



RESOLUTION NO. 6989

A RESOLUTION ADOPTING THE CITY OF ALBANY'S 2021 ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS AS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND REPEALING RESOLUTION NO. 6982

WHEREAS, the City of Albany is entitled to annual Community Development Block Grant (CDBG) funding provided by the U.S. Department of Housing and Urban Development (HUD) to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for low- and moderate-income persons; and

WHEREAS, the City assessed housing and community development needs through data analysis, surveys, public meetings, and agency consultations, and then set goals and priorities to address those needs in a five-year consolidated plan for federal program years 2018 through 2022; and

WHEREAS, the City is required to develop an annual action plan that describes the actions, activities, and programs that will be delivered to address priority needs and goals identified in the consolidated plan; and

WHEREAS, the Albany Community Development Commission (CDC) sought public input through public meetings, outreach to local agencies, and through requests for proposals to identify needs and activities to be included in the 2021 Action Plan; and

WHEREAS, the 2021 Action Plan identifies the following activities to be carried out with federal CDBG 2021 program year funds: public services to Albany's homeless, low- and moderate-income residents; housing rehabilitation to low- and moderate-income homeowners; and funds to improve the safety of emergency shelters, and acquire property for affordable housing development; and

WHEREAS, the City advertised the 30-day public hearing notice and comment period on the proposed 2021 Action Plan on March 29, 2021; and

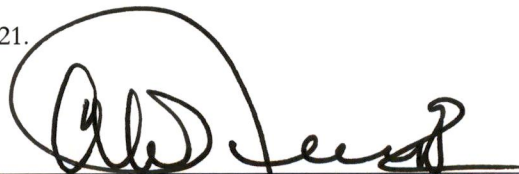
WHEREAS, the CDC held a public meeting regarding the 2021 Action Plan on April 5, 2021, and the city council held a public hearing April 28, 2021, and no comments were received; and

WHEREAS, the council voted on the resolution at the April 28, 2021, meeting, but a revote at the May 12, 2021, meeting is necessary.

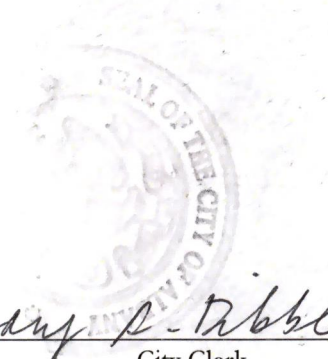
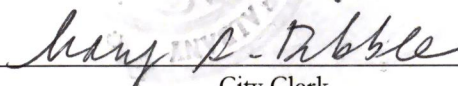
NOW, THEREFORE, BE IT RESOLVED that the Albany City Council adopts the 2021 Action Plan, attached as "Exhibit A;" and

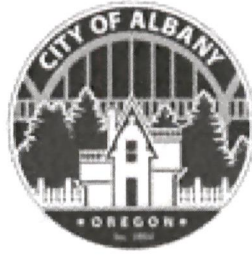
BE IT ALSO RESOLVED that Resolution No. 6982 is hereby repealed.

DATED AND EFFECTIVE THIS 12th DAY OF MAY 2021.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
  
\_\_\_\_\_  
City Clerk



# **CITY OF ALBANY 2021 ACTION PLAN**

## **FOR THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS**

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

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# Executive Summary

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

### 1. Introduction

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

Each year, the City prepares an Action Plan that describes the planned uses for the City’s annual allocation of CDBG funding and how program requirements will be satisfied. The 2021 Action Plan is the City’s fourth plan outlining how the City will target program year 2020 CDBG funds to address needs and goals identified in the 2018-2022 Consolidated Plan. The goals and strategies outlined in the 2018-2022 Consolidated Plan were identified to address community needs identified through agency consultations, research, and local input.

### 2. Summarize the objectives and outcomes identified in the Plan

The 2021 Annual Action Plan (2021 Plan) objectives and outcomes were developed through agency consultations, requests for proposals, attending agency meetings, assessing data, and remaining needs related to the preventing and responding to COVID-19 pandemic. The need for affordable housing continues to increase and public service providers continue to serve residents impacted by COVID-19. The 2021 Action Plan activities will benefit Albany’s low- and moderate-income residents, with funding priorities going to activities that work to prevent and reduce homelessness by creating housing and economic opportunities and prevent and respond to the impacts of COVID-19.

The following summarizes how the City will allocate 2021 CDBG program funds to activities that address 2018-2022 Consolidated Plan goals and objectives.

- Reduce and prevent homelessness. Two emergency shelters need fire sprinkler systems to expand sleeping areas and one needs other improvements to add capacity and improve safety and habitability.
- Preserve affordable housing. Continue to support the housing rehabilitation revolving loan fund program to improve the safety, sustainability, and livability of owner-occupied by low- and moderate-income (LMI) housing.
- Create affordable housing opportunities. Allocate funds for property acquisition for affordable housing.
- Provide services to special needs and low-income residents. 2021 CDBG public services grants will support local child abuse prevention services, food boxes and furniture to homeless and low-income residents, and a senior companion program for elderly home-bound adults.



- Prevent and Respond to COVID-19. Both local emergency shelters continue to be impacted by the pandemic and need to accommodate guests safely with adequate spacing. Households impacted by COVID-19 continue to need childcare expenses and businesses need support.

### **3. Evaluation of past performance**

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

Over the life of the 2018-2022 Consolidated Plan, the City has supported partner agencies to provide ongoing programs to create suitable living environments, create economic opportunities, and address the needs of Albany's low- and moderate-income and special needs populations. Several programs have been ongoing since Albany became an entitlement city.

In the 2020 program year (FY 20-21), the City allocated CDBG resources to maintain and improve affordable housing, prevent homelessness and foster care placements, support shut-in seniors, provide needed public services - including food and furniture, and prevent and respond to impacts of COVID-19.

Demand remains for creating affordable housing opportunities. Meeting this goal has been challenging due to lack of available property and the high price of land and housing. Local housing agencies continue to search for land to acquire.

### **4. Summary of Citizen Participation Process and consultation process**

The City followed the requirements in its Citizen Participation Plan in carrying out the process to develop the 2021 Action Plan. The City held a 30-day comment period up through the public hearing on April 28, 2021. Two CDBG hearings occurred in the fall of 2020 to solicit comments on community needs.

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

As part of efforts to provide more housing choices and improve housing affordability, the mayor hosted a listening session on housing affordability January 19, 2021, and the City held focus groups in February to get input on housing needs.

### **5. Summary of public comments**

The City held a 30-day public comment period on the 2021 Action Plan and a public hearing on the plan on April 28, 2021. The Community Development Commission also held a public meeting on the 2021 Action Plan on April 5, 2021. No written or verbal public comments were received specific to the 2021 Action Plan.

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

No comments were received during the 30-day comment period or at the public hearing.

All comments and input received in the development of the plan were accepted.

## **7. Summary**

The 2021 Action Plan describes the activities the City of Albany will support or carry out to address the community needs identified through public participation and consultation to further the goals and objectives identified in the 2018-2022 Consolidated Plan. In 2021, the City will continue efforts to prevent and respond to the impacts of COVID-19 in emergency shelters, will continue to improve the livability and sustainability of existing affordable housing, will create affordable housing opportunities through property acquisition, and provide ongoing support to agencies that are working to reduce homelessness, prevent child abuse, serve seniors, and other low-income and special needs populations in the city.

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

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

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

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

**Table 1 – Responsible Agencies**

### Narrative (optional)

The City of Albany Community Development Department is the lead agency department that prepared the 2018-2022 Consolidated Plan and the annual action plans and is responsible for administering and overseeing the City's Community Development Block Grant funded activities as described in the 2021 Action Plan.

### Consolidated Plan Public Contact Information

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

### **1. Introduction**

City staff and the Community Development Commission (CDC) members consult with local housing providers, shelters, service agencies, health providers, educational institutions, the local action agency, and the business community throughout the year to learn about community needs. The CDC meetings provide an opportunity for agency consultations, information exchange, and coordination for the delivery of housing programs, homeless services, and health and social services.

Representatives from local agencies, health and mental health providers, City staff and CDC members meet throughout the year to assess needs and determine resources available to provide a coordinated approach to addressing needs within the community, especially around homelessness and needed services.

The City also manages and coordinates economic development needs and opportunities in the region through partnerships with businesses and industries and working with the local business support network to respond to needs of businesses and industries. The City meets regularly with businesses and industries to address needs; participates in Albany Area Chamber committees and events; works closely with Albany Economic Development Corporation, Cascades West Council of Governments, and Business Oregon to recruit new businesses and help businesses expand; and works closely with Linn-Benton Community College Small Business Development Center and Oregon RAIN to support the educational and development needs of new and existing businesses. In addition, a City staff person is a member of the Oregon Economic Development Association.

Due to the pandemic, the City assessed needs through requests for applications, agency presentations, and evaluation of applications.

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

City efforts to enhance coordination among providers and agencies are primarily focused on the City Solutions Team, the Adult Services Team, and involvement with the Homeless Engagement and Resource Team (HEART). The City also participates in existing collaborations in the region and corresponds with agencies and service providers to assess opportunities to enhance coordination between housing providers and government, health, and service agencies. These activities are described below.

In addition to participating the teams and networks outlined below, City staff and the CDC consulted with local agencies and housing providers to assess needs.

- Homeless Engagement and Resource Team (HEART). The City of Albany and numerous area agencies meet monthly to discuss local needs and to enhance coordination among providers working with persons experiencing or at risk of homelessness. Members include representatives from shelters, affordable housing providers, Department of Human Services, school district McKinney Vento liaison, addiction and recovery support agency (CHANCE), Linn County Health, Community Services



Consortium, and the local Mental Health Advisory Board. Members collectively assess the needs of Albany's homeless and at-risk populations, coordinate services to address housing and resource needs, and implement strategies to reduce homelessness. HEART members coordinate the annual homeless resource fair and homelessness summit for the community.

- City (Homeless) Solutions Team. This team of City Police Department staff, Linn County Health, Samaritan Health Services, and a couple of local agencies is focused on providing residents in need - often those without homes, direct and intentional contact, and connection to services.
- Adult Services Team (AST). The AST helps homeless or near homeless individuals and families overcome or prevent the conditions of homelessness by facilitating access to comprehensive services. The team includes the Albany Police Department, local housing authority and shelters, Albany Partnership, Samaritan Health Services, Community Services Consortium, DHS Self Sufficiency, Greater Albany Public School District, local shelters, numerous Linn County departments (mental health, alcohol and drug, developmental disabilities, parole and probation, sheriff), and local service agencies.
- Inter Community Health Network Coordinated Care Organization (IHN-CCO) is a collaboration among public, private, and non-profit partners that are working together to unify health services and systems for Oregon Health Plan members in Linn, Benton, and Lincoln Counties. IHN-CCO coordinates health initiatives and efficiencies through blending services and infrastructure. The Community Advisory Council oversees and updates a community health assessment and Community Health Improvement Plan every five years, which recognizes the importance of healthy living to achieving improved health outcomes. Several non-profit housing agencies receive funding through IHN-CCO programs for healthy homes and living.
- Housing for Residents with Mental Disabilities. The Albany Partnership for Housing and Community Development, Linn-Benton Housing Authority, and Linn County Mental Health staff collaborated to provide needed housing and supportive services to existing residents with mental disabilities.

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

Linn and Benton counties are included in the 26 counties served by the Rural Oregon Continuum of Care (ROCC). Community Services Consortium (CSC) is the community action agency representing Albany, Linn, Benton, and Lincoln Counties, and CSC serves as a conduit for federal and state homeless program funding and through the ROCC. City consultation with CSC staff around Emergency Solutions Grant (ESG) and other funding to help Albany homeless people and persons at risk of homelessness is ongoing.

CSC received Continuum of Care (CoC) funding to provide a rapid re-housing program targeting homeless individuals and families in the three-county area. The program provides tenant-based rental assistance using scattered site housing and can assist with security deposits and last month rent. The agency provides intensive case management services to participants and uses a Housing First model. CSC received a 2019 and 2020 CoC grant for permanent supportive housing (PSH) in Corvallis, which will help address the needs in the region as many residents without housing move from city to city.

Additional CSC programs include funding for emergency rental assistance, utility bills, the low-income home energy assistance program (LIHEAP), weatherization services, and Supportive Services for Veteran Families (SSVF) that includes housing services.

CSC and Jackson Street Youth Services (JSYS) coordinate regularly with ROCC and apply for funding opportunities to address homelessness for youth and adults.

JSYS participates on the Homeless and Runaway Homeless Youth (RHY) Advisory Committee and programming for addressing youth homelessness.

The City consults CSC staff and the McKinney Vento program coordinator on a regular basis regarding needs of homeless and at-risk populations, including families with school-aged children.

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

The City of Albany does not receive Emergency Solutions Grants (ESG). CSC is the designated local action agency receiving Continuum of Care and ESG funds. CSC develops performance standards and outcomes for the use of these funds and has policies and procedures for the operation and administration of Homeless Management Information System (HMIS).

CSC secured ESG funding to help Second CHANCE, who took over the shelter formerly operated by Signs of Victory, with operational expenses.

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

CSC uses ESG funds for rapid re-housing and homeless prevention, both in a short-term assistance manner. CSC uses an online system (HMIS) to track program outcomes and to assist in identifying populations that need assistance.

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

Table follows.



**Table 2 – Agencies, groups, organizations who participated**

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

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Community Services Consortium (CSC) is the area community action agency that receives a variety of state and federal funding including Emergency Solutions Grants to operate services in a three-county region that includes Albany. CSC provides emergency housing relief to Albany residents impacted by COVID 19, veteran services, weatherization, and other housing services, rent and utility assistance, job training, rapid rehousing services, and services to reduce homelessness. CSC coordinates the annual Point in Time count and sponsors applications for federal Continuum of Care funding on behalf of agencies in the region. CSC was consulted for homelessness data, needs, and gaps among existing programs. CSC received CARES Act funding to provide emergency housing assistance during the pandemic. Collaboration and consultation are ongoing.
3	<b>Agency/Group/Organization</b>	Linn-Benton Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing Public Housing Authority Services - Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Linn-Benton Housing Authority (LBHA) oversees HUD Section 8 housing activities in the two-county area, provides affordable housing to Albany seniors and persons with mental disabilities, and provides self-sufficiency programs for residents to help them save for home ownership. LBHA was consulted for Section 8 housing choice voucher data and use in Albany, the demographics of Albany residents receiving vouchers and on the waiting list. Coordination and consultation are ongoing. LBHA applied for CDBG funds for rehabilitation work at an affordable housing complex owned by the agency providing affordable housing to seniors, but withdrew their application.



4	<b>Agency/Group/Organization</b>	DevNW (formerly Willamette Neighborhood Housing Services and NEDCO)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service - Fair Housing Regional organization Planning organization Community Development Financial Institution Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	DevNW, is the Community Housing Development Organization (CHDO) in the region and is also a Community Development Financial Institution. The City consulted with staff on affordable housing rehabilitation needs, home buyer down-payment assistance needs, and small business loan needs. DevNW receives CDBG funds to provide housing services and programs on behalf of the City. DevNW (Community Lending Works) is managing emergency grants to business impacted by the novel coronavirus pandemic.
5	<b>Agency/Group/Organization</b>	Communities Helping Addicts Negotiate Change Effectively (C.H.A.N.C.E.)
	<b>Agency/Group/Organization Type</b>	Services - Housing Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Services - Victims Addiction Recovery
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff consulted with C.H.A.N.C.E regarding programming needs to support residents with addictions, residents in recovery and with mental health issues, and addressing issues of chronically homeless and homeless residents. C.H.A.N.C.E. is instrumental in the City Solutions Team to respond to residents in crisis and in helping homeless residents get into recovery programs and residents in recovery get jobs. Second CHANCE took over operation of a low-barrier shelter for residents without housing in Albany. The shelter staff provide health care navigation services, respite beds, detox and addiction services, food, clothing, hygiene products, and more. The shelter needs to create a new dormitory space to provide adequate spacing for residents amidst COVID-19 and needs to make substantial improvements to the existing facilities to bring the facility into compliance with current standards. (www.chancerecovery.org)
6	<b>Agency/Group/Organization</b>	Jackson Street Youth Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services - Children Services - homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Jackson Street Youth Services provided input on the housing and services needs of homeless and at-risk youth in Albany as well as the young adult population ages 18 to 24. Jackson Street has been a regular recipient of CDBG funds to help provide Albany youth safe shelter, case management, and services to reduce youth homelessness in the community.
7	<b>Agency/Group/Organization</b>	Albany Area Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consults with Albany Area Habitat for Humanity to assess needs and help identify properties for future builds. Consultation is ongoing.
8	<b>Agency/Group/Organization</b>	Albany Partnership for Housing and Community Development
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Albany Partnership (APHCD) provides 133 units of affordable housing and three permanent supportive housing units. APHCD participates in the monthly HEART meetings. Staff serves on the Board as a city liaison. Consultation is ongoing to assess affordable, transitional, and permanent supportive housing needs.
9	<b>Agency/Group/Organization</b>	Creating Housing Coalition
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Creating Housing Coalition (CHC) was formed in 2019 to build a community-supported self-governing tiny house village for residents that are experiencing homelessness. CHC participates in the HEART monthly meetings and consultation is ongoing to assess how to create housing opportunities for extremely low-income residents. CHC is seeking funds for property acquisition and/or for public improvements to a site for a future tiny home village.
10	<b>Agency/Group/Organization</b>	Linn Benton Health Equity Alliance
	<b>Agency/Group/Organization Type</b>	Services - Health Service - Fair Housing Regional organization



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy Latino and Hispanic population needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff attends regional discussions and training around access to opportunity, equity, diversity, and healthy housing policies and programs offered by Linn Benton Health Equity Alliance. City consulted with new staff about fair housing training needs and other needs of Latino residents. Consultation is ongoing.
11	<b>Agency/Group/Organization</b>	Greater Albany Public Schools
	<b>Agency/Group/Organization Type</b>	Services - Children Services - Homeless Services - Education Local school district
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with the school district (GAPS) McKinney Vento liaison and youth services coordinator is ongoing. The coordinator works with homeless and highly mobile students residing in the Albany district. The City receives homeless count data on children and unaccompanied youth in the GAPS district. In the past, the City has consulted with GAPS regarding safe routes to schools and other improvements in low-income target areas.
12	<b>Agency/Group/Organization</b>	Oregon Cascades West Council of Governments
	<b>Agency/Group/Organization Type</b>	Services - Elderly Persons Services - Persons with Disabilities Other government - State Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with Oregon Cascades West Council of Governments (CWCOG) staff about needs for seniors and persons with disabilities. CDBG funds will support the Senior Companion Program and their meals on wheels program to provide food to seniors and shut-ins. Coordination and discussion regarding needs of seniors and residents with disabilities is ongoing.
13	<b>Agency/Group/Organization</b>	Family Tree Relief Nursery
	<b>Agency/Group/Organization Type</b>	Services - Children and Families
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with Family Tree Relief Nursery is ongoing. The agency works with poverty-level families, many who are minorities, to strengthen family's skills and abilities to help reduce child abuse and foster care placements. The agency is a regular recipient of CDBG funds.
14	<b>Agency/Group/Organization</b>	Linn Benton Community College
	<b>Agency/Group/Organization Type</b>	Services - Education Services - Employment Other government - State Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy Childcare needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Linn Benton Community College Small Business Development Center provides education, training, and counseling to small businesses to help improve economic opportunities within Albany and the region. The City consulted with LBCC to determine needs for micro-enterprise businesses and how to create jobs for low- and moderate-income residents. CDBG funds support the LBCC micro-enterprise and small business development programs that will increase economic opportunities and jobs for LMI residents. The City also consulted with staff in the Family Connections program at LBCC to learn more about childcare needs and options to help families during COVID-19.

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

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



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consults with HUD staff regarding program requirements and reports annually to HUD on performance. The City uses data provided by HUD to prepare plans and attends online training. City staff will continue to consult with the HUD Portland field office staff to evaluate activities, plans, and annual reports to ensure compliance with CDBG program regulations. Staff also consults with Seattle field office staff regarding environmental reviews.
19	<b>Agency/Group/Organization</b>	Federal Communications Commission
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-housing Needs Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted the broadband development data provided by the Federal Communications Commission to determine the number of broadband service providers available to residents and businesses throughout the City. The City is covered by multiple providers. (broadbandmap.fcc.gov)
20	<b>Agency/Group/Organization</b>	CenturyLink
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-Housing Needs Assessment
	<b>How was the Agency/Group/Organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted a couple of local internet and broadband providers CenturyLink and Peak to assess plan costs and availability and affordability for low-income residents.
21	<b>Agency/Group/Organization</b>	Albany Downtown Association
	<b>Agency/Group/Organization Type</b>	Services - Employment Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Albany Downtown Association (ADA) was consulted for needs from local businesses in the downtown area. Many of these businesses are micro-enterprises and many are severely impacted by the novel coronavirus. ADA provided input on business loans and grants. A large portion of the downtown is in low-mod Target Area Census Tract 204.
22	<b>Agency/Group/Organization</b>	Community Development Commission
	<b>Agency/Group/Organization Type</b>	Planning organization Business Leaders Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Albany Community Development Commission is a volunteer board appointed by the Mayor to provide oversight of the City CDBG programs. They work to identify community needs and priorities, hold agency consultations, meet with community leaders, and residents. Members include representatives from mortgage industry, Business Oregon (economic development), McKinney Vento liaison to the school district, realtor, health care (Samaritan), YMCA, business owner, the Planning Commission, Human Relations Commission, and City Council.
23	<b>Agency/Group/Organization</b>	Department of Land Conservation and Development (DLCD)
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Emergency Management Plan

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consults with DLCD on a regular basis as a participant in the National Flood Insurance Program (NFIP), which requires the City to adopt and enforce floodplain management regulations that meet the requirements of the program. DLCD coordinates implementation of the NFIP in Oregon through an agreement with the Federal Emergency Management Agency (FEMA).
24	<b>Agency/Group/Organization</b>	Federal Emergency Management Agency
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Emergency Management Plans and ERRs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is responsible for regulating development in designated Special Flood Hazard Areas (SFHA). The City consults with FEMA regarding best practices and ensuring the Code complies with regulatory requirements to control development in the SFHA, reviews flood insurance rate maps for errors and amendments, maintains letters of map revision, and participates in FEMA sponsored floodplain management training. The City also consults FEMA for resources for processing environmental reviews, and to balance compliance with the Endangered Species Act.
25	<b>Agency/Group/Organization</b>	United Way of Linn, Benton, and Lincoln Counties
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Childcare needs due to COVID-19
	<b>How was the Agency/Group/Organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is participating in a regional childcare workgroup being coordinated and managed by United Way of Linn, Benton, and Lincoln counties. The agency is also doing research on the increased childcare needs in the region due to COVID-19 causing school closures.
26	<b>Agency/Group/Organization</b>	Boys and Girls Club of Albany
	<b>Agency/Group/Organization Type</b>	Services - Children
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Childcare and daycare needs



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted with the director of the Boys and Girls Club of Albany regarding childcare and daycare needs of area children due to COVID-19 and remote learning. The agency needs to hire more people while limiting the number of residents that can be served and prepare the facility for care during and after school to comply with COVID-19 social distancing requirements.
27	<b>Agency/Group/Organization</b>	Casa Latinos Unidos
	<b>Agency/Group/Organization Type</b>	Services to Latino community
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Latino community needs
	<b>How was the Agency/Group/Organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted with Casa Latinos Unidos to assess needs of the Latinx residents that could be addressed with CDBG funds and needs due to the COVID-19 pandemic. Consultation is ongoing and the City purchased PPE for distribution to low-mod households.
28	<b>Agency/Group/Organization</b>	Mid-Willamette YMCA
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Childcare and daycare needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted with the director of the Boys and Girls Club of Albany regarding childcare and daycare needs of area children due to COVID-19 and remote learning. The agency needs to hire more people while limiting the number of residents that can be served and prepare the facility for care during and after school to comply with COVID-19 social distancing requirements. City will continue to participate in meetings,
29	<b>Agency/Group/Organization</b>	Benton Furniture Share
	<b>Agency/Group/Organization Type</b>	Services - Other
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy



<p><b>How was the Agency/Group/Organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Consultation with Furniture Share is ongoing. Furniture Share provides food boxes and furniture to extremely low-income and poverty-level households.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

The City consulted with most agencies, area governments, civic and business leaders to develop the 2021 Action Plan. Some agencies not consulted are those that did not respond to agency consultation requests and/or because programs do not need funding, do not have eligible activities at this time, and/or provide complementary services.

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

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

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional):**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### ***Summarize citizen participation process and how it impacted goal setting***

The City followed its Citizen Participation Plan to seek citizen participation during the development of the 2021 Action Plan. The Citizen Participation plan requires the City to hold two public hearings annually and give the public opportunities to participate in the process of assessing priority needs and developing and implementing plans. The City advertises public hearings and comment periods in the local paper, the Albany Democrat Herald, press releases to the media and on the City website, and emails to interested parties.

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

Input on community needs to include in the 2021 Plan was gathered primarily through attendance at virtual meetings and through the competitive application process. The CDC evaluated past performance to further determine how to most effectively allocate CDBG resources.

### **Citizen Participation Outreach**

The Albany City Council public hearing on the 2021 Action Plan was held April 28, 2021. The 30-day comment period started March 29 and concluded April 28, 2021.

The following notices about the 30-day comment period on the 2021 Plan and public hearing were provided on March 29, 2021:

- Notice was published in the Albany Democrat Herald.
- Notice was emailed to agencies, interested parties, and stakeholders.
- Press release was distributed to the media and posted on the City's website.
- The 2021 Action Plan was posted on the City's website.

No comments were received during the 30-day comment period or at the council public hearing.

## Expected Resources

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

#### Introduction

As an entitlement jurisdiction, the City of Albany receives an annual Community Development Block Grant (CDBG) fund from HUD. The City’s 2021 annual formula grant is \$370,491. The City estimates \$96,200 of prior year CDBG funds will be unspent on June 30, 2021.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	370,491	0	\$96,200	466,691	\$400,000	Prior Year Resources: 2017:\$28,200  2019:\$53,000  2020: \$15,000

**Table 4 - Expected Resources – Priority Table**

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

CDBG funds are instrumental in helping local agencies leverage other public and private funding for needed programs, especially public service subrecipients. Anticipated leveraged resources for programs proposed in the 2021 Action Plan are identified below:

- Jackson Street Youth Services – \$425,000 in federal, state, and local/private funds.
- Family Tree Relief Nursery - \$93,000 in state and local fundraising and donations
- Furniture Share - \$75,000 in local fundraising and donations
- Cascades West Council of Governments - \$135,000 in federal funds
- Property Acquisition - \$120,000 in local fundraising donations
- CHANCE/2nd CHANCE - \$50,000 in local and federal funds



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

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

**Discussion**

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

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve affordable housing	2018	2022	Affordable Housing	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2	Improve Existing Affordable Housing	CDBG: \$125,000  [includes \$28,200 2017 carryover]	Homeowner Housing Rehabilitated: 3 Household Housing Unit
2	Create affordable housing opportunities	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs		Increase affordable housing opportunities	CDBG: \$100,000	Other: 1 (property acquisition)
3	Reduce and prevent homelessness	2018	2022	Homeless	Census Tract 204 Census Tract 208.1	Reduce Homelessness	CDBG: \$118,700  [includes \$40,000 2019-2020 carryover]	Public service activities other than Low/Moderate Income Housing Benefit: 160 Persons Assisted  Public Services Activity: 20 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide needed public services	2018	2022	Homeless Non-Homeless Special Needs Fair housing	Census Tract 204 Census Tract 208.1 Census Tract 205	Reduce Homelessness Help non-homeless residents with special needs Improve access to opportunities	CDBG: \$34,800	Public service activities other than Low/Moderate Income Housing Benefit:  1,000 Persons Assisted
5	Create economic opportunities	2018	2022	Economic Development	Census Tract 204 Census Tract 208.1 Census Tract 205	Create economic opportunities Prevent and respond to impacts of COVID-19	CDBG: \$28,000 [2019 carryover]	Businesses Assisted:  3 Businesses Assisted

Table 5 – Goals Summary

### Goal Descriptions

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



3	<b>Goal Name</b>	Reduce and prevent homelessness.
	<b>Goal Description</b>	<p>Reduce homelessness by supporting local shelters and agencies that help homeless residents transition out of homelessness and provide services that prevent actions that may lead to homelessness.</p> <ul style="list-style-type: none"> <li>• Second CHANCE and Helping Hands need support improving the safety and habitability of their facilities to provide safe shelter.</li> <li>• Youth shelter services and case management will help youth finish school, reconnect with families, or gain skills to live successfully on their own.</li> </ul>
4	<b>Goal Name</b>	Provide needed public services.
	<b>Goal Description</b>	<p>In the 2021 program year, the City will provide public services grants to agencies that serve low-income and vulnerable populations, to include the following:</p> <ul style="list-style-type: none"> <li>• Family support intervention program to prevent child abuse and foster care placements.</li> <li>• Food boxes and furniture to low- and moderate-income residents to ensure every family has a bed, kitchen table, and healthy food.</li> <li>• Senior companion program that matches low-income seniors with house-bound seniors for companionship and services.</li> </ul>
5	<b>Goal Name</b>	Create economic opportunities.
	<b>Goal Description</b>	The City will use carryover 2019 CDBG funds to create economic opportunities by providing small grants to new or expanding micro-enterprises.
6	<b>Goal Name</b>	Create affordable housing opportunities.
	<b>Goal Description</b>	One or more local agencies is pursuing property acquisition to add affordable housing units.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

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

#### Projects

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

**Table 6 - Project Information**

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

The Community Development Commission (CDC) assessed community needs, evaluated performance of existing subrecipients, and reviewed applications to determine allocation priorities for the 2021 program year. The CDC evaluated 2021 proposals against priority needs, number of extremely low and low-income residents served, existing resources and programs, gaps in service delivery, financial resources, and organizational capacity to carry out the activity within a timely manner.

### AP-38 Project Summary Information

(Table starts on the next page.)

1	<b>Project Name</b>	2020 Affordable Housing Rehabilitation (14A, 14H)
	<b>Target Area</b>	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2
	<b>Goals Supported</b>	Preserve affordable housing.
	<b>Needs Addressed</b>	Improve Existing Affordable Housing
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	Improve the livability and sustainability of single-family housing occupied by low- and moderate-income residents through the housing rehabilitation revolving loan program.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the #and type of families that will benefit from the proposed activities</b>	It is estimated that three or four low- or moderate-income homeowner families will benefit from the housing rehabilitation loan program .
	<b>Location Description</b>	The housing rehabilitation no-interest loan program are available to any low- or moderate-income homeowners in the Albany city limits. It is likely that most clients will be in one of the local target area census tracts.
<b>Planned Activities</b>	DevNW will manage the housing rehabilitation program that provides no-interest deferred loans to low-mod homeowners for housing rehabilitation and energy efficiency improvements. Repaid loans will develop a revolving loan fund to continue the program.	
2	<b>Project Name</b>	2021 Create Affordable Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Create affordable housing opportunities.
	<b>Needs Addressed</b>	Increase affordable housing opportunities.
	<b>Funding</b>	\$100,000
	<b>Description</b>	This project will set aside funding to help a local housing agency purchase a property or provide needed public utilities to a property to be used for future affordable housing.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the # and type of families that will benefit from the proposed activities</b>	It is estimated that up to 20 extremely low-income individuals or households will eventually benefit from a future affordable housing development.



	<b>Location Description</b>	The location has not been determined.
	<b>Planned Activities</b>	This project will involve property acquisition and/or public improvements to help create new affordable housing opportunities.
3	<b>Project Name</b>	2021 Shelter Support (03T)
	<b>Target Area</b>	Census Tract 204 Census Tract 208.1
	<b>Goals Supported</b>	Reduce and prevent homelessness.
	<b>Needs Addressed</b>	Reduce Homelessness
	<b>Funding</b>	CDBG: \$118,700
	<b>Description</b>	Help emergency overnight shelters provide safe facilities, case management and support/prevention services.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the # and type of families that will benefit from the proposed activities</b>	It is estimated that 20 unaccompanied or at-risk Albany youth will stay at the local youth shelter or reserve supportive services from the shelter. It is estimated that 160 unduplicated homeless residents with extremely low incomes will be provided overnight shelter and/or food boxes and services.
	<b>Location Description</b>	The Albany House youth shelter is located at 1240 7th Avenue SE, Albany, OR 97321.  The adult/family emergency shelters are located at 450 11th Avenue SE and 619 9th Avenue SE, Albany, OR 97321.
<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>Youth Shelter Services: Planned activities include providing both overnight and transitional shelter, meals, basic needs, case management, and support services to homeless and at-risk Albany youth ages 10 to 18. Staff help youth with school, leadership opportunities, life skills building, and reconnecting safely with family.</li> <li>Emergency Shelter Services: This project will help the other shelters improve facilities and increase capacity during COVID to provide overnight beds, a detox room, food, hygiene, clothes, and laundry services.</li> </ul>	
4	<b>Project Name</b>	2021 Needed Public Services (05A, 05L, 05D, 05)
	<b>Target Area</b>	Census Tract 208.1 Census Tract 208.2
	<b>Goals Supported</b>	Reduce and prevent homelessness. Provide needed public services.
	<b>Needs Addressed</b>	Help non-homeless residents with special needs. Prevent and respond to impacts of COVID-19.
	<b>Funding</b>	CDBG: \$36,800

<b>Description</b>	In the 2021 program year, the City will provide public services grants to agencies that serve poverty level, low-income and vulnerable populations, and that work to prevent abuse, foster care placements, help seniors remain in their homes, and provide furniture and food boxes.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<ol style="list-style-type: none"> <li>1. Child Abuse Prevention - This project is estimated to benefit 25 LMI Albany residents in 10 households identified as at-risk for child abuse.</li> <li>2. Food and Furniture - This activity is estimated to benefit 1,000 unduplicated extremely low-income Albany residents.</li> <li>3. Senior Companion Program – 15 seniors will benefit from this activity.</li> </ol>
<b>Location Description</b>	<ol style="list-style-type: none"> <li>1. Child Abuse Prevention Services - Family Tree Relief Nursery is located at 1305 Hill Street SE in Census Tract 208.1.</li> <li>2. Food and Furniture Distribution - Furniture Share is located at 1538 Industrial Way SW in Albany. This service is provided Citywide; however, most residents are living in poverty and live in one of the four Target Areas Census Tracts.</li> <li>3. Senior Companion Program - Oregon Cascades West Council of Governments is in Census Tract 208.2 at 1400 Queen Avenue SE. Services are provided to seniors throughout the city.</li> </ol>
<b>Planned Activities</b>	<ol style="list-style-type: none"> <li>1. Child Abuse Prevention - A trained interventionist educates parents impacted by poverty, domestic violence, and substance abuse in how to make safe choices to build healthy families and prevent foster care placements. The program prepares children for kindergarten by developing their physical, social, and emotional skills. The agency also offers many complementary services in collaboration with other agencies, such as distribution of food boxes to their low-income clients.</li> <li>2. Food and Furniture Distribution - Furniture Share will deliver healthy food boxes with fresh fruits and vegetables and quality used furniture to low-income individuals and families in need to reduce housing costs. The program also provides life skills training for residents with disabilities, coming out of incarceration, or with other issues that make it challenging to gain employment.</li> <li>3. Senior Companion Program - The Senior Companion Program matches low-income (200 percent poverty level) mobile seniors aged 55+ with home-bound seniors in exchange for a small stipend (other funds). Companions provide friendship and assistance to adults who have difficulty with daily living tasks, such as shopping or paying bills, and give families or professional caregivers time off. As a result, many seniors can remain independent in their homes instead of having to move to more costly institutional care. Roughly 10 companions will serve 15-40 hours per week.</li> </ol>
<b>Project Name</b>	2019 Small Business Support (18A, 18C)



5	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Create economic opportunities.
	<b>Needs Addressed</b>	Create economic opportunities.
	<b>Funding</b>	CDBG: \$28,000
	<b>Description</b>	2019 carryover funds will support microenterprise development.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the # and type of families that will benefit from the proposed activities</b>	It is estimated that 3 low-mod residents will benefit through job creation.
	<b>Planned Activities</b>	This activity will provide small grants to new microenterprises to help create jobs.
6	<b>Project Name</b>	2021 Planning and Administration (21A, 21D)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Create affordable housing opportunities. Preserve affordable housing. Reduce and prevent homelessness. Provide needed public services. Create economic opportunities.
	<b>Needs Addressed</b>	Increase affordable housing opportunities. Improve Existing Affordable Housing. Reduce Homelessness. Help non-homeless residents with special needs. Create economic opportunities. Improve access to opportunities. Prevent and respond to impacts of COVID-19.
	<b>Funding</b>	CDBG: \$58,000
	<b>Description</b>	Provide planning and administration for the city Community Development Block Grant programs and fair housing training and education.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Administering the CDBG programs will not provide any direct benefit to families and individuals. Approximately 1,200 Albany residents will directly benefit through the other Action Plan activities that will be carried out in the 2021 program year.
	<b>Location Description</b>	Albany City Hall - 333 Broadalbin Street SW, Albany, OR 97321



<p><b>Planned Activities</b></p>	<p>Staff time and expenses to plan, manage, oversee, monitor all aspects of the CDBG program, and ensure compliance to include the following: prepare Action Plans, CAPER, coordinate citizen participation, agency consultations, attend agency meetings, prepare subrecipient contracts and reporting forms, monitor subrecipients and grant projects, prepare environmental review records, process IDIS reimbursements and report accomplishments, coordinate fair housing education and outreach, etc.</p>
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## **AP-50 Geographic Distribution – 91.220(f)**

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

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Census Tract 204	4.0%
Census Tract 208.1	25.2%
Census Tract 205	0.0%
Census Tract 208.2	1.0%

**Table 7 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

2021 CDBG priorities are to provide housing rehabilitation, reduce homelessness, provide needed public services, and create economic opportunities. The geographic distribution in Table 7 only includes the subrecipient agencies that are in the target areas. While most beneficiaries of CDBG funds live in Target Area census tracts; however, the City does not receive enough documentation to verify this and include it in the geographic distribution table above.

### **Discussion**

In the 2021 Action Plan, the City will focus funding on improving the safety at existing emergency shelters, improving owner-occupied housing units, and serving residents in the target area Census Tracts. The City estimates 50 percent of its 2021 CDBG entitlement award will be spent in these areas; however, only 29 percent of the City's 2020 allocation is certain per Table 4 data (excluding administrative expenses).

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

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

In the 2021 program year, the Albany housing rehabilitation program will improve the quality and livability of four owner-occupied households (2021 and carryover funds). 2021 funding is allocated to property acquisition for new affordable housing; however, new housing is unlikely to be constructed in the 2021 program year.

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

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

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

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

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

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

### Discussion

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



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

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

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

LBHA applied for CDBG funding to help rehabilitate a multi-family rental property but withdrew the application due to the additional costs to have the project comply with Davis Bacon wage rates.

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

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

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

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

### **Discussion**

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

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

### **Introduction**

The January 2020, Point-in-Time count (PIT) counted 226 homeless people in Albany. (The 2021 PIT figures were not yet available.) The 2020 PIT count found 327 homeless in Linn County, up from 277 in 2019. Some of the increase can be attributed to better outreach and more volunteers in other areas of the county. Albany's unsheltered count was 71, with 155 in shelter. Of the 227 persons counted experiencing homelessness in Albany, 156 (69 percent) said they have lived in the area for a year or more.

Albany residents experiencing homelessness included 34 under the age of 25, 23 Veterans, and 16 older than 62. Of the 327 counted in Linn County, 139 were experiencing homelessness for the first time, and 199 self-identified as having a disability.

Local shelters and agencies estimate the number of chronically unhoused in Albany to be about 70 people. Most of the unsheltered homeless suffer from mental illness and/or addiction and are homeless by choice.

The number of students experiencing homelessness in the 2019-20 school year count of Greater Albany Public School District students was 277, including 83 unaccompanied youth.

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

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

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

An ongoing goal of the City and in the 2018-2022 strategic plan is to reduce homelessness. Albany currently has three emergency shelters, including one for youth. In PY 2021, CDBG funds will support the following actions to reduce homelessness, reach out to homeless persons and assessing individual needs:

- Jackson Street Youth Shelter (JSYS) conducts outreach to youth through events, the Cornerstone Youth Center, and the local shelter and provides needed supplies and needs to create connections with youth who may be in need. 2021 CDBG funds will support JSYS's Albany House emergency and transitional shelter for vulnerable youth, ages 10 to 17. JSYS provides a safe, stable environment with 24-hour supervision, healthy meals and snacks, clothes, case management, and works with each youth to develop a plan to reunite with their family or find other safe housing.
- 2nd CHANCE, a new nonprofit arm of CHANCE (Communities Helping Addicts Negotiate Change Effectively), recently took over a local emergency shelter. The agency mission is to assist individuals who have mental health and/or substance abuse related issues, and who are seeking recovery to effectively implement positive change. CHANCE provides support, guidance, and necessary resources to facilitate development of life skills and works with clients to develop short and long-term goals, so individuals have a better chance of becoming productive members of our community. CDBG funding



will help the shelter reduce the overcrowding conditions by rehabilitating a portion of the facility for a new dorm. The CDBG grant will free up resources for the agency to help individuals find transitional and permanent housing.

- Albany Helping Hands (AHH) will use a CDBG grant to provide sprinklers in the community room so the shelter can increase their capacity, including reaching out to persons living in their cars on the streets near the shelter.

The City will undertake the following actions to reduce homelessness and reach out to homeless persons in 2021:

1. Support the Linn County Street Outreach and Response Team (Linn County SORT), spearheaded by Community Services Consortium, goes out to homeless encampments to engage with unsheltered residents, provide necessary supplies, and build relationships and trust with the hope of encouraging residents to seek help and services.
2. Support and work with CHANCE and Second CHANCE. CHANCE provides a 24/7 emergency hotline and meets “curb side”, at jail, or on location within 30 minutes of a call and is essential to the City Solutions Team as noted below.
3. Support the City (Homeless) Solutions Team, which provides “curbside intervention” or immediate assistance and resources when encountering homeless residents by connecting them to services on the spot. The team objectives are to reduce homelessness and calls for emergency and non-emergency services and interaction with the criminal justice system. The team includes staff from the City of Albany; Linn County (Mental Health, Behavioral Health, Alcohol and Drug), Samaritan Albany General Hospital, CHANCE, and other agencies that support the homeless.
4. Actively participate on the Homeless Enrichment and Rehabilitation Team (HEART) for ongoing planning, coordination, and consultation around addressing issues around homelessness, including the annual homelessness summit that increases awareness around issues related to homelessness, and the annual resource fair for homeless residents and residents at risk of homelessness.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

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

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

Albany Helping Hands shelter owns several transitional houses to provide transitional housing for men seeking permanent housing. The Bailey House, owned and managed by Albany Helping Hands, provides transitional housing for up to 10 women and children. The house is at full capacity providing two single mothers and their children a safe home with services until they can get into permanent housing.

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



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

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

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

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

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

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

CSC also oversees Emergency Solutions Grant homeless program funding in the three counties, including a rapid rehousing program that provides housing and case management for 12 months. CSC reported that 235 homeless households requested rapid re-housing assistance in 2020.

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

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly**

**funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

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

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

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

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

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

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



assistance and financial fitness classes. CSC received CDBG-CV funding to provide emergency housing assistance to households impacted by COVID-19.

## **Discussion**

The City held agency consultations and solicited requests for applications to assess additional housing and supportive services needs for homeless and non-homeless residents that may have other special needs to determine 2021 CDBG priorities.

2021 CDBG funds will provide support to extremely low- and low-income families with significant stressors to improve parenting skills and reduce abuse and foster care placements. 2021 funds will provide services and companionship to help shut-in seniors remain in their homes and will support the housing rehabilitation loan program for LMI homeowners, which improve the sustainability and cost of housing enabling loan recipients to remain in housed.

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

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



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

### Introduction:

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

The Mayor held a housing affordability listening session in January of 2021, and City staff held focus groups in February to learn more about barriers to affordable housing. The largest barriers to affordable housing in Albany are:

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

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

The City evaluated policies that may affect affordable housing development in preparing Albany's 2018-2022 Consolidated Plan (See MA-40 and SP-55). The City identified the following actions and strategies to address in 2020 that are anticipated to ameliorate barriers to housing affordability:

- Oregon HB 2001 Compliance. Albany has been working on development code updates to comply House Bill 2001 by June 2022. HB 2001 will require the City to increase the variety of housing types currently allowed in the City by allowing middle housing types (duplexes, 3- and 4-plexes, townhouses, and cottage clusters) in areas zoned for single-family dwellings. It is possible that increasing variety in housing types will increase the supply of affordable housing.
- Consideration of Housing Affordability Policies. In 2021, the City will be asking policy makers to consider several ways to increase the affordability of middle housing – including Systems Development Charges (SDC) deferrals, construction excise tax (to raise money for affordable housing), and tax exemptions. The City expects to appoint a task force late spring to begin work this summer. The City is in the process of evaluating SDC methodologies.
- Residential Development Standards. The City updated the Albany Development Code in late 2020 to reduce the processing time and cost of residential development and improved the affordable housing density bonus. Additional amendments are scheduled for adoption this summer to reduce the processing level for some land divisions.
- Housing Needs Analysis (HNA). The City adopted the 2020 HNA that predicts housing needs to 2040 and an Economic Opportunities Analysis to project job growth by industry sectors. The documents provide the foundation for the City to evaluate land needs, development standards, policies, and programs to address housing needs, including housing affordability. The City will be required to

comply with House Bill 2003, which will require the City to prepare a housing production strategy.

**Discussion:**

Housing affordability continues to impact Albany residents. Many variables affect housing affordability, and the housing market is a large factor. The City's efforts to update the Code to remove barriers to affordable housing in 2021 and efforts to remove barriers to middle housing and evaluate housing affordability tools in 2021 will hopefully create opportunities for more affordable housing.

The City economic development staff consult and work with businesses, industries, developers, and the chamber of commerce on an ongoing basis to assess workforce development needs, business growth needs, and other issues or obstacles to economic growth. The housing and economic needs analyses will help the City better plan for residential and employment growth and will help the City understand needs of area businesses.

The Albany median family income increased by 18.5 percent between 2018 and 2020, from \$57,900 to \$68,600 in 2020. Hopefully, rising incomes and continued economic development efforts will reduce economic barriers to housing affordability for residents.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

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

### **Actions planned to address obstacles to meeting underserved needs**

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

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

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

### **Actions planned to foster and maintain affordable housing**

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

In the 2021 program year, CDBG funds will continue to support the housing rehabilitation revolving loan fund program. The program provides no-interest deferred loans to LMI homeowners to improve and maintain Albany's existing affordable housing supply and reduce operating and rehabilitation costs.

Property acquisition is an eligible activity, and two agencies are looking for property; one is actively evaluating the feasibility of three sites. 2021 CDBG funds will be allocated to property acquisition or public improvements for a future affordable housing development.

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

### **Actions planned to reduce lead-based paint hazards**

Subrecipients that administer housing rehabilitation programs or property acquisition programs must follow federal lead safe housing and renovation rules. The City developed a lead safe housing checklist on housing constructed before 1978. The checklist follows the federal requirements for lead safe housing and includes evaluation, testing, implementing safe work practices, compliance with the EPA's Renovator, repair and painting laws, clearance exams, or risk assessments as required. In addition, the CSC will distribute lead-hazard



information to each recipient of a housing rehabilitation loan or grant.

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

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

### **Actions planned to reduce the number of poverty-level families**

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

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

### **Actions planned to develop institutional structure**

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

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

City staff and CDC members look for opportunities to facilitate partnerships among public and private housing and service providers and other organizations and institutions in the community that serve Albany's vulnerable and LMI residents.

During the 2021 program year, the City's efforts to enhance coordination between public and private housing and social service agencies will include:

- Participating in HEART (Homeless Enrichment and Rehabilitation Team) and attending monthly

meetings; and

- Affordable Housing Task Force – the City will form a task force in 2021 that will include representatives of public and private housing and social service agencies to discuss ways to increase housing affordability within the community.
- Collaborating with other housing and service agencies, governmental agencies, and institutions including Linn County Health Services, Samaritan Health Services, and Department of Human Services to assess community needs, identify opportunities to address them, and plan projects for both short- and long-term implementation.
- Support City Solutions Team and CHANCE (Communities Helping Addicts Negotiate Change Effectively) – CHANCE works closely with social service, health, and housing agencies to help the most vulnerable residents get into housing and supportive programs.

## Program Specific Requirements

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

#### Introduction:

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

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

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

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

#### Other CDBG Requirements

- |  |        |
|--|--------|
| 1. The amount of urgent need activities.   | 0      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70percent of CDBG funds is used to benefit persons of low- and moderate-income. Specify the years covered that include this Annual Action Plan. |        |
| YEARS: 2019, 2020, 2021  | 80.00% |

The City anticipates 80 percent of CDBG funds, excluding program administration, will be used to benefit persons of low- and moderate-income in the 2021 program year and for prior year carryover funds from 2017, 2019, and 2020.