units provided supportive housing with capacity of one to four bedrooms of transitional housing that become available throughout the year with an estimate of 18 beds.
- Linn-Benton Housing Authority (LBHA): LBHA owns two developments that provide permanent supportive housing developments serving Albany’s residents with mental and developmental disabilities.
- Jackson Street youth Services has 27 transitional units in Albany to serve youth.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

CDBG funds have helped to fill the gap in needs provided by other public and private agencies to prevent and reduce homelessness through a variety of programs. Homeless or at-risk residents and families come through the local “coordinated entry” process established by the community action agency, Community Services Consortium (CSC). CSC receives federal Emergency Solutions Grant (ESG) funds for rapid rehousing programs and homelessness prevention. CSC also coordinates the Homeless Management Information System (HMIS) for coordinated entry. City staff collaborate and consult with CSC throughout the year on homelessness and emergency housing needs. The City itself does not receive ESG funds. In Oregon, ESG funds are allocated by the state (Oregon Housing and Community Services Department).

A. Homeless Prevention: Albany has a network of social services and government agencies that work together to help Albany’s low- and extremely low-income families avoid becoming homeless. Several of these agencies/organizations received CDBG funds in the 2025 program year, while others did not request CDBG funds.

- Jackson Street Youth Services provided 15 at-risk and homeless young adults ages 18-24 with case management in transitional housing to help them gain the skills and resources to get into safe and stable housing. These services help residents with educational goals and life skills to prepare them for employment and independent living.
- Center Against Rape and Domestic Violence provides emergency shelter for survivors fleeing domestic abuse allowing them shelter while they establish safe and stable housing. They used prior year CDBG funds to make improvements to a new shelter house that will add 7 adult beds for women victims and this shelter is scheduled to open in fall of 2026.
- CHANCE Recovery provides support to residents who have experienced or are experiencing addiction and homelessness. They provide peer support, guidance, resources, transportation, and recovery services to help residents get into and stay in recovery to prevent homelessness.
- Albany Helping Hands and Second CHANCE shelters provided shelter and transitional housing to chronically homeless residents, sex offenders, families, and women with children experiencing homelessness until they can get into safe and supportive housing.
- CSC helped to prevent homelessness through emergency rental assistance, homeless prevention support, and utility bill payments.
- Greater Albany Public School District operates FACT (Families and Community Together), which is a team of family service consultants that link schools, students, and families with available community services in Albany. FACT's goals are to enhance student education by supporting and empowering students and families to access educational, health, and community services.

B. Helping residents discharged from publicly funded institutions and systems of care: Albany's ten Oxford Houses provide affordable housing for residents being discharged from correctional facilities that have addictions. Linn County Parole and Probation, C.H.A.N.C.E., and Samaritan Albany General Hospital work closely with the Albany Police Department, Linn County Health Services, local shelters, and other agencies to secure housing placements prior to residents being discharged or are brought to shelters when permanent housing is not secured. The network of Albany area agencies coordinate support for discharged residents through the "coordinated entry/re-entry" process. Young women at Oak Creek Correctional Facility are not discharged until a permanent plan for housing or care facilities are in place.

C. Linn County Health assists residents with **mental and physical disabilities and/or addictions** in getting into housing and receiving the services and support they need to prevent homelessness. C.H.A.N.C.E. provides housing services to residents in recovery and with mental disabilities.

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

In program year 2025, CDBG funds supported Jackson Street Youth Service's (JSYS) Next Steps program provides safe supportive housing (27 beds) and case management to young adults ages 18 to 24. CDBG Funds helped provide case management to these young adults to help them build a firm educational foundation and ensure they have skills needed for employment and independent living. To date Jackson Street Youth Services has provided services to 15 young adults and unspent funding will continue support into program year 2026.

During the 2025 program year, CDBG funds also supported CHANCE Recovery, which provides recovery support services to individuals experiencing homelessness, substance use disorders, and/or mental health challenges. CHANCE works directly with many individuals transitioning from incarceration and helps clients access housing, life skills, community resources, recreational activities, and guidance to support long-term recovery. The agency also connects individuals with other community service providers to help address their immediate needs and build the stability and resources necessary to become healthy, productive members of their families and community, with the overall goal of helping individuals move toward greater self-sufficiency.

Programs not supported with CDBG funds but that provide critical services to Albany residents included:

- Community Services Consortium (CSC) provides Albany households with rapid rehousing programs. CSC uses a housing first model and coordinated entry system to work through the waiting list. Referrals come from community service agencies.
- CSC also provides supportive services to veterans and veteran families including reaching out to homeless or near homeless veterans through services, the homeless resource fair for veterans, and providing case management services focused on obtaining permanent housing solutions.
- Community Outreach Assistance Team (COAT) who go to camping and car camping spots in the Albany community to provide unhoused neighbors with assistance, including connecting unhoused residents with service agencies and housing services. COAT staff provide case management to vulnerable unsheltered residents to help them get into housing or shelter and be connected to needed services. COAT collaborates with several partner agencies including CSC, CHANCE, Family Assistance and Resource Center, Albany Helping Hands Shelter, Jackson Street Youth Services, and Albany Police Department.
- Albany has 10 Oxford Houses and 8 other recovery houses. Houses are democratically run, self-supporting, drug-free homes for formerly incarcerated people and those in recovery from drug and alcohol addiction.
- The Homeless Engagement and Resources Team (HEART): Representatives from numerous service and government agencies work together to prevent and reduce homelessness, including the City of Albany and Samaritan Health Services.
- Adult Services Team (AST): many organizations work together to help people who are homeless or people at risk of homelessness find stable housing and otherwise stabilize their life through comprehensive community-based services. The AST often helps individuals who have been referred to AST by Parole and Probation or Linn County Mental Health and agencies.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Albany has no public housing, as defined by the Department of Housing and Urban development. Linn-Benton Housing Authority (LBHA) provides affordable housing units and manages the Section 8 Housing Choice Voucher program for the two-county region, currently providing around 950 Albany households with vouchers. LBHA also owns and manages 134 units of publicly supported housing in Albany, serving low- and moderate-income seniors and persons with disabilities, formerly homeless and disabled Veterans.

LBHA, Linn County Health Services, and Albany Partnership for Housing have partnered to provide 11 beds of supportive housing in a group home for residents with mental or developmental disabilities.

Albany Partnership for Housing and Community Development, provider of publicly supported affordable housing, was awarded 2025 CDBG funding to rehabilitate a duplex providing supportive housing to residents and a new roof over two additional affordable housing units.

Due to increased community need Albany Partnership for Housing and Community Development applied for and were awarded PY 2026 funds to expand their supportive housing program by purchasing an additional single-dwelling home in Albany. In partnership with Linn County Mental Health the program will support homeless individuals needing behavioral health services to sustain their housing.

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

LBHA works with residents participating in their Family Self Sufficiency (FSS) program and in their individual development account savings programs to help them save money to become homeowners or move into market rate housing.

Actions taken to provide assistance to troubled PHAs

The local public housing authority is not classified as a troubled PHA. Therefore, no actions have been taken to assist LBHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Since the beginning of the five-year Consolidated Plan, the City has adopted numerous changes to the city's development standards to remove barriers to affordable housing and other needed housing such as smaller homes, cottages, townhouses, "plexes", and apartments. Reducing barriers to needed housing should increase housing variety and lead to more housing production in the future. Over time, increasing the housing supply may help housing prices stabilize or at minimum rise at a slower rate.

During the 2025 PY the city council adopted a construction excise tax (CET) to raise local funds to support needed housing that went into effect January 1, 2026. The council also adopted a surplus property for housing policy in a prior program year to support affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

In 2025, the Albany Community Development Commission (CDC) held agency consultations and sent out agency consultation questions to learn about challenges faced by low and moderate income and other vulnerable residents in Albany, including gaps in needed services, shortage of childcare, lack of affordable housing, barriers to accessing existing services and more. The CDC solicited applications for activities addressing these needs and used the information received from agencies through both consultation and the application process to focus the City's limited funds on agencies working to address underserved needs. The city targeted resources to reduce homelessness, maintain the quality of homes owned by low-income residents, promote economic opportunities for low- and moderate-income residents through small business assistance to childcare providers, and serve extremely low-income, and vulnerable residents such as seniors and shut-ins with needed services.

The high cost of housing and land, combined with a shortage of one-bedroom units presents a significant barrier to helping shelter residents and other people at risk for homelessness find and secure stable, affordable housing. Limited availability of affordable housing can result in longer shelter stays, causing shelters to remain at capacity for extended periods and limiting their ability to serve other individuals experiencing homelessness, including those living on the street. While some clients require more intensive case management to identify and secure suitable housing, for others, the length of their shelter stay is primarily due to the limited availability of affordable housing options.

Additionally, limited funds for public services present an obstacle to meeting underserved needs. Aside from affordable housing, some of the most significant needs are activities that would use public service funds such as childcare, shelter services and case management for shelter residents, outreach and resource navigation for unsheltered homeless residents, services for other vulnerable populations such as survivors of abuse and at-risk families, and senior services. Moreover, some service needs are not easily solved by more funding, such as staff shortages for mental health services.

PY 2025 CDBG funds supported case management services for young adults experiencing barriers to education, employment, and independent living. To date, 15 young adults have received services, and remaining CDBG funds will continue to support these efforts. Additionally, CDBG funds supported job skills training in data entry to help long-term shelter residents develop employment skills and secure jobs that can assist them in transitioning out of shelter into stable, independent living. CDBG funds also supported staffing capacity to improve data entry and analysis, enabling the organization to better assess residents' needs, develop responsive programs, and identify funding opportunities. These efforts will help residents access the services and resources they need to transition to independent living, enter recovery, or obtain supportive housing. Funds also helped low-income seniors provide assistance and companionship to home-bound seniors, allowing them to stay in more affordable housing instead of moving to expensive senior or assisting living facilities.

Public service funds also supported scholarships to low- and moderate-income families for childcare through the Boys and Girls Club of Albany and the Mid-Willamette Family YMCA.

Prior year funding helped one in-home childcare provider get certified, adding 2 jobs and additional childcare slots that will enable low- and moderate-income families to pursue economic opportunities.

Many other programs are in place locally to provide services to special needs residents, including services for seniors, people with disabilities, and residents with addiction and mental health disorders.

City staff will continue to work with public and governmental agencies to identify ways to collaborate resources and programming to identify and address underserved needs.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Housing Rehabilitation Program Delivery: Albany Partnership for Housing and Community Development (APHCD) and the Albany Area Habitat for Humanity (AAHFH) follow lead-safe housing and radon safe housing procedures for the housing rehabilitation programs. Lead hazard information is distributed to all applicants applying for the housing rehabilitation assistance and for any projects involving painted structures built before 1978. Rehab fund recipients must sign a lead disclosure form and documentation of receipt of the Lead Safety brochure. When rehabilitation projects involve homes constructed before 1978, a lead paint inspection is conducted on surfaces that are proposed to be disturbed. (Radon is also tested at this time.) A notice of lead testing results is mailed to the residents. If lead is present, the Lead Paint Evaluation notice is mailed to residents. APHCD and AAHFH staff check lead certifications required by contractors. The subrecipients work with the contractors to assess the amount of disturbance, if any, and compliance with the EPA Renovate, Repair, and Painting laws in addition to HUD's federal regulations. Projects over \$5,000 require a Risk Assessment report when lead is present or presumed. It is mandatory that all contractors use lead-safe work practices and interim controls or standard treatments on all applicable painted surfaces and presumed lead-based paint hazards by a qualified contractor. Training on Lead Based Paint requirements was provided to APHCD and AAHFH housing rehabilitation staff to ensure compliance is met and information is consistently provided to the homeowners they work with.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

As the local action agency, Community Services Consortium utilizes state, federal, and other funding sources to provide a variety of anti-poverty programs to prevent homelessness including outreach and assessment of the needs of the homeless and veterans, short-term rental and utility assistance, rapid rehousing assistance and housing navigation, housing education, employment and budgeting services, and food and nutrition programs and resources.

During the 2025 program year, the city took the following actions to reduce the number of poverty-level families in Albany:

- Microenterprise grants: City CDBG funds were allocated to provide small grants to childcare providers. The program faced delays and challenges recruiting but supported one low- or moderate-income business owners and helped to create LMI jobs in FY 2025. These grants to childcare businesses are helping to address the childcare gap in Albany and support economic opportunities for low-income residents.
- Provide public services: In 2025, Albany allocated the maximum 15 percent of the 2025 CDBG award in public service grants to five agencies to serve Albany's elderly residents, homeless residents, and low-income families in need of affordable childcare. These services work to reduce poverty and promote stability in the lives of low income and vulnerable residents. Childcare allows parents to find and maintain steady employment or seek education or training for better jobs. Services for homebound seniors and shut-ins allow residents to stay in their homes, delaying the need to move to more expensive assisted living facilities. Providing unsheltered residents with access services and resources as well as connecting them to housing providers helps unsheltered residents take steps toward housing stability. The youth shelter works with young adults to prepare them for adulthood, including requiring them to continue their education and help seeking jobs.
- Housing Rehabilitation Programs: In 2025, CDBG funds supported two housing rehabilitation programs that helped preserve and improve affordable housing for low-income households. Albany Partnership for Housing and Community Development completed improvements to four affordable rental housing units and two community rooms. Albany Area Habitat for Humanity has active rehabilitation projects that will continue into the 2026 program year. These activities help reduce housing-related financial burdens for low-income households and support long-term housing stability.
- Shelter for survivors of domestic violence: will provide housing security and stability needed for survivors to become financially independent from abusers and find housing and employment, if needed when opened which is scheduled for fall of 2026.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The backbone of the institutional delivery system is the City of Albany Community Development Department, which administers the CDBG programs. City staff partnered with many agencies through the CDBG grant programs and started new programs with new partner agencies, which helped to strengthen

the institutional structure.

Conversation and coordination are ongoing with other service providers to ensure CDBG funds are used for gaps in services and to leverage success of other programs. The CDC consulted with Fair Housing Council of Oregon, Legal Aid Services of Oregon, Creating Housing Coalition, Linn County Alcohol and Drug Services, Oregon Cascades West Council of Governments, Community Services Consortium, Center Against Rape and Domestic Violence, and all agencies that provide services to Albany's homeless and special needs populations. Many of these agencies also participate in the Homeless Engagement and Resource Team (HEART) and Linn County Multi-Agency Coordination Group meetings. City staff correspond with these agencies and service providers periodically to assess existing programs, performance, and help identify gaps in needs that could be supported with CDBG-funded activities and programs.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

City staff took the following actions to enhance coordination between public and private housing and social service agencies:

- The CDC consulted with service providers and shelters that help residents find and keep stable housing and meet other urgent needs. The CDC meetings provided an opportunity for enhancing the existing coordination and delivery structure of the area's housing, homeless, health, and social service providers.
- Consultation with local shelters, Community Services Consortium, Linn-Benton Housing Authority, Farmworkers Housing Development Corporation, Habitat for Humanity, Albany Partnership for Housing and Community Development to discuss the needs of Albany's residents is ongoing.
- City representatives participated in the Homeless Engagement and Resource Team (HEART) meetings. HEART is comprised of various social service agencies; health, housing, and homeless advocates; and governmental agencies that work collaboratively to identify the needs of Albany's homeless and at-risk residents.
- City representatives participated in the Linn County Multi-Agency Coordination (MAC) Group meetings. The MAC Group is comprised of elected officials, homeless outreach and shelter staff, emergency services, mental and behavioral healthcare providers, housing providers, and social service providers that work collaboratively to identify the needs of the homeless residents across the region and strategize on how to utilize limited state resources to address those needs.
- City representatives participate in Social Determinants of Health workgroup meetings (under the Inter Community Health Network Continuum of Care Organization) to strengthen coordination among community partners and address non-medical factors that influence health and housing stability, including socioeconomic conditions, education, and community resources. This collaboration provides opportunities to share information, identify service gaps, and coordinate resources to better support residents and connect them with appropriate housing and social services.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

- Embracing Diversity: City staff encourages the appointment of persons in protected classes to the Albany Community Development Commission and continues to reach out to agencies that work with persons of color to assess needs and identify impediments to fair housing. Staff attends monthly meetings of the Linn-Benton Hispanic Advisory Council to foster relationships with Albany's Latinx community and assess needs that could be addressed with CDBG resources. The city is also working to improve outreach and engagement with Spanish speaking residents, immigrants, and Latino residents.
- Linguistic and Cultural Barriers: The City of Albany Community Development Department has employees that are fluent in Spanish so they can respond to complaints and potential fair housing violations, receive comments on community needs or CDBG plans, and assist residents and customers. The City of Albany is working on ensuring press releases and other outreach efforts related to the CDBG program are available in English and Spanish with instructions on how to receive materials in Spanish by request. All pages on the city website are available in English and Spanish.
- Outreach: Staff gathered public input through a housing discrimination survey, focus groups, and discussing housing discrimination with the HAC. This information will help inform strategies to address housing discrimination and affirmatively further fair housing. This outreach is ongoing.
- Education: Albany staff partnered with Corvallis staff to offer free fair housing trainings to property managers and landlords in the 2025 PY. The trainings were provided by the Fair Housing Council of Oregon to educate landlords and property managers on fair housing laws, common fair housing issues or mistakes, and guidance on topics relevant to property managers.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

While certain activities or programs are more complex and may present a higher level of risk than others, City staff strive to monitor each subrecipient on-site at least once during a three-year cycle. In addition to desk monitoring, this year the City is conducting on-site monitoring with one housing rehabilitation subrecipient and two public service subrecipients. The City also scheduled online monitoring meetings with the other housing rehabilitation subrecipient and an additional public service provider. Monitoring activities are selected based on factors such as the nature and complexity of the activity, level of risk, prior monitoring results, and the experience and capacity of the subrecipient.

The City follows these monitoring procedures annually as part of its evaluation and selection of subrecipients to help ensure that CDBG-funded activities are administered in compliance with applicable federal requirements and program objectives.

A: Pre-Assessment: During the application process for Albany CDBG funding, subrecipients were evaluated on the capacity of the organization and the organization's ability to meet national objectives, federal regulations, and complete the project. Staff provide links to Subrecipient Handbook to all potential applicants to review prior to submitting requests for funding and these documents are available on the city website.

B: Subrecipient Orientation and Training: City staff met with each subrecipient agency prior to signing the contract to discuss the scope of work, federal regulations, performance measures, and review the Subrecipient Handbook. Staff reviewed all contractual obligations and applicable federal requirements and explained how to document national objectives compliance and overall administrative and financial management record keeping. Technical assistance and resources are provided throughout the year as needed.

C: Quarterly Monitoring: The City requires subrecipients to submit quarterly reports in order to monitor progress, identify issues on an ongoing basis, and offer technical assistance as needed. Quarterly reimbursement requests are encouraged so financial records can be monitored quarterly.

D: Risk Assessment for In-Depth On-Site Monitoring: The City followed the risk assessment criteria to determine which subrecipients to monitor in depth each year.

1. Desk Review Findings: Frequent or consecutive errors, incomplete reports, or resubmittals may be grounds for monitoring.
2. New Subrecipients or Organizational Change: First-time CDBG subrecipients, or subrecipients experiencing organizational change or key program staff turnover, will be considered higher risk subrecipients.
3. Performance and Administrative History: Subrecipients with previous findings or concerns are

considered higher risk and will be monitored to ensure corrective actions have been fully implemented.

4. Complexity of the Activity: Housing rehabilitation programs and economic development programs have complex federal regulations, and by their nature, are the highest risk programs. When housing rehabilitation projects include houses constructed before 1978, at least one project is monitored for lead-based paint compliance.
5. Amount of CDBG Funding: Subrecipients receiving larger allocations may present higher risk than those receiving small awards.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The city's citizen participation plan requires a minimum 15-day notice and comment period on the CAPER. An advertisement was published in the local paper, the Albany Democrat Herald, on Saturday, September 5, 2026, announcing a 15-day review and comment period of the CAPER. The CAPER press releases (in English and Spanish) were sent to the media on Tuesday, September 8, 2025.

The CAPER, an announcement of the public hearing, and press release were available on the City's website on September 8, 2026. The City's website content is viewable in Spanish, the most common language of minorities in Albany. Printed copies of the CAPER including the public hearing information were also distributed to both of Albany's libraries and available at City Hall.

An email was sent to CDBG interested parties on Tuesday, September 8, 2026, notifying them of the 2025 CAPER, the public comment period, and September 23 2026, City Council public hearing information.

The Albany City Council held a public hearing on Wednesday, September 23, 2026, at 6:00 p.m. to hear public comments related to the 2025 Community Development Block Grant (CDBG) programs annual report, performance administering the CDBG programs, and community needs that could be addressed by CDBG programs to assist low- and moderate-income residents.

No public comments were received prior to the September 23, 2026 hearing or at the hearing regarding the 2025 CAPER or the city's performance.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no changes to the program objectives in PY 2025

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

CR-58 – Section 3

Narrative

Albany did not have any Section 3 qualifying projects in PY 2025.

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 6 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding childcare.					
Assisted residents to apply for or attend community college or a four-year educational institution.					
Assisted residents to apply for or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 7 – Qualitative Efforts - Number of Activities by Program



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System

DATE: 08-20-26
TIME: 12:33
PAGE: 1

PR26 - CDBG Financial Summary Report

Program Year 2025

ALBANY , OR

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	188,982.36
02 ENTITLEMENT GRANT	373,063.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	82,755.10
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	644,800.46

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	215,282.40
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	215,282.40
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	52,115.55
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	267,397.95
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	377,402.51

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	89,520.73
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	125,761.67
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	215,282.40
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2025 PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	50,300.71
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	14,768.04
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	9,118.75
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	55,950.00
32 ENTITLEMENT GRANT	373,063.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	373,063.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	15.00%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	52,115.55
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	33,135.63
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	10,651.18
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	74,600.00
42 ENTITLEMENT GRANT	373,063.00
43 CURRENT YEAR PROGRAM INCOME	82,755.10
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	455,818.10
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	16.37%



LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	6	174	7089542	2024 PY Administration and Planning	21A		\$10,651.18
2025	4	182	7089542	2025 CDBG Planning and Administration	21A		\$8,629.94
2025	4	182	7140884	2025 CDBG Planning and Administration	21A		\$12,651.02
2025	4	182	7146184	2025 CDBG Planning and Administration	21A		\$12,177.92
2025	4	182	7178610	2025 CDBG Planning and Administration	21A		\$8,005.49
Total					21A	Matrix Code	<u>\$52,115.55</u>
							\$52,115.55

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