

RESOLUTION NO. 6590

A RESOLUTION ADOPTING THE CITY OF ALBANY'S 2017-2018 ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS AS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

WHEREAS, the City assessed the City's community development needs and then set goals and priorities to address those needs in a five-year Consolidated Plan for Fiscal Years 2013 through 2017; 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 City of Albany Community Development Commission and staff sought public input through public meetings and outreach to local agencies to identify activities to be carried out in FY 2017-2018 to address the needs identified in the Consolidated Plan; and

WHEREAS, the City of Albany public comment period on the 2017-2018 Action Plan was March 27, 2017, to April 26, 2017; the City Council public hearing was April 26, 2017; and all public comments were accepted and considered; and

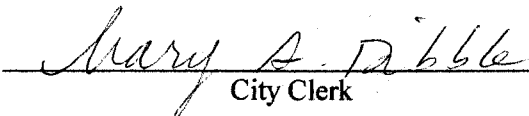
WHEREAS, the 2017-2018 Action Plan identifies the following activities to be carried out with federal FY 2017 CDBG funds: revitalizing public facilities in low-income neighborhoods, removing barriers to accessibility, rehabilitating affordable housing, providing public services and economic opportunities for the City's low- and moderate-income persons, and furthering fair housing.

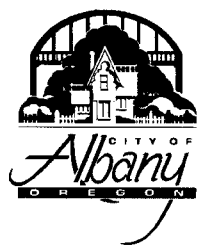
NOW, THEREFORE, BE IT RESOLVED that the Albany City Council adopts the 2017-2018 Action Plan, a copy of which is attached hereto as "Exhibit A."

DATED AND EFFECTIVE THIS 26TH DAY OF APRIL 2017.


Mayor

ATTEST:


City Clerk



CITY OF ALBANY

FY 2017-2018

ACTION PLAN

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

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

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 purpose of the CDBG program is to provide decent housing, a suitable living environment, and to expand economic opportunities, primarily for low- and moderate-income residents.

All CDBG-funded activities must meet one of three HUD-defined National Objectives:

- Benefit to low- and moderate-income (LMI) persons;
- Aid in the prevention or elimination of slums or blight; and
- Meet urgent needs to alleviate emergency conditions.

CDBG statutes require recipients to spend 70 percent of all CDBG funds to benefit LMI persons. In addition, CDBG program activities, when considered as a whole, must not benefit moderate-income persons (those earning 50 to 80 percent of the median income) to the exclusion of low-income persons (residents earning less than 50 percent of the median income).

A five-year Consolidated Plan, as required by the CDBG program, establishes the vision for housing, community, and economic development priorities and creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context. It outlines how the City will target CDBG funds to address the highest needs. Each jurisdiction's plan must state how it will pursue the CDBG statutory program goals and must report on progress meeting program goals.

Each year, entitlement jurisdictions must submit an Action Plan to HUD that describes the specific planned uses for CDBG funding and how program requirements will be satisfied.

2. Summarize the objectives and outcomes identified in the Plan

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

The 2017-18 Action Plan is the fifth and final plan to address goals and objectives identified in Albany's 2013-2017 Consolidated Plan. The 2017-18 Action Plan objectives and outcomes were developed through citizen participation and agency consultations over the past year and an assessment of needs identified in the 2013-2017 Consolidated Plan. Albany's Consolidated Plan goals and objectives were developed through the *Needs Assessment*, data analysis and evaluation, consultations with area agencies, and citizen input including a survey of residents.

The City plans to use 2017 entitlement funds to address the following Consolidated Plan goals and objectives with the proposed activities.

- Maintain and improve the quality of Albany’s affordable housing – through housing rehabilitation loans and grants and energy efficiency improvements.
- Create affordable housing opportunities - with home buyer assistance programs for Albany’s low and moderate-income residents and property acquisition.
- Eliminate blighting influences in low-income areas – through public improvements and acquisition of blighted properties.
- Increase economic opportunities for Albany’s low- and moderate-income residents – through small grants and technical assistance to microenterprises and entrepreneurs to help them establish their businesses and add local jobs; and support for an incubator or co-work space for entrepreneurs.
- Reduce homelessness - through public services including shelter services, case management, life skills/employment training for homeless and at-risk youth and adults.
- Provide services to special needs and low-income residents – through child abuse prevention services and hot meals and food boxes to homeless and low-income residents.
- Affirmatively further fair housing - through education, outreach, and monitoring. In addition, the City will conduct citizen input as it prepares an assessment of fair housing this year.

Almost all of the FY 17-18 Action Plan activities will benefit Albany’s LMI residents, with funding priorities to agencies that work to prevent homelessness.

ADD TABLE HERE

3. Evaluation of past performance

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

The City of Albany’s 2013-2017 Consolidated Plan contains seven goals that were identified as the highest priority needs for the City to address with CDBG funds. The City has provided funding to a variety of programs, services, and activities to address these priority needs. The following narrative summarizes the City’s progress addressing the Consolidated Plan goals and objectives:

Maintain and Improve the Quality of Affordable Housing: The City has provided loans or grants for housing rehabilitation and weatherization of seven owner-occupied households and a grant for rehabilitation of seven long-term affordable multi-family units is underway. Rehabilitation funds are prioritized to households earning 60% of the area median income and located within Albany’s two low-income Target Areas, Census Tracts 204 and 208.

Further Fair Housing: The City of Albany has provided fair housing training by the Fair Housing Council of Oregon for tenants in English and Spanish twice and landlord training once. The City also sponsored code compliance and crime prevention training and hosted a forum and discussion on the history of housing discrimination in Oregon. City staff and local Community Services Consortium (CSC) staff respond to calls and monitor advertisements for potential discriminatory practices. To date the Fair Housing Council has received 7 bonafide cases from Albany in the last four years.

Remove Barriers to Accessibility: The City repaired 1,200 linear feet of a pedestrian multi-use path, Periwinkle Path and recently installed a few blocks of infill sidewalks, curb ramps and intersection crossing improvements in low-mod census Tract 208. The infill sidewalks and intersections improvements have increased the safety and accessibility of routes to schools and services in the Sunrise neighborhood. A curb ramp installation project is planned for 2017 to improve accessibility of a local pedestrian path.

Eliminate Blighting Influences in Low- and Moderate-Income Neighborhoods: CDBG funds will be replacing dated and vandalized play equipment at Sunrise Park with new equipment and amenities, new lighting, paths, and a parking lot. The state and federal environmental permits have been received and the project will be completed late summer 2017.

Increase Economic Opportunities: Through June 30, 2016, 40 low-income Albany residents have enrolled in microenterprise or small-business training or received free advising; including 11 Spanish-speaking residents. Small grants for low-mod job creation have been awarded to five microenterprises to date. These programs have added 25 new jobs for low- and moderate-income (LMI) residents. Public services funds also provided jobs skilling training for 10 of Albany's young adults through a partnership with YouthBuild.

Reduce and Prevent Homelessness: CDBG funds supported the following activities to reduce homelessness in Albany.

- Helped acquire property for a youth shelter with 10 beds; and acquisition of two houses that added 6 transitional housing beds to Albany's inventory;
- Provided a variety of public services including outreach and case management to at-risk youth (140 youth), shelter and case management for homeless women with children (20 residents), and services to prevent of homelessness of abused children (20);
- Provided emergency housing assistance to 2 homeless households and 14 low and moderate income households to prevent them from becoming homeless;

Public Services: In the first 3 years of the 2013-2017 Consolidated Plan, CDBG grants have been awarded to numerous local service providers that have helped more than 340 low-income and special needs residents. Services have prevented child abuse and foster care placements, have sheltered abused women and children, have helped children who are wards of the court get into permanent housing, have helped residents in recovery pursue education and provided shelter and case management to homeless residents.

4. Summary of Citizen Participation Process and consultation process

The City followed its published Citizen Participation Plan in developing and carrying out the citizen participation process used to develop the 2017-2018 Action Plan. Public input on the activities included in this plan began many years ago when the City began identifying needs to be included in the 2013-2017 Consolidated Plan.

The City of Albany holds two public hearings annually to gather input on community needs in conformance with federal regulations and Albany's Citizen Participation Plan. City staff and Community Development Commissioners (CDC) gather input both formally and informally throughout the year on community needs through monthly meetings and outreach with local agencies, residents, and community leaders. City staff and several CDC members participate in and attend numerous activities, community meetings, serve on local boards, and reach out to local service providers to keep up to date with current programs and needs. The City keeps its CDBG website up to date with plans, programs and opportunities for input.

For the 2017-2018 Action Plan, the City of Albany and CDC solicited applications and request for proposals to identify activities and partner agencies that would address Albany's Consolidated Plan goals and priorities.

[See AP-12 Citizen Participation for more detailed information.]

5. Summary of public comments

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

The City of Albany received the following comments from citizens, Community Development Commissioners, and area service providers through meetings, funding applications and grant reports:

- ongoing case management and shelter services are needed for Albany youth
- child-abuse prevention services help at-risk families stay together
- need to help long-term homeless gain employment so they can move out of shelters
- Signs of Victory Shelter is moving into a larger facility that will triple capacity to help address needs, but help needed to provide food boxes and meals
- Low-income residents need down payment assistance to become homeowners

- Housing rehabilitation and weatherization needs
- Consider acquisition of blighted residential properties, especially those with compliance cases in low-mod Census Tract 204
- Start ups and entrepreneurs need assistance getting established and need affordable incubator or co-working space
- Infill sidewalks and safety improvements for safe routes to schools and to public facilities and parks in Census Tracts 204 and 208
- Remove blighted conditions at Sunrise Park

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

None.

7. Summary

The FY 2017-2018 Action Plan objectives and strategies support activities and public services that will reduce and prevent homelessness, expand economic opportunities for Albany’s low-income, homeless, and young adult residents. Public services will also help prevent child abuse and foster care placements, and provide nutritious meals and food boxes for Albany’s low-income residents. Livability will be improved through housing rehabilitation, property acquisition, and public improvements in low- and moderate-income areas. Partnerships with local organizations will be continued and strengthened. Public input and involvement is ongoing and encouraged via regular opportunities to interact with City staff and the CDC.

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	City of Albany	
CDBG Administrator	Anne Catlin	Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The FY 2017-2018 Action Plan objectives and strategies support programs that will improve livability in Albany's low-income neighborhoods and will expand economic opportunities for Albany's low-income, homeless, and young adult residents. Public services will help prevent homelessness. Livability will be improved by addressing blighted conditions and community development needs in low- and moderate-income areas, based on community feedback. Partnerships with local organizations will be continued and strengthened. Public input and involvement is ongoing and encouraged via regular opportunities to interact with City staff and the Community Development Commission.

Consolidated Plan Public Contact Information

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

1. Introduction

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

The City of Albany engages in ongoing consultation with public and assisted housing providers, private and governmental health and mental health providers, community leaders, the public and other community development partners. Consultation includes correspondence with area agencies, attendance at local and regional meetings, serving on committees, outreach by City staff and Community Development Commissioners (CDC), and inviting agencies to present needs at the CDC public meetings.

The City of Albany is a member of the Homeless Enrichment and Rehabilitation Team (HEART), which meets monthly specifically to enhance coordination between all public and private homeless, housing, and health organizations and to streamline delivery of services and address gaps in needs and services. The HEART board includes representatives from Community Services Consortium (a variety of divisions/services are represented), the City of Albany, the local shelters, Albany Partnership for Housing and Community Development, Linn County health and mental health, Samaritan Health Services, the College of Osteopathic Medicine of the Pacific-Northwest, Greater Albany Public School District, CHANCE recovery center, and the Rural Continuum of Care.

HEART works to evaluate the needs of Albany’s homeless and at-risk populations and to address the needs and priorities identified in the Linn County Ten Year plan to Address Homelessness. HEART members coordinate and host the homeless resource fair, a Veteran’s stand down (resource fair), helps with the annual federal point in time count, and holds a homeless memorial service.

HEART coordination has resulted in medical students volunteering at shelters and the InReach clinic, and Samaritan Health establishing a wellness clinic at a shelter among other great projects such as supply drives.

This past year the HEART members have been evaluating how to implement a multi-agency software program to better serve clients shared by many of the agencies. In addition, the HEART members have identified fair housing training needs.

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

The City of Albany and the Community Development Commission (CDC) members coordinate and consult with shelters and service providers throughout the year that serve to Albany's homeless and at-risk populations to assess needs that could be addressed with CDBG-funded activities.

The Community Services Consortium (CSC) is a public nonprofit organization dedicated to ending poverty in the region. CSC is the state and federally recognized community action agency for Linn, Benton and Lincoln counties and administers HUD Emergency Solutions Grant funds. CSC acts as a conduit for federal and state homeless program funding and coordinated the development and update of the *Ten-Year Plan to Address Issues Around Housing and Homelessness in Linn County* (Ten-Year Plan).

The CDC chair is staff to the Rural Oregon Continuum of Care (ROCC), a consortium of HUD-funded homeless housing and service providers working in Oregon's most rural counties, including Linn County. The ROCC holds monthly meetings with the purpose of fostering and enhancing collaborative work and the development of performance measures around the issues of homelessness.

City of Albany staff and a few CDC members regularly attend the Homeless Enrichment and Rehabilitation Team (HEART) monthly meetings. HEART includes a broad range of service providers, homeless advocates, health providers, and governmental agencies within Linn County, including the CSC and ROCC. HEART members work together to address the needs of Albany's homeless and at-risk populations, coordinate services, prioritize and address Linn County's homeless and housing needs, and implement strategies identified in the Ten-Year Plan.

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 ESG (Emergency Solutions Grants) funds. The CSC receives ESG funds for use in Albany. The City consults with the CSC throughout the year to discuss performance outcomes and determine if there are any community and homeless needs that can be addressed with CDBG funds.

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 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	COMMUNITY SERVICES CONSORTIUM
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Consortium (CSC) is a public nonprofit organization dedicated to ending poverty in the region. CSC is the state and federally recognized community action agency for Linn, Benton and Lincoln counties and administers HUD Emergency Solutions Grant funds. CSC provides housing services, rental and utility assistance, job training, and they operate Linn Benton Food Share, and CSC provides homelessness data, needs and existing programs, housing rehabilitation and weatherization programs, job training. Collaboration and consultation is ongoing.
2	Agency/Group/Organization	LINN BENTON HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Homeless Needs - Persons with mental disabilities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Linn-Benton Housing Authority (LBHA) oversees HUD Section 8 housing activities in Albany, serves over 2,600 families in the two-county area. The LBHA also provides affordable housing to Albany seniors and persons with mental disabilities. LBHA provided data regarding Section 8 housing choice voucher use in Albany for the Con Plan. LBHA was consulted for homebuyer assistance programs, housing needs of persons with mental illness, and affordable housing needs in general. Coordination and consultation will continue as the Consolidated Plan is implemented. LBHA will provide small homebuyer down payment assistance grants to existing clients to help them become homeowners.
3	Agency/Group/Organization	LINN BENTON COMMUNITY COLLEGE SMALL BUSINESS DEVELOPMENT CENTER
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Community College

	What section of the Plan was addressed by Consultation?	Economic Development Microenterprise Assistance Low Mod Job Creation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Linn Benton Community College, Small Business Development Center provides education, training and counseling to entrepreneurs and small businesses through a team of business advisors and faculty. LBCC also provides workforce education and development. The City consulted with LBCC to determine needs for microenterprises and how to create jobs for low and moderate income residents. CDBG funds support the LBCC microenterprise and small business development programs that will increase economic opportunities for LMI residents.
4	Agency/Group/Organization	LINN COUNTY HEALTH SERVICES
	Agency/Group/Organization Type	Services-Persons with Disabilities Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Linn County Health Services is the primary agency providing mental health services in Albany. The Mental Health division offers a Community Support Services team and crisis services for persons with mental illness and disabilities. Various representatives of Linn County were consulted for input into the healthcare and services needs of many of the populations described in the Consolidated Plan. The county is involved in the Linn County Ten Year Homelessness Plan and in providing health and mental health care for individuals and families. City and county consultation and collaboration will continue to occur on various fronts on an ongoing basis.
6	Agency/Group/Organization	ALBANY HELPING HANDS
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Albany Helping Hands has the largest homeless shelter with services in Albany. The City consulted with staff to help assess homeless needs and eligible CDBG activities. There is a need to help long-term homeless gain skills in order to re-enter the workforce.
7	Agency/Group/Organization	ALBANY PARTNERSHIP FOR HOUSING & COMMUNITY DEVEL.
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	APHCD owns 133 units of affordable housing and has three permanent supportive housing units. APHCD was consulted for affordable housing, transitional and permanent supportive housing needs. Consultation and coordination is ongoing.
8	Agency/Group/Organization	LINN BENTON HEALTH EQUITY ALLIANCE
	Agency/Group/Organization Type	Services - Housing Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with staff regarding diversity and housing issues. The City will continue to consultations for guidance on housing policies and practices.
9	Agency/Group/Organization	CASA of Linn County
	Agency/Group/Organization Type	Services-Children Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CASA of Linn County, Inc. received a 15-16 public services grant. CASA is a non-profit organization that supports volunteers who advocate for the best interests of children who have been abused or neglected and are under the protection of the Juvenile Court in Linn County.
10	Agency/Group/Organization	FAMILY TREE RELIEF NURSERY
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Family Tree Relief Nursery (FTRN) to discuss needs related to preventing child abuse. FTRN is receiving public services CDBG funds to provide an infant abuse specialist to LMI families.
11	Agency/Group/Organization	FAIR HOUSING COUNCIL OF OREGON
	Agency/Group/Organization Type	Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Fair Housing Impediments Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City works with the Fair Housing Council of Oregon (FHCO) to carry out fair housing training activities for area landlords and tenants. The FHCO provides complaint data. This consultation has and will continue to provide direction for future fair housing training, outreach and testing.
12	Agency/Group/Organization	FISH OF ALBANY
	Agency/Group/Organization Type	Services-homeless Services-LMI residents and households
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Low and Moderate income
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with FISH regarding needs of their clients, often homeless residents and women with children. FISH also provides numerous services to low-income Albany residents.
13	Agency/Group/Organization	GREATER ALBANY PUBLIC SCHOOLS
	Agency/Group/Organization Type	Services-homeless Services-Education Other government - Local Local School District
	What section of the Plan was addressed by Consultation?	Homeless Needs - Unaccompanied youth Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with the school district (GAPS) McKinney Vinto 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 in the GAPS district.
14	Agency/Group/Organization	JACKSON STREET YOUTH SERVICES
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Jackson Street Youth Services was consulted on the housing and services needs of homeless and at-risk youth in Albany. Prior year CDBG funds were awarded to provide youth case management and to open an emergency shelter. The Albany Youth House is open and the City is allocating funding for shelter services in the FY 16-17 Plan.

15	Agency/Group/Organization	SIGNS OF VICTORY SHELTER
	Agency/Group/Organization Type	Services-homeless ; Services - LMI
	What section of the Plan was addressed by Consultation?	Homeless Needs Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Signs of Victory (SOV) about future needs through the public services grant application process. SOV was selected for CDBG public services funding to help offset costs to provide meals and food boxes to Albany homeless and low-income residents.
16	Agency/Group/Organization	OSU EXTENSION, FAMILIA ACTIVAS
	Agency/Group/Organization Type	Services-Health Institute of Higher Education
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Anti-poverty Strategy Community Development Needs in Latino neighborhoods
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with the Hispanic/Latino community and others working with this community to assess housing and community development needs. The City continues to build relationships within the Hispanic/Latino community.
17	Agency/Group/Organization	OREGON CASCADES WEST COUNCIL OF GOVERNMENTS
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Economic Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Cascades West (CWCOG) staff about economic development needs for microenterprises and small businesses. CWCOG provides small business loans. Staff coordinated discussions around needs for entrepreneurs and microenterprises with several entities including CWCOG.
18	Agency/Group/Organization	WILLAMETTE NEIGHBORHOOD HOUSING SERVICES
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Willamette Neighborhood Housing Services (WNHS) staff housing rehabilitation and homebuyer assistance programs. WNHS will receive funds for housing rehabilitation and down-payment assistance loans for Albany's low-mod residents.

19	Agency/Group/Organization	OREGON REGIONAL ACCELERATOR AND INNOVATION NETWORK (RAIN)
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Microenterprise Assistance
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Oregon RAIN staff about programs and services to support Albany's entrepreneurs and microenterprises. The City is exploring creating or partnering with others on a business incubator or co-work space for low-mod entrepreneurs.

Identify any Agency Types not consulted and provide rationale for not consulting

None identified.

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	The Community Service Consortium strategic plan includes goals of providing safe, decent and affordable housing; reducing and preventing homelessness; and employment services.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Albany followed its Citizen Participation Plan to assess needs and develop the FY 17-18 Action Plan. The City holds two public hearings in conformance with federal regulations and Albany's Citizen Participation Plan. The first public hearing held September 28, 2016 provided an opportunity for citizen input on community needs that can be addressed with eligible CDBG activities, and the City's performance in administering CDBG funds and programs. A second public hearing was scheduled for April 26, 2017 to consider comments on the draft 2017-2018 Action Plan and any other community needs that could be addressed through the CDBG program.

The City received two written letters in support of the proposed Action Plan – one from Renee Smith, Executive Director of the Family Tree Relief Nursery, and the second from Annie McDonald, Housing Services Manager at the Albany Partnership for Housing and Community Development.

Ten residents testified at the April 26 in support of the City's small business grant program that has helped several microenterprises get started and provide jobs for low-mod Albany residents. George Matland and Gale Meehan of Signs of Victory Mission spoke in support of the public services grants that will help the shelter provide nutritious food to area residents. Brigetta Olson, Deputy Director of Willamette Neighborhood Housing Services, spoke to the affordable housing crisis and expressed need for down-payment assistance and housing rehabilitation programs in Albany.

City staff and Community Development Commissioners (CDC) gathered input on community needs throughout the year through monthly meetings, one-on-one conversations, and outreach with local agencies, residents, and community leaders. This year, the CDC solicited and evaluated applications for public services, housing rehabilitation, community development projects, and economic development projects that address one or more of the Consolidated Plan goals. The City solicited requests for applications and proposals through email and web announcements and announcements at the HEART board meetings.

The City also gathered public input from resident tenants that attended a fair housing training in October, 2016.

Comments received from residents, local service agencies through presentations, applications, and grant reports help the CDC prioritize community needs and determine which programs and activities will receive CDBG funding in 2017-2018.

The 30 day public comment period for the 2017-2018 Action Plan began March 27, 2017 and went through May 1, 2017. The City published notice in the Albany Democrat-Herald on March 27, 2017, of opportunities to review and comment on the Draft 2017-2018 Action Plan.

The notice of public hearing and the draft 2017-2018 Action Plan was posted on the City's website on March 27, 2017, and made available at City Hall and Albany's two public libraries. Notice was emailed to the City's interested parties list that includes local service agencies and organizations and other interested parties.

The figures presented in this plan are preliminary for public input only. Once the City's federal allocation is known, the City will either:

1) Hold a second public comment period and public hearing on a revised 2017-2018 Action Plan; or

2) Adjust the 2017-2018 activities' budgets proportionally (increase or decrease) from the estimated funding levels to match actual the actual allocation and will be submitted to HUD without further public input.

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and why	URL (If applicable)
Public Meetings: Postcards through school and Outreach Center	Non-English Speaking - Specify other language: Spanish Sunrise Neighborhood Residents	5-15 adults attended two meetings in 2015	Residents gave input on neighborhood needs - including missing sidewalks, intersection safety improvements, and Sunrise Park improvements	None	
Outreach through School District	Minorities Non-English Speaking - Specify other language: Spanish	The City held fair housing training for residents in Spanish on October 20, 2016. Roughly 20 residents attended the training.	Residents raised housing conditions and maintenance issues and asked about Sunrise Park improvements	None	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and why	URL (If applicable)
Public Meeting	Agencies addressing Homelessness	Roughly 10 agencies regularly attend the monthly HEART (Homeless Enrichment and Rehabilitation Team) board meetings. Staff attends these meetings to listen to community needs and inform the agencies of CDBG funding opportunities and opportunities provide input on community development and public service needs that could be supported with CDBG funds.	Ongoing discussions regarding how to reduce and prevent homelessness - continuum of care coordination, emergency housing services, shelter services, planning and holding resource fairs for homeless, improved client data intake and coordination, wellness centers, "HEART" (emergency) bags for homeless and more.	None	
Newspaper Ad	Non-targeted/broad community	A public notice of the 30 day comment period on the 2017-2018 Draft Action Plan was published in the Albany Democrat Herald on March 27, 2017, the local newspaper of general circulation.	Two letters were received in support of the Action Plan.	None	
Internet Outreach	Non-targeted/broad community	The City posted the 2017-2018 Draft Action Plan on its web site on March 27, 2017 and emailed all interested parties, including all local service and housing agencies, about public input opportunities on the 2017-2018 Action Plan, the CAPER, public services grants, and the 30-day comment period and hearing for the 2017-2108 Action Plan. The Plan was made available at City Hall and the City's two public libraries.	Eleven agencies have expressed needs for public services, housing rehabilitation, home buyer assistance, and employment services.	None	http://www.cityofalbany.net/cdbg

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and why	URL (If applicable)
Public Hearing	Non-targeted/broad community	The City Council hearing on the 2017-2018 Draft Action Plan is scheduled for April 26, 2017.	Thirteen people testified at the public hearing. Of those, nine were either low-mod owners of microenterprises or low-mod employees recently hired through job creation. Two people testified in support of the public services grants and one person spoke in support of down-payment assistance and housing rehabilitation programs.	None	

Table 4 – Citizen Participation Outreach

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 2017 annual grant is anticipated to be \$390,000 (same as last year). The City estimates \$449,000 of prior year resources will be unspent on June 30, 2017. The City expects that all of the prior year activities will be completed and resources spent by December 30, 2017.

If the City’s FY 2017 allocation provided below is an estimate based on the City’s FY 2016 allocation. If the City’s allocation results in changes to the activities proposed in the Plan, the City will hold a second public hearing and comment period on the revised 2017-2018 Action Plan.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Economic Development Housing Public Improvements Public Services Admin and Planning	390,000	0	449,000	839,000	0	Unspent funds from earlier program years are expected to be depleted this year when Sunrise Park is remodeled

Table 5 - 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

Anticipated leveraged resources for programs proposed in the 2017-2018 Action Plan are identified below.

- Public Services – all 2017-2018 public service subrecipients will provide a match of at least 50 percent, with most matching funds exceeding 100 percent; anticipated leveraged total is \$150,000. The primary source of matching funds is private donations, but does include some other state and federal funds.

- Housing Rehabilitation and Down Payment Assistance –programs will leverage roughly \$20,000.
- Sunrise Park Public Improvements – will leverage local City parks and recreation funding up to \$50,000.
- Microenterprise Support – microenterprise assistance is anticipated to leverage \$20,000.

PROPOSED FY 2017-2018 CDBG BUDGET* *The budgets for all proposed 2017-2018 activities will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts, or a new public hearing and comment period will be scheduled.*

CDBG Program Resources	2017 Allocation	Prior Year Resources	17-18 Draft Budget
CDBG Allocations	\$390,000.00	\$449,000.00	\$839,000.00
CDBG Activity Expenses			
	2017 Allocation	Prior Year Resources	17-18 Draft Budget
Housing Programs			
Housing Rehabilitation Loans	\$120,000	\$15,000	\$135,000
Essential Repair Grants	\$20,000	\$10,000	\$30,000
Home Buyer Down Payment Assistance	\$60,000	\$0	\$60,000
Residential Property Acquisition	\$40,000	\$0	\$40,000
Community Development - Public Improvements			
Sunrise Park Remodel	\$0	\$239,300	\$239,300
Sunrise Area - sidewalks and paths	\$0	\$30,000	\$125,000
Dave Clark Path curb ramps	\$0	\$95,000	
Economic Development			
LBCC Microenterprise Development	\$0	\$10,000	\$10,000
City Microenterprise Grants/Incubator	\$15,000	\$25,000	\$40,000
Public Services			
Fair Housing Education / Outreach		\$600	\$600
YouthBuild Job Training		\$6,000	\$6,000
Family Tree Relief Nursery*	\$16,000	\$2,500	\$18,500
Jackson Street Youth Services*	\$16,000	\$2,500	\$18,500
Albany Helping Hands Shelter*	\$10,000	\$5,000	\$15,000
Signs of Victory Mission*	\$15,000		\$15,000
SUBTOTAL	\$312,000	\$445,900	\$757,900
<i>*Funding estimate; numbers not final</i>			
CDBG Program Administration and Planning	\$78,000	\$3,100	\$81,100
TOTALS	\$390,000	\$449,000	\$839,000

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

Not Applicable.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Consolidated Plan Goals Summary Information

**The funding and goal outcomes for all proposed 2017-2018 activities will be proportionally increased or decreased from the estimated funding and performance levels to match the City of Albany's actual federal FY 2017 allocation.*

Consolidated Plan Goal	Project Description	Geographic Area	Needs Addressed	*Estimated 17-18 Funds	Prior Year Resources	*Goal Outcome Indicator
Maintain and improve the quality of affordable housing	Housing rehabilitation loans and grants	Citywide	Improve affordable housing conditions	\$140,000	\$25,000	Homeowner Housing Rehabilitated: 6; Rental Housing Rehabilitated: 2
Create affordable housing opportunities	Home buyer down payment assistance	Citywide	Expand affordable housing opportunities	\$60,000	\$0	Direct Financial Assistance to Homebuyers: 6 households
	Residential property acquisition	Census Tract 204	Remove blight; Expand affordable housing opportunities	\$40,000	\$0	Purchase 1 property
Remove barriers to accessibility	Dave Clark Path curb ramps and infill sidewalks and curb ramps	Census Tracts 204 and 208	Remove barriers to accessible routes to schools and services	\$0	\$125,000	Public Facility or Infrastructure Activities other than LMI Housing Benefit: 300 people benefit
Remove blighting influences in low and moderate income areas	Sunrise Park Improvements	Census Tract 208	Improve pedestrian safety, park safety, and safe routes to schools	\$0	\$239,300	Public Facility or Infrastructure Activities other than LMI Housing Benefit: 2,000 people benefit
Increase economic opportunities	Microenterprise assistance, small grants, incubator space	Citywide	Microenterprise development; LMI job creation	\$0	\$10,000	Low Mod Residents Assisted: 4
		Citywide	Business assistance and LMI job creation	\$15,000	\$25,000	Businesses Assisted: 4
Reduce homelessness	Albany Helping Hands Shelter	Census Tract 204	Employment and life skills training	\$26,000	\$5,000	People assisted: 50
	Jackson Street Youth Services		Youth shelter and case management		\$2,500	
Provide public services	Signs of Victory Mission	Citywide	Food boxes and meals	\$31,000	\$0	People assisted: 100
	Child Abuse Prevention (Family Tree Relief Nursery)	Citywide	Prevent child abuse and foster care placements		\$2,500	
	YouthBuild	Citywide	Job skills training for youth		\$6,000	
Affirmatively further fair housing	Training, education, outreach	Citywide	Increase awareness of fair housing laws and resources	\$0	\$600	People assisted:10

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City of Albany's Housing Needs Assessment in the 2013-17 Consolidated Plan identified housing cost burden as the primary housing problem facing Albany's LMI households. The assessment also found the City has an aging housing stock in need of long-term maintenance located in Albany's two low-income Census Tracts 204 and 208.

Due to limited CDBG resources and no HOME funding, the City of Albany has focused CDBG funding to maintaining affordable housing units and emergency housing assistance. The City established a housing rehabilitation program that offers loans and essential repair grants to Albany's low and moderate income households and free weatherization services. These programs reduce housing cost burden by reducing maintenance costs and annual operating costs. The City expects to rehabilitate and/or weatherize six low- and moderate-income households in FY 17-18.

New in FY 17-18, the City of Albany is allocating funding for homebuyer down payment assistance programs that will offer loans and grants to increase affordable home ownership opportunities for six of Albany's low-or moderate-income households. Another new program is acquisition of blighted residential properties to remove blighted conditions in neighborhoods and create opportunities for new affordable housing units.

The City does not receive HOME funds.

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 FY 17-18. The projects reflect priorities that have been identified in the Consolidated Plan and includes both projects funded in prior years and projects selected for new 2017 program year funds.

Projects proposed in the fifth year of the Consolidated Plan include housing rehabilitation, home buyer down payment assistance, property acquisition, microenterprise development, and reducing and preventing homelessness through public services. Prior year projects carrying over include public improvements to remove blighted conditions and increase accessibility in low-income areas, microenterprise development, public services, housing rehabilitation, and fair housing. Details are provided in AP-38 Project Summary.

#	Project Name
1	Housing Rehabilitation Programs
2	Homeowner Down Payment Assistance Programs
3	Property Acquisition
4	Microenterprise Development
5	Jackson Street Youth Services – Albany House
6	Homeless Employment Services
7	Child Abuse Prevention
8	Food Distribution
9	Microenterprise Development
10	Sunrise Park Improvements
11	Infill Sidewalks and Curb Ramps
12	Further Far Housing
13	Program Administration and Planning

Table 6 – Project Information

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

The Community Development Commission (CDC) evaluated performance of existing programs, assessed community needs through discussions with local agencies and residents, public meetings, and funding proposals for eligible activities.

After evaluating community needs, the CDC elected to allocate funding to the following priorities:

- Reduce homelessness;
- Improve livability and housing conditions in low-income neighborhoods; and
- Expand economic opportunities for Albany’s homeless and low- and moderate-income residents

Several activities are ongoing or are continuing with prior year funds: housing rehabilitation, Sunrise area public improvements, curb ramps and infill sidewalks in target areas, and microenterprise development. New projects include down payment assistance and property acquisition.

Lack of funding is the primary obstacle to addressing underserved needs.

AP-38 Projects Summary

FY 17-18 PROJECTS

1	Project Name	Housing Rehabilitation Programs (FY 17-18 and Carryover)		
	Goals Supported	Maintain and Improve the Quality of Affordable Housing		
	Funding	CDBG: \$140,000 (FY 17-18) and \$25,000 (FY 14-15 and 15-16 carryover)		
	Description	One of Albany's priority needs is to assist households that are experiencing housing cost burden and reduce housing expenses. Albany has large concentrations of housing units constructed before 1980 and there is need for housing rehabilitation and energy efficiency improvements.		
	Estimated number and type of beneficiaries	This activity is expected improve 6 low-mod households.		
	Target Area/Location	Citywide	Target Date for Completion	6/30/2018
	Planned Activities	<p>* Willamette Neighborhood Housing Services will manage a revolving loan fund program that will provide no-interest deferred loans to low-mod households for housing rehabilitation and energy efficiency improvements.</p> <p>* Community Services Consortium will offer essential repairs grants for repairs that are needed to make a dwelling unit eligible for weatherization assistance.</p>		
2	Project Name	Homeowner Down Payment Assistance Programs (FY 17-18)		
	Goals Supported	Create Affordable Housing Opportunities		
	Funding	CDBG: \$60,000 FY 17-18		
	Description	Help low-mod residents become homeowners.		
	Estimated number and type of beneficiaries	This activity is expected to benefit 6 low-mod households		
	Target Area/Location	Citywide	Target Date	6/30/2018
	Planned Activities	<p>*Willamette Neighborhood Housing Services will provide "Extra Step Down Payment" assistance to Albany residents to help them qualify for a mortgage. The down payment assistance is structured as a \$10,000 zero-percent deferred loan.</p> <p>*Linn Benton Housing Authority will provide small grants down-payment assistance to clients in the Family Self Sufficiency Program who have set goals to move off of public assistance and become home owners.</p>		

3	Project Name	Property Acquisition (FY 17-18)		
	Goals Supported	Remove Blighted Conditions; Create Affordable Housing Opportunities		
	Funding	CDBG: \$40,000 FY 17-18		
	Description	Albany has numerous dilapidated residential properties - most are 1970s manufactured homes that are beyond repair. Albany needs more affordable housing units. This project would purchase properties with compliance cases and poor living conditions. Depending on the condition of the property, dwelling units would either be removed or rehabilitated (separate activity).		
	Target Area	Census Tract 204	Target Date	6/30/2018
	Estimated number and type of beneficiaries	This activity will benefit 1 low-mod household		
	Planned Activities	The City will work with property owners of dilapidated housing units, ideally vacant units to see if the property owner is willing to sell the property. If funds are available, the site would be cleared or the housing unit repaired. The second phase of this activity is to transfer ownership to a non-profit organization that would construct new affordable housing.		
4	Project Name	Microenterprise Development (FY 17-18 and FY 15-16 Carryover)		
	Goals Supported	Increase Economic Opportunities; Reduce Poverty		
	Funding	CDBG: \$15,000 (FY 17-18); \$30,000 (FY 15-16 carryover)		
	Target Area	Citywide	Target Date	6/30/2018
	Estimated number and type of beneficiaries	These activities will benefit 4 low-mod residents and 4 businesses.		
	Description and Planned Activities	CDBG funds would be used to provide financial support to Albany entrepreneurs and microenterprises to help them grow their businesses and create low-mod jobs. Albany young adults work with educators, technicians, and a crew leader to obtain their GEDs and acquire industry certifications that will enable them to get jobs in the construction and energy efficiency sectors.		
5	Project Name	Jackson Street Youth Shelter Services - Albany House (FY 17-18)		
	Goals Supported	Reduce Homelessness; Provide Public Services to Special Needs and Low-Mod Residents		
	Funding	CDBG: \$16,000 FY 17-18		
	Description	This Public Services activity will provide emergency and transitional shelter and support/prevention services to runaway, homeless, and at-risk youth ages 10 to 18.		
	Target Area/Location	Census Tract 204; 1260 7 th Ave SE; Albany, OR 97321	Target Date	6/30/2018
	Estimated number and type of beneficiaries	This activity will benefit 30 homeless youth or youth that are at-risk of becoming homeless.		
	Planned Activities	The Albany House shelter has beds for 10 residents. Youths enter one of two different program		

		tracks depending on their needs, strengths, and situations. Each youth will work with trained staff to create a case plan and determine what areas to work on. Most homeless youth are approved for a 72-hour stay, which can be extended as circumstances require. The "transitional living" program is a second option for youth ages 15 to 18 that are unable to return to a suitable home. This program encourages self-sufficiency through the Positive Youth Development approach, giving young people opportunities to exercise leadership, build skills, and get involved in their communities.		
6	Project Name	Homeless Employment Services (FY 17-18)		
	Goals Supported	Reduce Homelessness; Provide Public Services		
	Funding	CDBG: \$10,000 FY 17-18		
	Description	CDBG Public Services funding will help Albany Helping Hands provide an employment coordinator that will provide counseling and job skills training to help extremely low-income and unemployed homeless guests gain employment.		
	Target Area/Location	Census Tract 204; 635 9th Ave SE; Albany, OR 97322	Target Date	6/30/2018
	Estimated number and type of beneficiaries	This activity will assist 20 homeless residents.		
	Planned Activities	The Employment Coordinator will collaborate with Albany area employers to provide training and employment; will develop training curriculum, life skills programs, and résumé and interviewing assistance. The goal of the program is to help homeless guests transition into permanent employment and housing.		
7	Project Name	Child Abuse Prevention (FY 17-18)		
	Goals Supported	Support Special Needs Populations Reduce Homelessness		
	Funding	CDBG: \$16,000 FY 17-18		
	Description	Family Tree Relief Nursery (FTRN) will use a CDBG Public Services grant to prevent child abuse through the Therapeutic Childhood Program's home-based services provided to high-risk families with children under the age of three.		
	Target Area/Location	Citywide	Target Date	6/30/2018
	Estimated number and type of beneficiaries	This public services activity is estimated to benefit 30 Albany residents in 10 households identified as at-risk for child abuse.		
	Planned Activities	A trained interventionist educates parents impacted by domestic violence and substance abuse in how to make safe choices to build healthy families and prevent foster care placements. The		

		program also 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.		
8	Project Name	Public Services - Food Distribution (FY 17-18)		
	Goals Supported	Support Special Needs Populations Reduce Homelessness		
	Funding	CDBG: \$15,000 FY 17-18		
	Description	Signs of Victory (SOV) operates a food distribution site that hands out emergency food boxes six days a week and the shelter provides three meals a day to residents and also acts as an open meal site for anyone in the community.		
	Target Area/Location	Census Tract 204; 1100 Ferry Street SE; Albany, OR 97322	Target Date	6/30/2018
	Estimated number and type of beneficiaries	This activity is estimated to benefit at least 100 homeless or low-income unduplicated Albany residents.		
	Planned Activities	The basic root of SOV's ministry is shelter and with shelter comes the nutritional needs of guests staying both in the shelter and warming center. For 35 years we have provided sustenance for the community in the form of emergency food boxes and family style meals that are open to anyone three times daily all seven days of the week. The major part of our food that we distribute is purchased thru Linn Benton Food Share.		
9	Project Name	Microenterprise Development (FY 17-18 and FY 15-16 New and Carryover Project)		
	Goals Supported	Increase Economic Opportunities		
	Funding	CDBG: FY 17-18 \$15,000 FY 15-16 \$30,000		
	Description	Support entrepreneurs and existing microenterprises (businesses with 5 or fewer employees) with technical assistance and small grants.		
	Target Area	Citywide	Target Date	6/30/2018
	Estimated number and type of beneficiaries	LMI Residents: 4 Albany Businesses: 4		
	Planned Activities	<ul style="list-style-type: none"> • Free or reduced cost tuition at Linn Benton Community College for low-mod Albany entrepreneurs and residents to learn how to start and sustain a business and free one-on-one advising. • Small grants to new businesses and microenterprises to offset startup costs and add jobs. 		
10	Project Name	Sunrise Park Improvements (FY 14-15 and FY 15-16 Carryover Project)		
	Goals Supported	Remove blighting influences in low-income neighborhoods; Increase accessibility		
	Funding	CDBG: \$239,300 (FY 14-15 and FY 15-16)		

	Description	Public improvements in Census tract 208 to remove blighting influences and improve the safety and livability of Sunrise Park and the areas around Sunrise School and Sunrise Park was identified as a community priority through the citizen participation process and noted in the Consolidated Plan.		
	Target Area/Location	Census Tract 208; 2275 Thurston St SE; Albany, OR 97322	Target Date	12/31/2017
	The estimated number and type of beneficiaries	These public improvements in the Sunrise Park and Sunrise Elementary School area are expected to benefit 2,000 LMI area residents.		
	Planned Activities	Replace existing dated and unsafe play equipment with new equipment and amenities. Relocate park to more visible area; adding parking lot and improve accessibility to park; install new lighting; paths and sidewalks as funding allows.		
11	Project Name	Infill Sidewalks and Curb Ramps (FY 16-17 Carryover Project)		
	Goals Supported	Accessibility; Remove blighting Influences		
	Funding	CDBG: \$95,000 (FY 16-17)		
	Description	City staff and residents have identified areas in Census Tracts 204 and 208 where curb ramps and sidewalks are needed to increase accessibility and improve safety.		
	Target Area	Census Tracts 204 and 208	Target Date	12/31/2017
	Estimated number and type of beneficiaries	It is estimated that at least 300 Albany residents will benefit from infill sidewalk and curb ramp improvements in Census Tracts 204 or 208.		
	Planned Activities	This project will remove barriers to accessibility and improve pedestrian conditions through the installation of sidewalks and curb ramps. Improvements will be prioritized to remove barriers to accessibility at public facilities including neighborhood paths and parks, and to provide safe routes to neighborhood schools and amenities.		
12	Project Name	Further Fair Housing (FY 16-17 Carryover Projects)		
	Goals Supported	Further Fair Housing		
	Funding	CDBG: \$600 (FY 16-17)		
	Description	The City will further fair housing locally through education and training to Albany residents and landlords and through distribution of fair housing resources. The city will process fair housing complaints and monitor housing ads for discriminatory content.		
	Estimated number and type of beneficiaries	It is estimated that 20 Albany residents or property owners will attend training or be assisted with fair housing complaints or issues.		

	Planned Activities	The City will work with the Fair Housing Council of Oregon (FHCO) and area partners such as Linn Benton Housing Authority, City of Corvallis, and the local action agency - the Community Services Consortium (CSC), to provide fair housing training for Albany property owners, landlords, developers, City staff, and others in the housing industry. The FHCO and CSC will also provide counseling through their hotlines. The City will increase community awareness of fair housing laws by increasing distribution of fair housing information in English and in Spanish. Staff will also monitor housing advertisements for potential fair housing violations and mail fair housing brochures to landlords. Staff will develop a citizen participation plan to identify fair housing issues in preparation of the City's next fair housing analysis.
13	Project Name	FY 17-18 Program Administration and Planning
	Funding	FY 17-18 CDBG: \$78,000 (estimate) and FY 16-17 carryover: \$3,100 (estimate)
	Description	This activity provides the CDBG program administration and planning to run and monitor the CDBG programs and activities.
	Planned Activities	CDBG program staff will prepare the annual action plan and CAPER, hold public hearings and organize public participation, provide staff support to the Community Development Commission, monitor subrecipients, prepare subrecipient contracts, oversee public improvement projects, conduct environmental reviews, submit reimbursement requests and reports to HUD, attend community meetings, provide fair housing training and monitoring, and planning for future program needs. The City will also prepare its next five year Consolidated Plan and Fair Housing Analysis this year.

Table 2: Project Summary Information

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

The City of Albany has two census tracts that HUD has qualified as low-income tracts with over 50 percent of the households with incomes less than 80% of the area median income.

Census Tract 204 has the highest percent of persons in poverty, at 39.1%. Census Tract 204 is bordered by the Willamette River to the north and includes historic downtown and older areas in the heart of the City.

Census Tract 208 abuts Tract 204 to the south and is located in the geographic center of the city. Tract 208 is south and east of Pacific Boulevard, State Route 99. It includes a large amount of industrial land, apartments, and housing built in the 1970s and 1980s. Tract 208 also includes a concentration of Hispanic/Latino and other minority households.

Geographic Distribution

Target Area	Percentage of Funds
204 & 208	70%

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In the 2017-18 Action Plan, the City will focus funding on improving housing units, removing blighting influences, and improving accessibility in Census Tracts 204 and 208.

The City estimates 70 percent of its 2017 CDBG entitlement award will be spent in Census Tracts 204 and 208.

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.

The City of Albany’s low-income housing rehabilitation program will help improve the quality and livability of Albany’s existing affordable housing stock. The housing rehabilitation programs will continue in FY 17-18 and the City will fund two different down payment assistance programs to promote home ownership.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	12
Special-Needs	0
Total	12

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	6
Acquisition of Existing Units	6
Total	12

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

Discussion

The City will be providing CDBG funding to several agencies that will be supporting Albany’s homeless households, low-income households, and households with special needs. However, this section does not include reporting on the provision of emergency shelter, transitional shelter, or social services.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

Not applicable.

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

Not applicable.

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

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

Discussion

Not applicable.

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

Introduction

The Albany region has a network of homeless assistance providers including emergency shelters, support for victims of domestic violence, child abuse prevention, medical and dental support, soup kitchens, and food and clothing pantries for the homeless. Providers and advocates work together to refer the homeless to services that can help them find safe affordable housing. Despite successful efforts by local providers and Emergency Homeless Assistance and Emergency Solutions Grants to reduce homelessness, there is ongoing need to assist persons who are homeless, or at risk of becoming homeless, with affordable housing.

The 2015 Point in Time (PIT) homeless one-night count identified 222 homeless individuals in Linn County representing 181 households. Of these, 154 people reported being sheltered and 68 reported being unsheltered. Only 20 homeless residents counted were under 18 and there were 15 between 18 and 24 years of age.

The McKinney-Vento Homeless Count for the 2015-16 school year, provided by the Albany School District, found there were 342 children in grades K through 12 that were considered homeless (including those staying in shelters, with friends or relatives, or in a motel). Of these, 96 were unaccompanied youth.

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

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

The City of Albany's one-year goals and actions for reducing and ending homelessness include the following activities:

1. Actively participate in the Homeless Enrichment and Rehabilitation Team (HEART). HEART members work together to coordinate efforts to address needs identified in the *Linn County Ten Year Plan to Address Issues Around Homelessness*. The HEART team has prepared bags stocked with necessities and a resource list for where to go locally to get services and shelter. HEART also sponsors an annual resource fair for Albany's homeless residents that include numerous area agencies and vendors that help residents with medical and dental needs, haircuts, identification, and numerous other services.
2. The City of Albany sponsors and participates in the annual homeless resource fairs. These fairs provide a variety of services (medical, dental, vision screenings, healthcare sign ups, identification, shelter services, haircuts, etc.) to Albany's homeless and extremely low-income residents at risk of becoming homeless.

3. The Community Services Consortium (CSC) started an annual “stand down” event (resource fair) for veterans.

Addressing the emergency shelter and transitional housing needs of homeless persons

1. Provide public services grants to local agencies that work to prevent homelessness or work with homeless residents and youth to move homeless persons into permanent housing.
2. Monitor Albany’s homeless camps and work with agencies to encourage these residents to seek support services.

The City collaborates with and supports Albany’s two adult homeless shelters and the new youth shelter. The City also works with area agencies that provide services and outreach to Albany’s homeless populations, including the Community Services Consortium (CSC). As the local community action agency, CSC administers state Emergency Housing and federal Emergency Solutions Grants to house homeless individuals and to provide emergency housing assistance to prevent homelessness.

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

The City of Albany’s 2017-18 Action Plan goals to help homeless persons make the transition to permanent housing and to preventing future homelessness include the following projects/services):

- Homeless and Unaccompanied Youth Support Services – The local youth shelter, Albany House, opened last year with CDBG support. CDBG public services grants will provide emergency and transitional housing, case management, and support services for 30 of Albany’s unaccompanied youth. The shelter programs promote self-sufficiency using the Positive Youth Development approach.
- Homeless Adults – CDBG public service funds will provide an employment coordinator at the Albany Helping Hands shelter. The coordinator will work with shelter guests to get job skills training, life skills, education, and more to help them gain employment. The goal of the program is to help at least 30 residents through the steps to prepare for and apply for jobs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,

foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The following programs and services provided by Albany agencies help prevent Albany’s low-income and at-risk residents from becoming homeless. Most of these programs and services did not request CDBG funding this program year.

- Infant Abuse Prevention – Family Tree Relief Nursery (FTRN) will use a Public Services grant to provide a home-based intervention service for high-risk families struggling with domestic violence and substance abuse. The FTRN works with parents and children to strengthen and keep families together and to prevent abuse and foster care placements.
- Albany has ten Oxford Houses that provide housing for more than 130 people recovering from drug and alcohol addiction. Many of these individuals have also been incarcerated and have difficulty finding and staying in permanent housing on their own once released from jail.
- CSC provides utility assistance, rental assistance, financial fitness classes, and several programs for homeowners. They administer federal emergency housing grants to provide emergency housing assistance and rapid re-housing assistance to area homeless and at-risk residents.
- FISH of Albany manages the “toto” fund that helps people return home to their local support systems if they have become homeless in Albany.
- The ABC House provides counseling to parents and family members to reduce the incidences of child abuse and consequent homelessness for children and families.
- Willamette Neighborhood Housing Services provides financial fitness assistance and home foreclosure prevention counseling for homeowners.

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

Introduction

The largest barrier to affordable housing in Albany is lack of available units to households or individuals earning less than 50 percent of the area median family income. Thousands of Albany households are experiencing high housing cost burden. Rents have increased substantially over the last few years, reducing Albany's supply of affordable housing units.

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

The Albany Comprehensive Plan includes several policies that promote the development and maintenance of affordable housing in Albany. Policies also promote housing variety, mixed use housing, and infill development. The Albany Development Code regulations permit a variety of housing types in several zones that would enable affordable housing to be constructed. The City of Albany is taking the following actions that are anticipated to affect housing affordability:

- The City is currently evaluating development code updates to several mixed use zones in Albany's downtown area. The proposed amendments include allowing residential uses in more situations, and reduced residential parking and open space requirements.
- The City is conducting a development code audit, which will form the basis for future code amendments.
- The City is updating its residential buildable land inventory to determine residential land needs.
- The City is working with the University of Oregon to conduct an equity and opportunity mapping analysis – to map demographic, housing, employment, and other variables related to access to opportunity. The analysis will supplement HUD provided mapping tools for the Assessment of Fair Housing and will also help the City assess needs and targeted investment strategies.

In FY 17-18, CDBG funds reduce the cost of home ownership for Albany's low- and moderate-income residents by continuing housing rehabilitation programs and starting home-buyer assistance programs. Specifically, the City will:

- Assist six low-income households purchase a home in Albany by providing down payment assistance loans and grants;
- Provide essential repair grants to four low-income Albany households for repairs and improvements to include weatherization, energy efficiency improvements, and accessibility repairs as applicable; to reduce housing costs and keep residents in their homes; and
- Provide three low or moderate income Albany households with zero-interest deferred loans for comprehensive housing rehabilitation; this will reduce housing costs and keep residents in their homes.

Discussion

Housing affordability is a growing issue for Albany residents; as Albany's market rate housing costs continue to rise, there are long waiting lists for publicly supported housing units. The issue is complex as many variables affect housing affordability, including pressure from neighboring housing markets.

The City's efforts to evaluate the code for barriers to affordable housing and assess residential land availability in 2017-2018 will help the city assess and modify current policies as needed. The City is using CDBG funds to expand its housing programs in order to directly improve housing affordability for more of Albany's LMI households in FY 17-18

AP-85 Other Actions – 91.220(k)

Introduction

The City of Albany, through implementation of this Action Plan, will 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

There are more needs than resources to meet those needs within the City of Albany. The primary obstacle to meeting underserved needs identified in Albany's 2013-2017 Consolidated Plan is lack of funding. To date, the City of Albany has allocated the maximum amount it can to support public services for Albany's low-income and special needs populations. The City continues to meet with area agencies and other public and governmental entities to identify ways to partner and collaborate resources and programming to address as many of Albany's underserved needs as possible.

The City of Albany has prioritized CDBG funds to activities that will have the greatest impact to the residents and to improve neighborhood livability and sustainability and increase economic opportunities.

Actions planned to foster and maintain affordable housing

The City will use CDBG funds to continue the Housing Rehabilitation grant and loan programs that provide funds to owners of low-income housing units to rehabilitate their homes. These programs help to both improve and maintain Albany's existing affordable housing supply and reduce operating and rehabilitation costs for low and moderate income households. The City will add a new CDBG home buyer down payment assistance programs to encourage home ownership.

- The Community Services Consortium (CSC) will provide essential repair grants to three low-

income households to make repairs needed so the homes are eligible for free weatherization assistance.

- The housing rehabilitation loan program will be managed by Willamette Neighborhood Housing Services (WNHS). WNHS has extensive experience in providing the full spectrum of housing services. CDBG funds will provide three Albany households with zero interest deferred loans for housing rehabilitation.
- WNHS will provide “extra step” down payment assistance loans of \$10,000 to five households.
- Linn Benton Housing Authority will provide down payment assistance grants to clients currently saving for home-ownership through the VIDA savings program.

Actions planned to reduce lead-based paint hazards

The City of Albany currently distributes lead-hazard information pamphlets to any resident seeking information regarding housing repairs in historic districts and provides links on the City’s website.

The City requires subrecipients that administer housing rehabilitation programs to use 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. The pamphlets are available on the City’s website and at City Hall.

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 Infant Abuse Prevention program provided by Family Tree Relief Nursery described earlier will help parents of families in poverty gain skills to make safe choices for their family, and help them recover from domestic and substance abuse situations.

The City will continue to expand economic opportunities for Albany residents in FY 2016-17 with prior year CDBG resources through the following two programs:

- Microenterprise Development – Prior year CDBG funds will continue to support low-income residents that enroll in Linn Benton Community College Small Business Development Center’s Microbusiness courses and services. Programs provide free and reduced-cost courses and one-on-one advising to Albany’s low-income entrepreneurs.
- Economic Opportunity Grants – The City will continue its small grant program that provides financial assistance to small businesses to offset costs to create jobs made available to LMI residents.

Actions planned to develop institutional structure

Albany is fortunate to have agencies with well-established service delivery structures within the City.

The City works closely with area agencies 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

Thanks to efforts by many agencies, there is ongoing collaboration among public and private housing and social service agencies through the HEART team for addressing the needs of homeless and residents at risk of becoming homeless. The Homeless Enrichment and Rehabilitation Team (HEART) board meets monthly, representing a large coordination effort between service agencies, the public and local government. HEART members are working collaboratively to develop one client intake form and a multi-user intake system to better serve the clients and to enhance information sharing between agencies.

Numerous agencies work together to provide an “adult services team” that assesses needs of adults and provides wrap-around services to them to address their needs. There is ongoing coordination between the Department of Human Services and many social service agencies such as the Family Tree Relief Nursery child abuse prevention program. Agencies work together to connect clients and residents to services and/or housing.

City staff looks for opportunities to facilitate partnerships among affordable housing and service providers. This coordination helps to ensure the resources of agencies serving low-income community members are applied efficiently and that residents/clients are supported throughout the housing continuum.

Program Specific Requirements

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

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table in AP-20. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

Discussion

Albany is entering its fifth year as an Entitlement grantee and has not generated any program income to date and has not made any Section 108 loan guarantees. All unspent prior year resources are included in activities in prior year's plans.