



## ALBANY CITY COUNCIL AGENDA

**Monday, May 8, 2023**  
**4:00 p.m.**

Council Chambers, City Hall  
333 Broadalbin Street SW

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

- 4:00 p.m. Call to order and roll call
- 4:05 p.m. Business from the public
- 4:10 p.m. Historic Hangar presentation – Mark Baxter and Debbie Origer [Verbal]  
*Information*
- 4:25 p.m. Community Development Block Grant 2023-2027 Consolidated Plan/2023 Action Plan review –  
[Pages 2-178] *Discussion*
- 4:50 p.m. Electrical program fees – Johnathan Balkema [Pages 179-182]  
*Discussion*
- 5:20 p.m. Building program fees – Johnathan Balkema [Pages 183-198]  
*Discussion*
- 5:40 p.m. Bus fare information – Barry Hoffman [Verbal]  
*Direction*
- 5:55 p.m. Business from the council
- 5:58 p.m. City manager report
- 6:00 p.m. Adjournment

*This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: [cityclerk@cityofalbany.net](mailto:cityclerk@cityofalbany.net).*

*Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.*

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# MEMO

**TO:** Albany City Council

**VIA:** Peter Troedsson, City Manager  
Matthew Ruetters, Community Development Director

**FROM:** Beth Frelander, Planner II

**DATE:** April 28, 2023, for the May 8, 2023, City Council Meeting

**SUBJECT:** Community Development Block Grant (CDBG) 2023-2027 Consolidated Plan and 2023 Action Plan Hearing and Adoption

Relates to Strategic Plan theme: Great Neighborhoods

## Action Requested:

Staff requests the City Council hold a public hearing on May 10, 2023, to receive comments on the proposed CDBG 2023-2027 Consolidated Plan and 2023 Action Plan regarding community development needs that could be assisted with CDBG funding. Following the public hearing, staff recommends council make any desired modifications to the 2023-2027 Consolidated Plan and 2023 Action Plan and pass the attached resolutions to adopt the 2023-2027 Consolidated Plan and 2023 Action Plan. Staff ask the council to authorize the Mayor to sign the required CDBG program certifications and submit the plan to the U.S. Department of Housing and Urban Development (HUD).

## Discussion:

### *CDBG Background and Consolidated Plan*

As an entitlement jurisdiction, the City of Albany receives an annual grant from the HUD through the CDBG program. HUD requires that grantees develop a strategic plan every five years, called the Consolidated Plan. The Consolidated Plan is informed by community input, agency consultations and agency provided data, census data, and a variety of other quantitative and qualitative data sources. There are four main components of the Consolidated Plan: the needs assessment, market analysis, strategic plan, and the annual action plan. The Consolidated Plan examines community needs related to housing, social services, community development, and supports for special populations including people who are homeless, seniors, people with mental or behavioral health concerns, people with disabilities, survivors of domestic violence and others. The market analysis section considers the current housing market, the capacity of shelter facilities, available services, and the condition of public facilities and infrastructure in low-income neighborhoods. The market analysis also includes potential hazards and barriers that may affect housing, services, emergency shelter and neighborhoods. These elements serve as the foundation for the strategic plan component. Using the information and analysis of the needs assessment and market analysis, priority needs were identified and associated goals formed. These goals form the basis of the CDBG program over the next five years. The following goals were identified by the Community Development Commission (CDC) through the consolidated planning process:

1. Increase affordable housing options
2. Maintain the existing affordable housing stock
3. Support economic opportunities for low- and moderate-income residents
4. Support public services for low- and moderate-income residents
5. Strengthen LMI neighborhoods and accessibility

The final component of the Consolidated Plan is the annual action plan. It describes how the City will use its annual CDBG allocation to address goals and priorities identified in the Consolidated Plan. The 2023 Action

**April 28, 2023, for the May 8, 2023, City Council Meeting**

Plan is the first annual plan of the 2023-2027 Consolidated Plan cycle and as such, is submitted together with the 2023-2027 Consolidated Plan.

The required 30-day public comment period will end May 10, 2023, with the required council public hearing on the proposed plan. The 2023-2027 Consolidated Plan and 2023 Action Plan public hearing is another opportunity for citizens to provide input on community needs that could assist Albany's low- and moderate-income residents and make suggestions regarding the City's CDBG program and planning.

The CDBG program requires the City to certify that it will comply with federal statutes and regulations including fair housing, anti-lobbying, citizen participation, use of CDBG funds, excessive force, and anti-discrimination policies as specified in the attached CDBG certifications.

*2023 Action Plan*

The 2023 Action Plan identifies how the 2023 CDBG grant of \$335,142 and \$245,000 of prior year carryover will be allocated to address the priorities and goals established in the Consolidated Plan. Staff and the CDC sought citizen input on community needs throughout the year and solicited proposals for services and other eligible activities that address the priority needs of Albany's low- and moderate-income residents.

2023 funds are proposed to be allocated to support needed public services (emergency shelter support, homeless outreach, childcare and youth enrichment, and senior companion program), small business assistance to low and moderate income in-home childcare providers, low-income homeowner rehabilitation program, and additional improvements to Lehigh park. Carryover funding will support activities that began this fiscal year but are not completed including property clearance for future affordable housing, replacement of the Lehigh park playground, the housing rehabilitation loan program for low- and moderate-income homeowners and services for survivors of domestic violence and homeless youth. Any program income generated from the repaid loans will be reprogrammed back into the housing rehabilitation loan program. The following table outlines the activity, organization carrying out the activity and the funding amount included in the 2023 Action Plan as it relates to each goal.

<b>Goal</b>	<b>Activities</b>
Increase affordable housing options	Property clearance for affordable housing, Creating Housing Coalition, 2022 carryover funds
Maintain the existing affordable housing stock	Low- and moderate-income homeowner rehabilitation program, DevNW, 2022 carryover funds and \$112,900 in 2023 CDBG funds
Support economic opportunities for low- and moderate-income residents	Small business assistance to low- and moderate-income childcare providers, Family Connections, \$55,000 in 2023 CDBG funds
Support public services for low- and moderate-income residents	Case management and emergency shelter for homeless youth, Jackson Street Youth Services, 2022 carryover funds and \$17,500 in 2023 CDBG funds
	Unsheltered homeless outreach and resource navigation services, COAT (Creating Housing Coalition), \$10,000 in 2023 CDBG funds
	Senior Companion program, Oregon Cascades West Council of Governments, \$2,700 in 2023 CDBG funds
	Childcare scholarship program, YMCA, \$10,000 in 2023 CDBG funds
	Youth enrichment program scholarships, Boys and Girls Club, \$10,000 in 2023 CDBG funds
	Emergency shelter and services for survivors of domestic violence, Center Against Rape and Domestic Violence, 2022 carryover funds

**April 28, 2023, for the May 8, 2023, City Council Meeting**

Strengthen LMI neighborhoods and accessibility	Playground replacement and other park improvements at Lehigh Park, City of Albany Parks department, 2022 carryover funds and \$50,000 in 2023 CDBG funds
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**Budget Impact:**

The 2023-2025 draft City budget includes the 2023 CDBG allocation of \$335,142 from HUD and \$245,000 in anticipated carryover funds, including funds allocated through the CDBG program.

BF: km

Attachment: 1



## RESOLUTION NO. \_\_\_\_\_

A RESOLUTION ADOPTING THE CITY OF ALBANY'S 2023-2027 CONSOLIDATED PLAN AND 2023 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 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, public service, and community development needs through data analysis, surveys, public meetings, and agency consultations, and then identified priorities and set goals to address those needs in the five-year consolidated plan for federal program years 2023 through 2027; 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, surveys, outreach to local agencies, and through requests for proposals to identify needs and activities to be included in the 2023 Action Plan; and

WHEREAS, the 2023 Action Plan identifies the following activities to be carried out with federal CDBG 2023 program year funds: public services to Albany's low- and moderate-income families, people experiencing homelessness, seniors and survivors of domestic violence; housing rehabilitation to low- and moderate-income homeowners; improvements to Lehigh Park, property clearance for affordable housing development, and small business grants to low and moderate income childcare providers; and

WHEREAS, the City advertised the 30-day public hearing notice and comment period on the proposed 2023-2027 Consolidated Plan and 2023 Action Plan on April 7, 2023; and

WHEREAS, the CDC held a public meeting regarding the 2023-2027 Consolidated Plan and 2023 Action Plan on April 17, 2023, and the city council held a public hearing May 10, 2023, and all comments were accepted.

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council adopts the 2023-2027 Consolidated Plan and 2023 Action Plan, attached as "Exhibit A."

DATED AND EFFECTIVE THIS 10th DAY OF May 2023.

\_\_\_\_\_  
Mayor

ATTEST:

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



**CITY OF ALBANY**  
2023-2027 Consolidated Plan  
and  
2023 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

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

#### Introduction

The City of Albany became an eligible Federal Entitlement Grantee in 2012 when the population surpassed 50,000 and began receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) in late 2013.

The Community Development Block Grant (CDBG) is a flexible program that provides communities with resources to address a wide range of unique community development needs. The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable, and to expand economic opportunities.

As a recipient of CDBG funds, the City is required to prepare a strategic plan every five years that identifies housing and community needs, prioritizes these needs, identifies resources to address needs, and establishes annual goals and objectives to meet the identified needs. This five-year plan is known as the Consolidated Plan and is a federal statutory requirement in 24 CFR 91.200–91.230. It provides the basis for allocating HUD funds under the CDBG Program and outlines a strategy for the City to follow in using CDBG funding to achieve the goal of the CDBG program, *“to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons.”*

The major sections of the Consolidated Plan include: (1) a Needs Assessment, (2) a Housing Market Analysis, (3) a Five-Year Strategic Plan, and (4) a One-Year Action Plan. These assessments and strategies are built on data analysis and consultations with local and regional stakeholders, support organizations, and citizen participation. The Plan includes a profile of the community and its economy, an assessment of housing and community development needs, and the strategic plan section provides a framework of long-range strategies to meet those needs.

The 2023-2027 Consolidated Plan is Albany’s third five-year strategic plan covering federal years 2023 through 2027. The City estimates it will receive an annual allocation of approximately \$335,000 and around \$1,700,000 over the five-year period to address needs identified in this plan. Each year, the City will prepare an Annual Action Plan that outlines the specific program activities to be carried out in meeting the Consolidated Plan strategies.

The Consolidated Plan also serves as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER). CAPER is required by HUD for each fiscal year's funding allocation.

## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

The Consolidated Plan outlines goals and strategies that will be pursued over the next five years with CDBG funds. All CDBG funded projects, except for program administration and planning activities, must meet one of three HUD defined **National Objectives**:

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

The objectives of the Consolidated Plan are to:

- Identify the community's critical needs and establish goals and strategies to address those needs.
- Guide funding decisions for the CDBG program to ensure funding is allocated toward Albany's priority needs.
- Plan, monitor, and administer the CDBG programs and ensure compliance with Federal Regulations.

These objectives are supported by a collection of associated goals and actions that work toward meeting the objectives stated. Details of this are located in the Strategic Plan and Annual Action Plan sections of this Consolidated Plan.

The 2023-2027 Consolidated Plan and 2023 Action Plan goals and priorities continue to address needs identified in the 2018-2022 Plan with some refinement to reflect anticipated projects and partnerships over the next five years. The City will continue to support programs that create or maintain affordable housing and stable opportunities for Albany's low-income residents and residents with special housing needs, and support agencies that assist Albany's low- and moderate-income residents, special populations, and homeless residents. The needs assessment identified rehabilitation of some public facilities, including local emergency shelters, as well as improving accessibility at public facilities. Supporting the expansion of childcare in the community and providing economic opportunities is also a priority need.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	ALBANY	
CDBG Administrator	ALBANY	Community Development Department/City of Albany
HOPWA Administrator	Not Applicable	
HOME Administrator	Not Applicable	
HOPWA-C Administrator	Not Applicable	

Table 1 – Responsible Agencies

### Narrative

The City's Community Development Department staff will be responsible for administering Albany's CDBG programs and ensuring compliance with HUD regulations.

The Albany Community Development Commission will review and recommend policies, programs, activities, and strategies to the Albany City Council related to the CDBG programs, the Consolidated Plan, Annual Action Plan, and any substantial amendments proposed to those plans. The Commission will review the Consolidated Annual Performance Evaluation Reports (CAPER) each year to examine the performance of the projects funded in whole or in part with CDBG Program funds.

The Albany City Council has the responsibility of approving the Consolidated Plan and for administration of the programs covered by the Consolidated Plan. The City Manager, the Mayor, and City Council have the authority to authorize grant awards and execute HUD-required documents and agreements.

### Consolidated Plan Public Contact Information

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 Albany, OR 97321;  
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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **Introduction**

The City of Albany coordinated the preparation and completion of the Consolidated Plan. In compliance with Consolidated Plan statutes, the City consulted with representatives of federal, state, and local government entities, quasi-governmental agencies, educational institutions, the business community, non-profit and for-profit organizations on areas of housing, community and economic development priorities.

The Plan was developed largely in consultation with area agencies, service providers, community leaders, the public, and recipients of community development services. The list of agencies and organizations consulted is listed in Table 2. The City consulted with other City departments to identify public facility, infrastructure, economic, and community development needs.

### **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 Community Development Commission (CDC) consulted with public and assisted housing providers, health, mental health, and service agencies in group settings to learn more about community needs and to foster collaboration among providers. The CDC meetings provided an opportunity for enhancing the existing coordination and delivery structure of housing, homeless, health and social service providers in Albany.

The CDC consulted with Linn County Health Services, Department of Human Services, Oregon Cascades West Council of Governments, Community Services Consortium, and all agencies that provide services to Albany homeless and special needs populations. Many of these agencies also participate in the Homeless Engagement and Resource Team (HEART) monthly meetings. City staff corresponds with these agencies and service providers periodically to assess existing programs, performance, and help identify gaps in need that could be supported with CDBG-funded activities and programs.

### **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.**

Rural Oregon Continuum of Care serves the Albany Oregon area and Community Services Consortium (CSC) is the community action agency that serves Albany. 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 serves as a conduit for federal and state homeless program funding. CSC coordinated the development and update of the *Ten-Year Plan to Address Issues Around Housing and Homelessness in Linn County* (Ten-Year Plan). CSC staff coordinates the annual federal point-

in-time count. CSC provides administrative support to the HEART monthly meetings, annual homeless resource fair, and resource fair for Veterans. CSC also provides supportive services for Veteran families and helps homeless or near homeless Veterans find stable housing.

City of Albany staff regularly attend the HEART monthly meetings. HEART members include a broad range of service providers, homeless advocates, housing providers, health providers, and governmental agencies within Linn County, including the CSC and the Rural Oregon Continuum of Care (ROCC). HEART members work together to assess 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 to reduce homelessness.

The CDC holds annual consultations with area service providers that work with Albany homeless residents and persons at risk of homelessness to assess community needs. The City uses a competitive application process to evaluate and prioritize CDBG funding of activities to address and reduce homelessness in Albany.

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

City staff consults with the CSC staff throughout the year to discuss homelessness and emergency housing needs, how Emergency Solutions Grants (ESG) funds are being used, 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. A portion of ESG funds are used for Homeless Management Information System (HMIS) record keeping purposes 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 jurisdictions consultations with housing, social service agencies and other entities.**

1	<b>Agency/Group/Organization</b>	CITY OF ALBANY
	<b>Agency/Group/Organization Type</b>	Services-Employment Other Government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-Based Paint Strategy Economic Development Market Analysis Anti-Poverty Strategy Public Facilities, Accessibility, and Infrastructure Needs.
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Various City departments were consulted to gain insights into employment and economic development needs, infrastructure and public facility needs, parks and recreation needs, housing and affordability needs, lead paint issues and practices, and the impacts of land use planning and policies on housing affordability. The City also consulted the Emergency Management Plan and Hazard Mitigation plan. This consultation and coordination will be ongoing.
2	<b>Agency/Group/Organization</b>	Community Services Consortium
	<b>Agency/Group/Organization Type</b>	Services - Housing Services- Employment Service- Fair Housing Regional Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-Based Paint Strategy Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Economic Development Market Analysis Anti-Poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As the area action agency, Community Services Consortium (CSC) receives Community Services Block Grant funding to operate services in a three-county region that includes Albany. CSC provides housing services, rental and utility assistance, job training, Emergency Solutions Grants (ESG funds) to reduce homelessness in Albany, and they operate four continuum of care-funded projects. CSC was consulted for input about homelessness data, needs and existing programs, housing rehabilitation and weatherization programs, and job training. CSC was also consulted regarding providing emergency housing assistance to residents. Collaboration and consultation will be ongoing throughout the five-year Consolidated Plan period.
3	<b>Agency/Group/Organization</b>	Linn Benton Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Regional Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and 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 Albany and 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 is providing homebuyer down payment assistance grants to existing clients to help them become homeowners.
4	<b>Agency/Group/Organization</b>	WILLAMETTE NEIGHBORHOOD HOUSING SERVICES (DevNW)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service- Fair Housing Planning Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	DevNW is the Community Housing Development Organization (CHDO) in the area. The City consulted with staff on affordable housing needs and programs offered by DevNW. DevNW oversees housing rehabilitation program for low- and moderate- income homeowners.
5	<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 Homelessness Strategy Homeless Needs - Families with Children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	APHCD owns and manages 133 units of affordable housing and three permanent supportive housing units. APHCD was consulted for affordable housing, transitional and permanent supportive housing needs. Consultation and coordination is ongoing. APHCD properties are aging and may need to be rehabilitated.
6	<b>Agency/Group/Organization</b>	Albany Area Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with Children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consults frequently with Albany Area Habitat for Humanity on affordable housing needs and strategies through work on individual projects. The City will consult and collaborate with Habitat to help low-income homeowners with decent housing.
7	<b>Agency/Group/Organization</b>	Hispanic Advisory Council
	<b>Agency/Group/Organization Type</b>	Regional Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-Poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City CDBG staff regularly attend meetings and, when possible, participate in regional discussions and training around access to opportunity, equity, and diversity. The consultation is ongoing.
8	<b>Agency/Group/Organization</b>	Albany Helping Hands
	<b>Agency/Group/Organization Type</b>	Services- Homeless Services- Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Albany Helping Hands is one of the two primary homeless shelters serving adults and families in Albany. The City consulted with staff to help assess the housing and services needs of people who are homeless in Albany, the current services and capacity of the shelter, and eligible CDBG activities to address these needs.
9	<b>Agency/Group/Organization</b>	Second CHANCE Shelter
	<b>Agency/Group/Organization Type</b>	Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Second CHANCE is a homeless shelter with services in Albany, having recently expanded to include low barrier shelter beds. The City worked with Second CHANCE to identify the highest priority needs to help homeless and at-risk residents. The shelter provides health care navigation services, peer support, food boxes, clothing, hygiene products and more.
10	<b>Agency/Group/Organization</b>	Jackson Street Youth Services
	<b>Agency/Group/Organization Type</b>	Services- Homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homelessness Needs - Unaccompanied Youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Jackson Street Youth Services (JSYS) provides emergency shelter for unaccompanied youth and transitional housing for young adults. JSYS was consulted on the housing and services needs of homeless and at-risk youth in Albany. CDBG funds will support youth case management and the Albany House emergency shelter.
11	<b>Agency/Group/Organization</b>	Greater Albany Public Schools
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Homeless Services-Education Other Government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with Children Homelessness Needs - Unaccompanied Youth Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and 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 in the GAPS district. The City also consulted with GAPS regarding needs of low-income families and youth services.
12	<b>Agency/Group/Organization</b>	Linn County Health Services
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless Services-Health Other Government - County Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-Based Paint Strategy Homelessness Strategy Homeless Needs - Chronically Homeless Non-Homeless Special Needs HOPWA Strategy

	<b>How was the Agency/Group/Organization consulted and 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, including housing. The City consulted with several Linn County staff for input regarding the housing and service needs of the special populations they serve, the services they offer, and the extent of the need for those services, including how many residents utilize their services. The County is involved in providing health and mental health care for individuals and families. Data from the Linn County Health Assessment was also used. [Website: <a href="http://www.co.linn.or.us/health/">http://www.co.linn.or.us/health/</a> ]
13	<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
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with Oregon Cascades West (OCWCOG) staff about needs for seniors and persons with disabilities. CDBG funds will support programs serving low-income seniors in the 2023-2027 Consolidated Plan. City staff coordinated discussions around needs for entrepreneurs and microenterprises with OCWCOG. Staff also consulted on the Comprehensive Economic Development Strategy. CDBG funds have supported a microenterprise grant program and senior companion program through OCWCOG and these programs are eligible for CDBG funds in the future. [ <a href="http://www.ocwcog.org/seniors-disability/">http://www.ocwcog.org/seniors-disability/</a> and <a href="http://www.ocwcog.org/community-development/cascades-west-economic-development-district/">http://www.ocwcog.org/community-development/cascades-west-economic-development-district/.</a> ]
14	<b>Agency/Group/Organization</b>	CASA of Linn County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services - Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with Children Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CASA of Linn County, Inc., is a non-profit organization that provides court appointed special advocates that 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. Staff received input from CASA staff on the housing and service needs of children and families enrolled in their programs as well as trends in child abuse in Linn County.
15	<b>Agency/Group/Organization</b>	Center Against Rape and Domestic Violence
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services – Victims Services- Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with Children Non-Homeless Special Needs Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CARDV is a non-profit organization that supports survivors of domestic violence through emergency shelter and other services. CARDV provided an agency consultation to the Community Development Commission on the housing and service needs they see among their clients as well as the services they provide. CARDV has been supported through the CDBG program and would be eligible for CDBG funds during this five-year Con Plan. CARDV also provided information on the extent of domestic violence in Albany and their service area.
16	<b>Agency/Group/Organization</b>	Communities Helping Addicts Negotiate Change Effectively (CHANCE)
	<b>Agency/Group/Organization Type</b>	Services - Housing Services- Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-Poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff consult regularly with the director of CHANCE (Communities Helping Addicts Negotiate Change Effectively) regarding programming needs to support residents in recovery and with mental health issues. CHANCE is instrumental in helping residents in recovery get jobs and into stable housing.
17	<b>Agency/Group/Organization</b>	Fish of Albany
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City confirmed FISH's services. FISH provides numerous services to low-income Albany residents including transportation, snack packs for school-aged youth, food boxes, clothing, emergency support, and more. [ <a href="https://www.fishofalbany.com/emergency-services.html">https://www.fishofalbany.com/emergency-services.html</a> ]
18	<b>Agency/Group/Organization</b>	Department of Human Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Homeless Services - Victims Child Welfare Agency Other Government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff collected data on foster care providers, child abuse and neglect and welfare statistics. DHS works closely with area agencies on programs and services to reduce foster care placements. Staff will consult with DHS for statistics and continuum of care coordination and service delivery throughout the Plan period. [ <a href="https://www.oregon.gov/DHS/Pages/index.aspx">https://www.oregon.gov/DHS/Pages/index.aspx</a> ]

19	<b>Agency/Group/Organization</b>	Linn Benton Community College
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Other Government - State Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and 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 through a team of business advisors and faculty. They offer microenterprise courses and counseling as well as small business management programs to help improve economic opportunities within Albany and the region. 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.
20	<b>Agency/Group/Organization</b>	Oregon Regional Accelerator and Innovation Network
	<b>Agency/Group/Organization Type</b>	Services- Employment Regional Organization Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff consulted with Oregon Regional Accelerator and Innovation Network (RAIN) regarding services and opportunities to support Albany area entrepreneurs and startup companies. [Website: <a href="http://oregonrain.org/">http://oregonrain.org/</a> ]
21	<b>Agency/Group/Organization</b>	Albany Area Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Services- Employment Business Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is a member of the Albany Area Chamber of Commerce and consults with the Chamber of Commerce to understand the needs of small businesses in Albany. Consultation and meetings are ongoing. [Website: <a href="http://www.albanychamber.com/">http://www.albanychamber.com/</a> ]
22	<b>Agency/Group/Organization</b>	Albany Millersburg Economic Development Corporation
	<b>Agency/Group/Organization Type</b>	Services- Employment Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff consulted data and reports produced by the Albany Millersburg Economic Development Corporation to understand the economic development needs and opportunities of the area. Staff also confirmed the services provided by the Albany-Millersburg Economic Development Corporation to support business development. [Website: <a href="http://www.albany-millersburg.com/">http://www.albany-millersburg.com/</a> ]
23	<b>Agency/Group/Organization</b>	Oregon Employment Department
	<b>Agency/Group/Organization Type</b>	Other Government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff reviews local and regional jobs and business reports prepared by the Oregon Employment Department and consulted with Business Oregon staff on resources available to promote economic development. [Website: <a href="http://www.qualityinfo.org">www.qualityinfo.org</a> ]
24	<b>Agency/Group/Organization</b>	Oregon Housing and Community Services
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other Government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff reviewed housing programs, data and reports provided by OHCS. The City evaluates funding opportunities periodically. [Website: <a href="https://www.oregon.gov/ohcs/pages/index.aspx">https://www.oregon.gov/ohcs/pages/index.aspx</a> ]
25	<b>Agency/Group/Organization</b>	Fair Housing Council of Oregon
	<b>Agency/Group/Organization Type</b>	Service- Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Fair Housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consults and contracts 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.
26	<b>Agency/Group/Organization</b>	Samaritan Health Services and Samaritan InterCommunity Health Network
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically Homeless Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted with Albany Samaritan Health Services staff regarding health care needs and available services for homeless and low-income residents. Consultation is ongoing through monthly homeless team meetings. Samaritan partners with shelters to coordinate medical respite beds for homeless patients. IHN is the CCO and provides health care coverage to low-income residents and supports community projects that promote health for low-income residents. [Websites: <a href="https://www.ihntogether.org/">https://www.ihntogether.org/</a> and <a href="https://www.samhealth.org/">https://www.samhealth.org/</a> ]
27	<b>Agency/Group/Organization</b>	Oregon Health Authority
	<b>Agency/Group/Organization Type</b>	Services- Health Health Agency

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City collected data on people with HIV/AIDS, disabilities, services for children and the elderly and reviewed plans to assess needs of non-homeless special needs residents. [Website: <a href="https://www.oregon.gov/oha/pages/index.aspx">https://www.oregon.gov/oha/pages/index.aspx</a> ]
28	<b>Agency/Group/Organization</b>	Linn County Parole and Probation
	<b>Agency/Group/Organization Type</b>	Publicly Funded Institution/System of Care Other Government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Linn County Parole & Probation was consulted regarding the discharge policies and procedures, the number of people in under supervision, and housing options for those released from correctional institutions. They also provided input on the housing and service needs for the people under their supervision.
29	<b>Agency/Group/Organization</b>	U.S. Department of Housing and Urban Development
	<b>Agency/Group/Organization Type</b>	Other Government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consults with HUD staff on environmental reviews and procedural questions and fair housing complaints. HUD data is used to inform the 2023-2027 Consolidated Plan.
30	<b>Agency/Group/Organization</b>	Family Tree Relief Nursery
	<b>Agency/Group/Organization Type</b>	Services- Children Services- Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff and the Community Development Commission consults with Family Tree Relief Nursery (FTRN) annually to discuss needs related to preventing child abuse and foster care placements. FTRN has received CDBG public services funding in recent years to provide a child abuse intervention specialist to LMI families, therapeutic daycare, parenting classes and coaching to parents.
31	<b>Agency/Group/Organization</b>	Federal Communications Commission
	<b>Agency/Group/Organization Type</b>	Other Government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Non-Housing Needs Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted the Federal Communications Commission Fixed Broadband Deployment data and data provided in FCC Form 477 to determine coverage and availability of broadband internet services and the number of providers serving Albany.
32	<b>Agency/Group/Organization</b>	Oregon State University Extension Service
	<b>Agency/Group/Organization Type</b>	Services- Education Other Government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff interacted with OSU Extension through the Hispanic Advisory Council. OSU Extension is providing outreach and support to low-income households in need of broadband access. OSU Extension also advocates for improved broadband coverage across Oregon and is researching where there are coverage gaps.
33	<b>Agency/Group/Organization</b>	Xfinity Corporation
	<b>Agency/Group/Organization Type</b>	Broadband Service Provider
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff verified broadband-related services and coverage for Albany residents.
34	<b>Agency/Group/Organization</b>	Alyrica Internet
	<b>Agency/Group/Organization Type</b>	Broadband Service Provider
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff verified broadband-related services and coverage for Albany residents.
35	<b>Agency/Group/Organization</b>	Peak Internet / Casco Communications
	<b>Agency/Group/Organization Type</b>	Broadband Service Provider
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff verified broadband-related services and coverage for Albany residents.
36	<b>Agency/Group/Organization</b>	CenturyLink
	<b>Agency/Group/Organization Type</b>	Broadband Services Provider
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff verified broadband-related services and coverage for Albany residents.
37	<b>Agency/Group/Organization</b>	Creating Housing Coalition (CHC)
	<b>Agency/Group/Organization Type</b>	Services-Homeless Services- Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically Homeless
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff and the Community Development Commission consult with CHC annually to discuss needs related to homelessness and affordable housing. CHC received funding to create affordable housing and will receive funds for its outreach arm, COAT.
38	<b>Agency/Group/Organization</b>	Albany Downtown Association
	<b>Agency/Group/Organization Type</b>	Business Leaders Downtown Association
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is a member of the Albany Downtown Association and collaborates with the Downtown Association on economic development efforts for the Downtown. Consultation is ongoing.
39	<b>Agency/Group/Organization</b>	The Salvation Army of Linn County
	<b>Agency/Group/Organization Type</b>	Housing Regional Organization Civic Leaders National Civic and Religious Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with Children Anti-Poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The local Salvation Army provides food boxes to households in need. Staff confirmed this service is available.
40	<b>Agency/Group/Organization</b>	Willamette Workforce Partnership
	<b>Agency/Group/Organization Type</b>	Regional Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff consulted information and reports on their website to better understand workforce needs in Albany and the region as well as the services and resources they provide. [Website: <a href="https://willwp.org/">https://willwp.org/</a> ]
41	<b>Agency/Group/Organization</b>	Linn, Benton, and Lincoln Early Learning Hub
	<b>Agency/Group/Organization Type</b>	Regional Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Non-Housing Needs Assessment Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Early Learning Hub (ELH) provided an agency consultation and shared information about the childcare needs and gaps in Albany and the economic impact of the childcare shortage. As a result of consultation funds are being devoted to microenterprise assistance for low-income childcare providers.
42	<b>Agency/Group/Organization</b>	YoungRoots Oregon
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Needs Assessment Non-Homeless Special Needs Anti-Poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	YoungRoots Oregon provided an agency consultation and shared information about the needs of low-income young parents.
43	<b>Agency/Group/Organization</b>	Boys and Girls Club
	<b>Agency/Group/Organization Type</b>	Services- Children
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Boys and Girls Club provided an agency consultation and shared information about the childcare and youth needs for low-income families in Albany. As a result, funding is dedicated to childcare and youth services for low-income families.
44	<b>Agency/Group/Organization</b>	YMCA
	<b>Agency/Group/Organization Type</b>	Services- Children National Civic and Religious Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	YMCA provided an agency consultation and shared information about the childcare and youth needs for low-income families in Albany. As a result, funding is dedicated to childcare services for low-income families.
45	<b>Agency/Group/Organization</b>	Casa Unidos Latinos
	<b>Agency/Group/Organization Type</b>	Services- Housing Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-Poverty Strategy Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Casa Unidos Latinos provided an agency consultation and shared information on the needs of Hispanic and Latino families in Albany, the barriers these households face, and the services they provide.
46	<b>Agency/Group/Organization</b>	Legal Aid Services of Oregon
	<b>Agency/Group/Organization Type</b>	Services- Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Albany interacts with Legal Aid through monthly homeless engagement meetings. Legal Aid shares the needs and trends they see among households seeking their services and updates on tenant protection laws.
47	<b>Agency/Group/Organization</b>	HIV Alliance
	<b>Agency/Group/Organization Type</b>	Services- Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Albany confirmed the services provided by HIV Alliance to Albany residents with HIV/AIDS. [ <a href="https://hivalliance.org/">https://hivalliance.org/</a> ]

Table 2 – Agencies, groups, organizations who participated

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

All agency types were consulted in preparation of the 2023-2027 Consolidated Plan.

### 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		

Table 3 – Other local / regional / federal planning efforts

### Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The Community Development Commission has annual agency consultations with the Community Services Consortium (regional community action agency), the Rural Oregon Continuum of Care, the Linn Benton Housing Authority, Cascades West Council of Governments, Linn County Health Services and Linn Benton Community College Small Business Development Center. City staff participate in regional meetings and efforts relevant to housing, community, and economic development needs. City staff consulted with other City departments including economic development, police, and parks and recreation to collect data and identify any community development needs that should be included in the Consolidated Plan.

**Narrative (optional):** In addition to agency consultations at meetings, agencies were invited to provide feedback and input directly to City staff and through the Community Needs Survey. The Community Needs Survey was also promoted to the public and agencies serving low- and moderate-income residents or special populations were encouraged to share the survey with their clients. All CDC meetings are open to the public and members of the public are welcome to provide input.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(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 comply with Sections 91.100, 91.105, and 91.505 of HUD's Consolidated Plan regulations.

City staff and the Community Development Commission (CDC) sought citizen input on community needs throughout the year through a Community Needs survey, Housing Discrimination survey, public meetings, and outreach to local service providers, public agencies, shelters, housing providers, the business community, Linn-Benton Community College, Oregon Cascades West Council of Governments, and state agencies and organizations. The CDC solicited proposals for public services and other eligible activities that address the priority needs of Albany's low- and moderate-income residents.

The City provided public notice in the Albany Democrat Herald on April 7, 2023 of the May 10, 2023 City Council public hearing and the 30-day comment period. The City sent a press release out to area agencies, interested parties, and news sources and promoted these opportunities on the City website and social media.

Input from agency consultations, surveys, and public comments were evaluated by the CDC when determining priorities for the 2023-2027 Consolidated Plan and 2023 Action Plan.

**Citizen Participation Outreach (See table below)**

<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/ attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>
Public Meetings	Albany residents		While residents have attended CDC meetings, no formal public comments have been made.		<a href="https://www.cityofalbany.net/council/groups/cdc">https://www.cityofalbany.net/council/groups/cdc</a>
Community Needs Survey	Albany residents, They survey was distributed to and through agency partners to clients, to advocacy groups, posted to the City website and social media channels, and promoted using QR code displays at City Hall and the farmer's market. Translation services were available by request.	33 responses	Input received on priority service, housing, homelessness, community development and economic development needs.	All comments accepted.	
Housing Discrimination Survey	Albany residents, survey was distributed through agency partners to clients and advocacy groups, posted to the City website and social media channels, posted on the NextDoor app, promoted through QR code displays at City Hall and the Albany Public Library, available at the farmer's market and downtown library, and collected through surveying transit riders. The survey was available in English and Spanish.	75 responses	Input received on housing discrimination and distribution of services, resources, and amenities.	All comments accepted.	
Public Hearing	Albany residents, Public hearing will be held on 5.10.23.				
Newspaper Ad	Albany residents, Ad was posted in the local newspaper on 4.7.23.				

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
Internet Outreach	Non-targeted/broad community area agencies and interested parties	The City posted the 2023-2027 Consolidated Plan on the City website on 4.7.23 and posted a press release to the city website and social media channels on the opportunity to comment and participate in the public hearing on 5.10.23. The press release was also sent to the interested parties email list.			

Table 4 – Citizen Participation Outreach

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The needs assessment provides a profile of the City's demographics and needs related to housing, homelessness, public services, economic development, and community development that will form the basis for the CDBG Strategic Plan. The analysis assesses the number of households experiencing a range of housing problems such as housing cost burden and overcrowding to better understand Albany's most pressing housing needs. This section also assesses disproportionate impacts of housing problems on households by race and ethnicity, the characteristics of housing voucher residents, and housing needs of special populations. The Needs Assessment also covers public service needs for special populations and community development needs with a focus on low- and moderate-income neighborhoods and accessibility.

The City supplemented the HUD-provided Comprehensive Housing Affordability Strategy (CHAS) data with the US Census Bureau's 2017-2021 American Community Survey (ACS) data, Point in Time (PIT) Homeless Count, Linn Benton Housing Authority Inventory Management System, and other local data. The Community Development Commission (CDC) and staff consulted with area agencies on needs and reviewed public input from surveys and meetings to set goals to address Albany's priority needs. Each subsection presents relevant data for a variety of needs assessment topics and then concludes with a discussion.

Albany is committed to supporting activities that have the greatest impact in addressing these needs given the limited amount of funding.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

This section of the Housing Needs Assessment identifies the number and types of households that experience one or more of the following HUD identified housing problems: housing cost burden of 30% or more, crowding of 1.0 or more people per room, or lacks complete plumbing facilities or kitchen facilities. The tables that follow provide a snapshot of the housing issues experienced by Albany's low- and moderate-income households.

The most recent Comprehensive Housing Affordability Strategy (CHAS) data is from 2015-2019. According to the 2015-2019 CHAS data, Albany had 20,750 occupied housing units. The most common housing problem faced by low- and moderate-income households in Albany is housing cost burden. About a third of both renters (3,520 renters or 32%) and owners (1,959 owners or 33%) spend between 30% and 50% of their income on housing. However, renters were more likely to be severely cost burdened, paying more than 50% of their income on housing. 26% of low- or moderate-income renters (1,695) are severely cost burdened compared to 15% of owners (724 owners). This may be in part because people below 30% of the Area Median Income (AMI) were more likely to be renters. Across both owners and renters, more than 60% of people with an income of less than 30% of the AMI were severely cost burdened. There is a substantial shortage of housing affordable to those who are extremely low income in Albany. Additionally, 37% of renters and 27% of owners who had an income between 30% and 50% of the AMI were severely housing cost burdened.

Overall, households in the lowest income category (below 30% AMI) were more likely to face at least one housing problem. About 77% of renters and 71% of owners with an income below 30% AMI faced at least one housing problem. Renters in the lowest income category were more likely to face substandard housing, meaning housing lacking either complete plumbing or kitchen facilities. Owners in the lowest income category were more likely to be severely overcrowded. Overcrowding was equally common among low- and moderate-income renters and owners, who were more likely to experience at least one housing problem at 33% of renters compared to 18% of low- and moderate-income owners.

Between 2010 and 2021, Albany's population grew by 7,216 people or 15%. Over the same period, Albany added a little over 4,000 housing units. The median household income increased by 47% between 2010 and 2021.

Demographics	Base Year: 2010	Most Recent Year: 2021	% Change
Population	48,560	55,776	15%
Households	19,077	20,880	9%
Median Income	\$44,472.00	\$65,587.00	47%

**Table 5 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**

American Community Survey 2021 5 year estimates

**Data Source Comments:**

According to the 2015-2019 CHAS data provided in Table 2, almost 40% of Albany's households earned less than 80% of the AMI. Of these households, 16% had children 6 years old and younger, and 37% had one person 62 years or older. Almost 10% of Albany's households have incomes at or below 30% of the AMI. The 2021 5-year ACS estimates found that approximately 11% of Albany's population lives below the poverty level, or almost 6,000 residents.

### Number of Households Table

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	2,005	2,420	3,730	2,580	10,010
Small Family Households	650	655	1,380	720	5,145
Large Family Households	90	135	245	260	935
Household contains at least one person 62-74 years of age	420	525	790	740	2,375
Household contains at least one person age 75 or older	285	445	575	250	830
Households with one or more children 6 years old or younger	310	415	600	319	1,210

**Table 6 - Total Households Table**

**Alternate Data Source Name:**

2015-2019 CHAS

**Data Source Comments:**

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	65	50	45	25	185	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	25	15	0	55	15	0	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	75	10	90	20	195	30	45	80	0	155
Housing cost burden greater than 50% of income (and none of the above problems)	975	535	35	0	1,545	325	260	100	0	685

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	85	670	985	165	1,905	100	365	735	375	1,575
Zero/negative Income (and none of the above problems)	65	0	0	0	65	0	0	0	0	0

Table 7 – Housing Problems Table

Alternate Data Source Name:

2015-2019 CHAS

Data Source

Comments:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,135	625	185	45	1,990	375	305	180	0	860
Having none of four housing problems	345	825	1,715	1,165	4,050	155	665	1,655	1,370	3,845
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Alternate Data Source Name:

2015-2019 CHAS

Data Source

Comments:

## 3. Cost Burden &gt; 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	440	465	470	1,375	85	160	315	560
Large Related	75	30	10	115	15	90	80	185
Elderly	275	235	220	730	285	360	279	924
Other	410	555	335	1,300	70	45	175	290
Total need by income	1,200	1,285	1,035	3,520	455	655	849	1,959

Table 9 – Cost Burden &gt; 30%

Alternate Data Source Name:

2015-2019 CHAS

Data Source

Comments:

## 4. Cost Burden &gt; 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	395	170	15	580	75	10	45	130
Large Related	75	0	0	75	0	80	0	80
Elderly	250	100	10	360	215	165	24	404
Other	400	270	10	680	50	30	30	110
Total need by income	1,120	540	35	1,695	340	285	99	724

Table 10 – Cost Burden &gt; 50%

Alternate Data Source Name:

2015-2019 CHAS

Data Source

Comments:

## 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	90	10	90	20	210	15	45	65	0	125
Multiple, unrelated family households	0	0	0	0	0	15	0	10	0	25
Other, non-family households	0	25	15	0	40	15	0	0	0	15
Total need by income	90	35	105	20	250	45	45	75	0	165

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:

2015-2019 CHAS

Data Source

Comments:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	235	300	325	860	75	115	275	465

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:

2015-2019 CHAS

Data Source

Comments:

**Describe the number and type of single person households in need of housing assistance.**

According to the 2017-2021 ACS data, 26% of Albany's households (5,376) are single person households. Of these, 2,223 single person householders are 65 years or older.

Sixty percent of the 795 households on the Section 8 housing choice voucher waiting list are waiting for a one-bedroom, roughly 514 households. Twenty-one percent of households on the waiting list include an elderly household member, 48% include someone in the household with a disability, and 69% are female-headed households.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

In 2022, 57% of current Section 8 voucher holders had a disability, amounting to 566 disabled Albany households using Section 8 vouchers. An additional 379 households with a disabled resident were on the waiting list for a Section 8 voucher.

Per the 2017–2021 ACS, 15.5% of the civilian, noninstitutionalized population of Albany had a disability (8,579 people). Types of disabilities include hearing, vision, cognitive (3,467 people), ambulatory (3,744 people), self-care (1,318 people), and independent living (2,802 people) difficulties. Disabilities increase with age:

- Ages 5 to 17: 10% of this cohort were reported to have disabilities,
- Ages 18 to 34: 12.2% of this cohort were reported to have disabilities,
- Ages 35 to 64: 15.4% of this cohort were reported to have disabilities,
- Ages 65 to 74: 26.2% of this cohort were reported to have disabilities,
- Aged 75 and older: 48.9% of this cohort were reported to have disabilities.

The Center Against Rape and Domestic Violence (CARDV) provided safe housing for 75 Albany families and survivors in 2021. CARDV has indicated that some of their domestic violence shelter residents have had a difficult time finding affordable housing which has resulted in longer than usual stays. This, in part, has meant their shelters are often at capacity. CARDV has expanded their services to include a motel voucher program to supplement their shelter capacity and meet a wider range of survivor needs, including the need for isolation due to health concerns and safety and confidentiality concerns.

### **What are the most common housing problems?**

Housing cost burden is Albany's most common housing problem, with two thirds of households earning less than 80% of AMI paying more than 30% of their income on housing, representing 5,479. The highest rates of housing cost burden were among those with a household income below 30% AMI and between 30% to 50% AMI categories at 83% and 80% respectively. Renters accounted for 64% of Albany's cost-burdened households earning less than 80% of AMI.

Of all cost-burdened households, 2,419 experienced severe housing cost burden, amounting to 30% of all households with an income under 80% of the AMI. Of those severely cost burdened, 70% were renters. About 73% of all households with an income under 30% AMI were severely cost burdened.

Overcrowding was experienced by 415 households earning less than the AMI, including 250 renter households. Of these, 335 were single-family households and 25 households consisted of multiple, unrelated families.

### **Are any populations/household types more affected than others by these problems?**

Single-family low- and moderate-income households had the highest incidents of crowding of all household types, with the majority of crowding incidents among single family low- and moderate-income renters.

The following household types were more affected by housing cost burden than other household types:

- Small, related households earning less than 80% of AMI had a higher rate of housing cost burden at 72%, compared to 67% among all households with less than 80% AMI.
- Conversely, large households were slightly overrepresented among households with a severe cost burden. Among large households earning less than 80% AMI, 33% experienced severe housing cost burden compared to 30% of all households with less than 80% AMI.
- Elderly households accounted for 30% of low- and moderate-income households experiencing housing cost burden and 25% of those experiencing severe housing cost burden. However, elderly households make up 37% of all households with an income below 80% AMI so low- and moderate-income elderly households are less likely to experience housing cost burden than other low- and moderate-income households.

However, from a strictly numerical standpoint, there are a significant number of low- and moderate-income small households (1,935) and elderly households (1,654) that are housing cost burdened. Likewise, there are a substantial number of low- and moderate-income small households (710) and elderly households (764) that are severely housing cost burdened. This demonstrates a clear need for affordable housing suitable for these households.

According to Linn Benton Housing Authority (LBHA), insufficient affordable housing is a major barrier for clients hoping to become self-sufficient without Section 8 vouchers. This is especially a challenge for single parents, people with disabilities and people with less training or education. Additionally, people with a voucher often struggle to find a rental unit under the voucher limit. For those housed, LBHA identified the need for mental health services and renter education to keep residents stably housed. Income requirements and housing application fees are added barriers for families experiencing or at risk of homelessness. Across social service agencies, a major theme was the lack of affordable housing and the challenge of application fees, background checks and poor rental history pose to residents seeking stable housing.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

Sixty percent of those experiencing severe housing cost burden were extremely low income (ELI) households earning 30% or less of the AMI (1,460 ELI households). An additional 34% of households

experiencing severe housing cost burden have incomes between 30% and 50% of the AMI. Together, these households comprise 94% of those severely cost burdened.

According to the 2015-2019 CHAS data, characteristics of ELI families and individuals include:

- 310 had one or more children six years old or younger;
- 650 were small family households (two to four members);
- 90 were large households with five or more related members; and
- 705 were households with at least one person over the age of 62.

According to the 2021 ACS five-year estimates, Albany's minority residents tend to experience poverty at a higher rate, particularly for residents who defined themselves as some other race as well as American Indian/Alaska Native, Asian, and Hispanic/Latino residents. About one-third of female-headed households with children live below the federal poverty level. Further, 70.9% of female headed households with a child under five years old live below the poverty level compared to only 16.8% of all families with a child under five years old.

Low-income and ELI households at imminent risk of losing their housing often lack one or more of the following: sustainable employment, affordable housing, affordable childcare, health care, adequate transportation, or a local support system. Affordable housing and childcare are the most dire needs for low-income and ELI families with children as there is a substantial shortage of both in Albany. Low income and ELI residents that experience housing cost burden are also challenged. Any unanticipated monthly expense or disruption to monthly income can affect their ability to pay for housing. If an individual or household loses their housing, it is harder to find or qualify for replacement housing due to poor rental or credit history or foreclosure.

#### Formerly Homeless

Albany's Continuum of Care agency, Community Services Consortium (CSC), served 143 Albany residents with rapid re-housing assistance and 602 residents with short term rental assistance to prevent homelessness in 2022. CSC works with homeless residents to address issues that may have caused their homelessness such as repairing damaged rental history, finding work, or other challenges. CSC also provides security deposit and move-in assistance to help residents get back into permanent housing.

Individuals and households receiving rapid re-housing assistance or other housing assistance are often still at risk of becoming homeless if support is not available through the time it takes for the household to become stabilized economically. Securing housing in the current housing market can often take longer than three months. According to CSC, instability and an increased risk of homelessness are characterized by a lack of affordable housing, and mental and physical disabilities.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The City of Albany does not provide estimates of the at-risk-populations.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.**

The cost of housing and the lack of housing affordable to households with incomes less than 80% of AMI are housing characteristics specific to the Albany market that could be linked with housing instability and increased risk of homelessness.

Forty-eight percent of owner-occupied housing and 55% of renter occupied housing was built before 1980. Consequently, there is a need to address housing repairs, weatherize, replace operating systems, and make other energy efficiency improvements and to reduce monthly expenses for Albany's low-income households. In houses built before 1980, potential lead-based paint issues need to be addressed. Older housing is often less desirable but is often the only housing low-income households can afford. Rental housing conditions can be unsafe or unhealthy, and residents are concerned they will be evicted if they complain about their living conditions. Owners of older housing may not be able to afford to make necessary repairs or improvements or refinance to a lower interest rate to reduce housing cost burden.

## **Discussion**

Housing affordability is one of the greatest challenges in the Albany area. Housing cost burden is experienced by thousands of low and moderate-income Albany individuals and families. More affordable housing and/or housing assistance is needed to reduce housing costs for thousands of extremely low-income individuals and families need.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at any income level experienced housing problems at a rate 10 percentage points or more than the income level as a whole. For example, if 60% of low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem, then the low-income Hispanic households have a disproportionately greater need.

Tables that follow show the number of extremely low-, low-, and moderate-income households by race that experienced one or more of the following four housing problems: lacks complete kitchen or plumbing facilities; has more than one person per room; a housing cost burden greater than 30% of the household income; or a severe housing cost burden of 50% or more of the household income.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	HH has no/negative income, but none of the other housing problems	Total HHs	% with 1 or more housing problems
Jurisdiction as a whole	1,690	315	0	2,005	84%
White	1,480	280	0	1,760	84%
Black / African American	0	0	0	0	0%
Asian	15	10	0	25	60%
American Indian, Alaska Native	25	0	0	25	100%
Pacific Islander	0	0	0	0	0%
Hispanic	145	0	0	145	100%
0	0	0	0	0	0%

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Alternate Data Source Name:

2015-2019 CHAS

Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total HHs	% with 1 or more housing problems
Jurisdiction as a whole	1,965	460	0	2,425	81%
White	1,630	420	0	2,050	80%
Black / African American	0	0	0	0	0%
Asian	0	0	0	0	0%
American Indian, Alaska Native	19	0	0	19	100%
Pacific Islander	0	0	0	0	0%
Hispanic	300	0	0	300	100%
0	0	0	0	0	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Alternate Data Source Name:

2015-2019 CHAS

Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total HHs	% with 1 or more housing problems
Jurisdiction as a whole	2,080	1,650	0	3,730	56%
White	1,705	1,390	0	3,095	55%
Black / African American	20	30	0	50	40%
Asian	0	0	0	0	0%
American Indian, Alaska Native	4	30	0	34	12%
Pacific Islander	0	0	0	0	0%
Hispanic	230	170	0	400	58%
0	0	0	0	0	0%

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Alternate Data Source Name:

2015-2019 CHAS

Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total HHs	% with 1 or more housing problems
Jurisdiction as a whole	585	2,000	0	2,585	23%
White	510	1,660	0	2,170	24%
Black / African American	25	0	0	25	100%
Asian	20	4	0	24	83%
American Indian, Alaska Native	0	20	0	20	0%
Pacific Islander	0	0	0	0	0%
Hispanic	30	250	0	280	11%
0	0	0	0	0	0%

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

**Alternate Data Source Name:**

2015-2019 CHAS

**Data Source Comments:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### Discussion

According to the 2015-2019 CHAS, 6,085 households earning less than 100% of the Area Median Income (AMI) experienced one or more housing problems. Housing problems disproportionately affect for minorities, especially for American Indian and Alaskan Native residents in all income categories; all American Indian and Alaskan Native residents in the two lowest income categories experienced one or more housing problem. There were no Pacific Islander households in any of the income categories. All Black/African American households earning 80% to 100% of AMI experienced one or more housing problem. Hispanic households had a disproportionately greater housing problems in the less than 30% AMI and the 30% to 50% AMI income categories. Asian households with an income between 80% and 100% of AMI also experienced housing problems at a disproportionate rate.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the members of racial or ethnic group at any income level experienced housing problems at a rate 10 percentage points or more than the income level as a whole.

Severe housing problems include:

- Lacks complete kitchen;
- Lacks plumbing facilities;
- Severely overcrowded households (more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms); and
- Housing cost burden of more than 50% of income.

The tables below express the extent to which different racial and ethnic groups experience at least one of these severe housing problems.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total HHs	% with 1 or more severe housing problems
Jurisdiction as a whole	1,510	500	0	2,010	75%
White	1,340	420	0	1,760	76%
Black / African American	0	0	0	0	0%
Asian	15	10	0	25	60%
American Indian, Alaska Native	25	0	0	25	100%
Pacific Islander	0	0	0	0	0%
Hispanic	100	4	0	104	96%
0	0	0	0	0	0%

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

2015-2019 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**30%-50% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total HHs	% with 1 or more severe housing problems
Jurisdiction as a whole	930	1,490	0	2,420	38%
White	825	1,225	0	2,050	40%
Black / African American	0	0	0	0	0%
Asian	0	0	0	0	0%
American Indian, Alaska Native	15	4	0	19	79%
Pacific Islander	0	0	0	0	0%
Hispanic	70	225	0	295	24%
Other	0	0	0	0	0%

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Alternate Data Source Name:

2015-2019 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total HHs	% with 1 or more severe housing problems
Jurisdiction as a whole	365	3,370	0	3,735	10%
White	270	2,830	0	3,100	9%
Black / African American	0	50	0	50	0%
Asian	0	0	0	0	0%
American Indian, Alaska Native	0	35	0	35	0%
Pacific Islander	0	0	0	0	0%
Hispanic	80	320	0	400	20%
Other	0	0	0	0	0%

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Alternate Data Source Name:

2015-2019 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total HHs	% with 1 or more severe housing problems
Jurisdiction as a whole	45	2,535	0	2,580	2%
White	4	2,170	0	2,174	0%
Black / African American	0	25	0	25	0%
Asian	20	4	0	24	83%
American Indian, Alaska Native	0	20	0	20	0%
Pacific Islander	0	0	0	0	0%
Hispanic	20	260	0	280	7%
Other	0	0	0	0	0%

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Alternate Data Source Name:

2015-2019 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Discussion

Based on the data presented earlier in this section, most of Albany's severe housing problems are related to severe housing cost burden. American Indian and Alaskan Native residents are disproportionately impacted at the two lowest income categories and Hispanic households are disproportionately impacted at all income ranges except 50% to 80% AMI. As incomes get closer to 100% of the AMI, fewer households overall experience severe housing problems and there is less discrepancy across racial and ethnic groups, except for Asian households earning between 80% and 100% of AMI.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

Housing cost burden is defined as a household spending more than 30% of its gross income on housing related costs. The table below summarizes housing cost burden data for Albany and each racial and ethnic group, including households with no cost burden (spending less than 30%), cost burden (spending between 30%-50%), severe cost burden (spending more than 50%), and no/negative income. A disproportionately greater housing cost burden exists when the members of a racial or ethnic group experienced housing cost burden at a greater rate (10 percentage points or more) than the rate for all households.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,309	3,899	2,450	80
White	12,500	3,280	2,230	65
Black / African American	109	45	0	0
Asian	190	0	15	0
American Indian, Alaska Native	105	4	25	0
Pacific Islander	10	0	0	0
Hispanic	1,040	465	135	15
Other (multiple races, non-Hispanic)	0	105	45	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Alternate Data Source Name:

2015-2019 CHAS

Data Source Comments:

### Discussion:

With a few exceptions, Albany's minorities have a greater incidence of housing cost burden than the city as whole and White households in Albany. A greater percentage of Black/African American, Hispanic, and multiracial households experience housing cost burden than other races or the city at large. Nearly 30% of both African American and Hispanic households experienced housing cost burden compared to 19% of the city as a whole. Multiracial households experienced housing cost burden at a rate of 70% and severe housing cost burden at a rate of 30% which is disproportionately greater than the city as a whole.

American Indian/Alaska Native households also had a greater incidence of severe housing cost burden with 19% of American Indian/Alaska Native households spending over 50% of their income on housing. Citywide, 12% of households in Albany are severely cost burdened.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Yes, in each income category there are racial or ethnic minorities that experience housing problems at a rate disproportionate to the city as a whole.

Household earning 0-30% of the AMI: Households that identify as American Indian and Alaska Native and households that identify as Hispanic had a disproportionately greater housing problems and severe housing problems than others in the lowest income category.

Households earning 30-50% of AMI: Households that identify as American Indian and Alaska Native as had a disproportionately greater rate of housing problems and severe housing problems in this income category. Hispanic households in this income category had a disproportionately greater rate of housing problems than the city overall.

Households earning 50-80% of AMI: Hispanic households in this income category had a disproportionately greater rate of severe housing problems than the city overall and had a higher rate of housing problems than the city overall.

Households earning 80-100% of AMI: African Americans households and Asian households, with an income between 80%-100% of the AMI had a disproportionately greater incidence of housing problems.

This could stem from the fact that minorities in Albany are more likely to experience housing cost burden and severe housing cost burden. Overall, minority residents in Albany have greater housing needs, particularly for Alaska Native and American Indian households and Hispanic households.

### **If they have needs not identified above, what are those needs?**

Homeownership rates were notably lower for many racial and ethnic minority populations including for African Americans (52%), people of two or more races (46%), people identifying as some other race (17%), and Hispanic/Latino households (48%). For context, the homeownership rate in Albany as a whole is 61%.

Several minority groups also experienced overcrowding at a higher rate. Overall, overcrowding is a problem in just 3% of Albany households. However, 16% of African American households, 12% of American Indian and Alaska Native households, 35% of people who are some other race, and 12% of Hispanic/Latino households experienced overcrowding.

Through citizen input and community conversations, the city is working to identify, understand, and remove barriers to equal access to housing and fair housing choice faced by Albany's minority populations. The City's Analysis of Impediments to Fair Housing outlines the City's intent to gain a better

understanding of the interplay between cost burden and fair housing choice for minority populations and the impact of housing problems on housing choice.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

According to the 2021 ACS five-year estimates, there is a noticeably higher proportion of Hispanic households in Census tracts 202, 205, 207 and 208.01 than the city at large. They make up between 19 and 34% of those census tracts compared to 13% of the city as a whole. Two of those census tracts, 205 and 208.01, are also predominately low-income areas.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Linn-Benton Housing Authority (LBHA) distributes Housing and Urban Development (HUD) vouchers in Linn and Benton Counties and owns and manages low-income housing but does not own project based public housing units. There are no project based public housing units in Albany.

In November 2022, 981 Albany households representing 1,890 residents had a Section 8 housing choice voucher. Under the HUD tenant-based voucher program, eligible households find their own rental units in the existing housing market. They pay a portion of the rent and utilities and LBHA pays the landlord the balance of the rents on behalf of the households.

Linn Benton Housing Authority provided race and ethnicity statistics for the Albany Housing Choice Voucher holders as of November 2022 and for Albany households on the waiting list. There were 97 Hispanic/Latino Albany households receiving vouchers and 936 White households, 40 American Indian/Alaska Native households, 20 African American households, five Asian households, and four Hawaiian/Pacific Islander households. On the waitlist, there were 736 White households, 22 African American households, 39 American Indian or Alaska Native households, 14 Asian households, and 13 Pacific Islander or Native Hawaiian households. There were 113 Hispanic/Latino households on the waitlist.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	35	0	2,440	12	2,606	109	7	153

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Alternate Data Source Name:**

Linn Benton Housing Authority Voucher Data

**Data Source**

Comments:

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	13,940	0	15,450	11,386	15,450	17,616	5,570
Average length of stay	0	0	0	5	0	5	0	0
Average Household size	0	1	0	2	1	2	1	2
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	18	0	844	9	844	52	0
# of Disabled Families	0	28	0	1,365	7	1,365	31	0
# of Families requesting accessibility features	0	32	0	2,290	0	2,201	33	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

Linn Benton Housing Authority Voucher Data

**Data Source**

Comments:

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	35	0	2,332	11	2,491	102	7	147
Black/African American	0	0	0	61	0	66	4	0	5
Asian	0	0	0	16	0	17	3	2	0
American Indian/Alaska Native	0	1	0	112	1	119	6	0	6
Pacific Islander	0	0	0	9	0	10	1	0	1
Other	0	0	0	8	0	9	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

Linn Benton Housing Authority Voucher Data

Data Source

Comments:

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	3	0	225	2	241	8	2	17
Not Hispanic	0	32	0	2,214	10	2,365	101	6	136

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 235 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

Linn Benton Housing Authority Voucher Data

Data Source

Comments:

### **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

LBHA has no public housing and therefore does not keep a waiting list for accessible units.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The lack of affordable housing is by far the most immediate need. Voucher holders, despite having subsidies, are unable to locate affordable units. Many households on the waitlist include someone who is elderly or disabled. Accessible, affordable housing is therefore also an immediate need. Currently there are 795 households in Albany on the waitlist for a housing choice voucher. Additionally, there is a higher proportion of female headed households on the waitlist for a housing choice voucher compared to the population at large. 69% of households on the waitlist were female headed households but female headed households only comprise 11% of Albany households.

Residents with a housing choice voucher may continue to utilize the voucher indefinitely. This is helpful for maintaining stable affordable housing for those who are fortunate to have received a voucher. Although having a voucher can help low-income households save money, particularly for those who take part in the individual development savings account program, it is difficult for these residents to find other market rate rental housing or homeownership opportunities that are affordable without a voucher. As a result, residents keep their voucher for a long time, often years. Further, there is a finite and insufficient number of vouchers compared to the number of households who qualify. This contributes to the long waits for those seeking a voucher.

### **How do these needs compare to the housing needs of the population at large**

The lack of affordable housing is a problem throughout the community. A voucher holder has additional hurdles. They have lower incomes, which makes application fees and deposits more difficult. In addition, the voucher program requires that they locate a unit within a specific affordability limit. There is a higher proportion of households with someone who is elderly or disabled on the waitlist than in Albany as a whole. Households who do not have someone who is elderly or disabled may have more housing options to select from because they do not need housing that is accessible or suitable for aging in place.

### **Discussion**

While Albany doesn't have any public housing units, the publicly supported affordable housing units combined with Section 8 vouchers provide just over 1,500 Albany households with affordable housing. However, according to the 2015-2019 CHAS data, there are 6,349 households experiencing housing cost burden, including 2,450 households who are severely cost burdened. There is a need for more assistance to low- and moderate-income families who are housing cost burdened as well as a need to add more affordable housing units and subsidized housing to the housing stock in Albany. The current need far outstrips the resources and housing available.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Albany is committed to preventing and addressing issues of homelessness for Albany residents. City staff participate in the local Homeless Engagement and Resource Team (HEART), which is an advocacy group consisting of representatives from area service providers who coordinate efforts to reduce homelessness.

The federal government requires an annual Point-in-Time Count (PIT) be conducted in late January by Continuum of Care agencies (CoCs) to measure the scale of homelessness in the United States. CoCs count all adults and children that are either sheltered homeless or unsheltered homeless residents.

- Unsheltered Homeless - An unsheltered homeless person resides in a place not meant for human habitation. Included in this count are people on the streets, in temporary tents or armory shelters, encampments, and warming centers.
- Sheltered Homeless - A sheltered homeless person resides in an emergency shelter, transitional housing or supportive housing for homeless persons who originally came in from the streets or emergency shelters.

The PIT count does not include "precariously housed" individuals or households, which are characterized as being at imminent risk of becoming homeless—such as those staying with friends or relatives, in a hotel/motel, in a treatment facility or in jail.

The following tables provide statistics from the Point in Time (PIT) count taken January 2022, in Linn County conducted by Community Services Consortium (CSC). CSC is the Continuum of Care agency for Linn, Benton, and Lincoln counties.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	4	19	0	0	0	0
Persons in Households with Only Children	1	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Adults	99	124	0	0	0	0
Chronically Homeless Individuals	54	57	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	11	7	0	0	0	0
Unaccompanied Child	10	3	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:  
2022 Point in Time Count  
Data Source  
Comments:

Indicate if the homeless population is:                      Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

There is not good data on the number of new people becoming homeless in Albany each year. Between the two adult shelters, 221 new homeless people accessed their shelter facilities. COAT served 400 homeless people in 2021.

Consultations with local emergency shelter staff found the following factors contributed to people becoming homeless in Albany:

- Lack of affordable housing and application fees or other upfront housing costs
- Substance abuse disorders and lack of treatment facilities
- Mental health disorders and lack of treatment facilities
- Childhood trauma
- Employment struggles due to criminal history, lack of transportation, and low wage jobs
- Difficulty discovering and navigating available services

Agencies serving people who are homeless also indicated an uptick in the number of seniors, people with disabilities, and people with severe health needs.

The two large shelters in Albany are regularly at capacity, particularly the men's dormitories and family dorms. The limited transitional housing is also usually at capacity. The adult shelters have a capacity of 80 for warming shelter, 84 women's dorm beds, 92 men's dorm beds, 9 family rooms, and one medical respite bed. Additionally, there were 9 transitional housing beds and 8 emergency motel stay beds. In total, there were 279 beds available through these shelters and their programs. An additional 40 low barrier shelter beds have opened up in April 2023.

The Albany Helping Hands Shelter (AHH) reported that 22 of their clients were successful in finding stable housing in 2022. The average length of stay for those who did move into stable housing was 263 days at Albany Helping Hands. CHANCE reported that 25 residents of the 2nd CHANCE shelter moved into stable housing in 2022. CHANCE indicated that the length of stay varies greatly by individual and age seems to be a factor with younger residents exiting homelessness faster and older residents having lengthy stays, including some who stay years.

Families with Children. The Greater Albany Public Schools district 2021-2022 homeless count of students in the district indicated there were a total of 238 homeless children and youth, including 17 unaccompanied youth. However, during the current 2022-23 school year the count of homeless students is already 309 and is anticipated to reach 400 by the end of the school year. The shelter facilities for families are generally at capacity and a waitlist exists for unsheltered families seeking shelter.

Unaccompanied Youth. The 2022 PIT count found 13 unaccompanied youth and the McKinney Vento counts for the 21-22 school year reported 17 unaccompanied youth. Jackson Street Youth Services (JSYS) has emergency shelter in Albany for up to 16 youth as well as 12 transitional housing spots for young adults aged 18-20. JSYS provided shelter for 46 Albany youth in 2022. The Albany House shelter run by JSYS is at or near capacity much of the time but has not yet had create a waitlist for shelter beds. There are 4 young adults on the waitlist for their transitional housing program.

Veterans. The 2022 PIT count for Linn County found that 11 of the 18 veterans counted were unsheltered.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	155	91
Black or African American	10	1
Asian	2	0
American Indian or Alaska Native	7	2
Pacific Islander	1	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	17	2
Not Hispanic	173	85

**Table 27 – Nature and Extent of Homelessness**

Alternate Data Source Name:

2022 Point in Time Count

Data Source Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

The PIT count captures the need for all of Linn County. CSC was able to provide unofficial numbers for Albany specifically which indicate there were seven families experiencing homelessness and eight veterans experiencing homelessness. Data from Greater Albany Public Schools' McKinney-Vento Liaison indicates 309 students in the school district with the number on the rise. She anticipates the number of students experiencing homelessness will reach 400 by the end of the 2022-2023 school year. Of the 309 students, 234 were in doubled up housing, 16 were in hotels or motels, 33 were in shelters, and 26 were unsheltered. CSC is serving 35 veteran households for a total of 60 Albany residents through the Supportive Services for Veteran Families program. The family dorm housing five families at 2nd CHANCE Shelter is full and as of late 2022 had a waiting list of 16 families. Likewise, Albany Helping Hand's Bailey House for mothers with children was at capacity as of late 2022.

Additionally, 13 unaccompanied youth were counted as a part of the PIT count. Jackson Street Youth Services has an emergency shelter in Albany for up to 16 youth as well as 12 transitional housing spots for young adults aged 18-20.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

In general, the distribution of homelessness among the racial and ethnic groups largely aligns with each racial or ethnic group's representation in Albany's total population. African American/Black people are slightly overrepresented a 4% of the homeless population in Linn County but only 1.5% of Albany's total population. White residents were slightly less likely to be homeless, making up 90.4% of those counted

through the PIT count but 92.3% of Albany's total population. Hispanic/Latino were also slightly less likely to be homeless, or at least to have been captured as a part of the PIT count. Only 6.9% of those counted in the PIT count were Hispanic/Latino compared to 13.2% of Albany's total population.

In strictly numerical terms, most people experiencing homelessness in Albany are white, which is unsurprising given that Albany's population is predominantly white.

It should be noted that for 14% of those counted, no ethnicity was collected and for 9.5% counted, no race was collected.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

There are several factors contributing to homelessness in Albany, not least of these is the lack of affordable housing. Additionally, many people who are homeless struggle to find or maintain employment, especially employment offering a living wage. Rising housing costs and relatively stagnant wages have put more Albany households at risk of homelessness. Additionally, residents with mental illness, substance abuse disorders, severe health problems, and disabilities are at greater risk of homelessness. In Linn County, 41% of those counted during the 2022 PIT count had a serious mental illness or disability. Further, COAT, an outreach organization for unsheltered homeless people reported 75% of the people they serve have a mental or physical disability.

For residents with substance abuse disorders, emergency shelter is largely unavailable because of "clean and sober" requirements. COAT indicated that about 50% of the 400 people they serve have a substance abuse disorder. Presently there is no low barrier shelter for people who are currently using drugs or alcohol.

COAT also reported that for unsheltered homeless people in Albany, generational poverty, history of incarceration, and lack of and lack of access to education also contribute to the challenges these residents face in becoming stably housed and self-sufficient. Additionally, COAT noted that many seniors and people with disabilities do not yet qualify for needed services which not only puts them at risk for homelessness but makes it more difficult for them to access resources and services to exit homelessness. Most of the unsheltered homeless that COAT serves are chronically homeless.

Domestic violence also causes homelessness. CARDV provides emergency shelter for survivors of domestic violence. CARDV reported survivors have a difficult time exiting the shelter into permanent housing because of high housing costs.

### **Discussion:**

According to the National Coalition for the Homeless, housing costs coupled with a lack of living wage employment or unemployment, the rising cost of health care, cuts to safety net services, and wage rates that have not kept pace with inflation have all compiled to place a larger percentage of the population on

the edge of homelessness. One layoff, medical emergency or illness, or car repairs can destabilize a family and send them into homelessness. This is certainly true in Albany.

It seems to have become increasingly difficult for people who have become homeless to exit homelessness, in large part due to the lack of affordable housing, transitional housing and supportive housing relative to the need for these housing types. As a result, stays at the shelter have become longer and shelters are often at capacity. Housing aside, homeless residents need a variety of supportive services and case management, particularly as it relates to physical, behavioral, and mental health.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

This section provides an assessment of the housing needs of persons who are not homeless but may require supportive housing, including but not limited to:

- the elderly - defined as 62 and older,
- the frail elderly - defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework,
- persons with mental, physical, and/or developmental disabilities,
- persons with alcohol or drug addiction,
- persons with HIV/AIDS and their families, and
- victims of domestic violence, dating violence, sexual assault, and stalking.

Numerous public and private agencies provide services to Albany's non-homeless special needs populations. Consultations, review of agency plans and reports, and American Community Survey data provide the basis of the needs analysis.

### Describe the characteristics of special needs populations in your community:

Non-homeless special needs populations have unique characteristics, but all have an increased risk of housing insecurity and homelessness due to a variety of circumstances such as age, physical health, mental health, etc. Many of these residents need support and care.

**Elderly Residents:** Albany residents ages 65 and older had a median household income of \$50,747, much lower than the area median income in Albany at large which is \$65,587. This is likely a result of many older adults being retired and on a fixed income. Overall, 35% of Albany's residents ages 65 and older have a disability (2,841) – including hearing, vision, cognitive, ambulatory, self-care, and independent living difficulties.

**People with Mental, Physical, or Cognitive Disabilities:** The 2017-2021 ACS data reports nearly 16% of the Albany population has a disability. There are 3,467 residents with a cognitive disability, 3,744 residents with an ambulatory disability, 1,318 residents with self-care difficulties and 2,802 residents with difficulty living independently. There is likely an overlap between some of these disabilities. Sixteen percent of residents with a disability were at or below the poverty level compared to 9% of residents without a disability.

As of March 2023, Linn County Developmental Disabilities Services (LCDD) had 464 Albany residents accessing their services and 82 residents receiving case management services through a brokerage. In January 2023, Linn County Mental Health (LCMH) had 3,027 clients actively enrolled in mental health services in Linn County. LCMH served 3,858 clients in 2022, including 42 people who were homeless or at risk of becoming homeless through their Adult Services Team. In the last two years, LCMH has had to

create waitlists. A workforce shortage and increased demand are the main contributors to creating a waitlist.

People with Substance Abuse Disorders: In 2022, Linn County Alcohol and Drug Services (LCAD) served 989 people total, and of those 547 were Albany residents. Detailed data is not available at the City level but based on the Linn County total data, 84% were White, 6% were multi racial, 6% were some other race, 3% were Alaska Native or American Indian, 1% were Asian, and 1% were Black/African American. 88% were non-Hispanic and 12% were Hispanic.

Victims of Abuse or Violence: The Center Against Rape and Domestic Violence (CARDV) serves victims of domestic violence or sexual assault in the area. CARDV sheltered 75 Albany families and survivors in 2021.

People with Convictions: Approximately 850 Linn County residents were on supervised parole or probation as of March 2023; 157 people currently on parole or probation for sexually related offenses.

The following types of child abuse were reported in Linn County in 2021: 246 cases of neglect, 52 cases of sexual abuse, 42 cases of physical abuse, 8 cases of mental injury, and 315 threats of harm. There were 169 children in foster care in Linn County during the point in time count on September 30, 2021. A 2021 annual report found 237 children between the ages of 0 and 17 served at least one day in foster care in Linn County. In 2021, the median number of months spent in foster care was 20.2 which is a dramatic increase from 12.7 in 2020. Department of Human Services (DHS) reports indicate the most common reasons for removing children from their homes are neglect, parent drug abuse, inadequate housing, domestic violence, and physical abuse.

Family Tree Relief Nursery (FTRN) provides case management and parenting education services to parents and children that are at high-risk for maltreatment. In 2022, FTRN served 277 children and 150 families through their Therapeutic Early Childhood program and 600 individuals through their Peer Services and Family Support programs. 95% of FTRN's clients are low income. Their clients were 58% White, 0.4% African American, 0.9% Native Hawaiian or Pacific Islander, 3.5% multiracial and 36% Hispanic/Latino.

Albany's ABC House is a child abuse intervention center serving Benton and Linn Counties. The ABC House served 833 infants, children and youth in 2022, with about 600 being from Linn County.

People with HIV/AIDS: According to Oregon HIV/AIDS database, 124 residents were living with HIV in Linn County in 2021. Persons with HIV/AIDS live independently in the community.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

These needs were determined through agency consultations with organizations that serve vulnerable populations, the Community Needs Survey, census data, reports and plans from agency partners,

information shared at advocacy groups such as HEART and Hispanic Advisory Council (HAC) and input gained from complementary planning efforts.

For survivors of abuse, finding stable, safe, affordable housing can be difficult. Access to safe emergency shelter is imperative for survivors fleeing abuse. Further, safe, and stable transitional housing for survivors would allow survivors to save money, find employment, and find long term housing suitable to their needs. Survivors of abuse also need better access to services and quality transportation. Affordable childcare is vital for survivors with children. Without childcare, survivors cannot find employment and rebuild their lives. CARDV also emphasized the importance of mental health services and healthy relationship education for youth as a key part of preventing abuse in the future.

Stable housing is a priority for residents needing or utilizing addiction treatment services. Without stable housing, it is difficult for clients to have the continuity in their treatment that is usually necessary for recovery. Albany has 9 Oxford Houses that provide housing for roughly 110 adults in treatment or recovery. There are also 8 faith-based recovery houses. LCAD clients often face unemployment or low wage jobs because many lack the education, training, or work experience to gain higher wage jobs. There is a need for supportive housing and transitional housing for people who with mental or substance abuse disorders. There is currently no detoxification or residential rehabilitation facility in Albany to help make the transition out of addiction successfully to be able to live independently.

A rising number of elderly people are homeless or accessing emergency shelter. Housing in Albany is often not affordable to seniors with a fixed income. Some seniors or people with disabilities do not qualify for services meant to aid these populations but still need assistance and have a limited income. Affordable housing for seniors and services to allow seniors to remain in their housing are needed. This includes home rehabilitation projects to make homes accessible and suitable for aging in place, services for seniors who need assistance with daily tasks, and programs to prevent seniors from losing housing. Healthcare navigation and access to affordable medical care would also help seniors. Disability accessible housing that is also affordable continues to be a need in Albany. 21% of households on the Section 8 voucher waiting list have an elderly person in the household (165) and 48% of households on the wait list have a disabled member (379). Albany Partnership for Housing and Community Development (APHCD) indicates there is a need for more life skills housing, supportive housing, and services for people with disabilities.

LCMH works to keep adults and youth with developmental disabilities in their homes through residential programs, case management, and supported living programs. LCMH operates a 7-bed residential treatment facility and contracts with multiple mental health residential service providers for an additional 34 beds. There are 24 affordable housing units for people with developmental disabilities.

For those supervised through Linn County Parole and Probation, housing and transportation are top needs. People with a criminal background face additional barriers to attaining rental housing. Without transportation, it can be difficult to access services, find housing or gain employment.

There is an ongoing need to reduce the number of children entering foster care. Parents need coaching, support services, respite childcare, help with addictions, and anger management. Quality affordable housing and supportive services for at risk families would reduce stressors that contribute to children entering foster care.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to Oregon HIV/AIDS database, 124 residents were living with HIV in Linn County in 2020. The database did not allow for demographic data to be viewed on a county or city level.

**Discussion:**

Albany is fortunate to be served by the various programs offered by the Linn County Health Services Department (LCHS), the Senior and Disability Services Division of Cascades West Council of Governments (OCWCOG), CARDV, Family Tree Relief Nursery, ABC House and numerous other agencies and healthcare providers who serve and work to house Albany's special needs populations. The prevention and comprehensive support services are providing positive results. For some special populations additional services or improved access to existing services would be beneficial. More is provided in Section MA-35 on service needs for special populations.

There is demand for more special needs housing and assistance to help these populations stay in stable housing. Moreover, many of these residents are in poverty or have very low incomes and finding affordable housing or affordable and accessible housing is challenging, even with housing choice vouchers or with supplemental housing or care assistance.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Childcare and Healthcare facilities were popular choices in the Community Needs Survey. This reflects the need for greater access to these services which could include the creation of new healthcare or childcare centers.

Improving parks in low- or moderate-income neighborhoods was the next most popular choice on the Community Needs Survey in the Community Development portion of the survey. In consultation with the Parks Department, additional updates to the Lehigh Park playground facility to make it more accessible and friendly to users of all types is needed. Several other parks in low- or moderate-income neighborhoods are in need of maintenance or updates to the facilities. The parks department has also undergone an accessibility study and there are several projects needed to improve accessibility around the city.

There are also areas within the City in the four low-mod Census Tracts that lack sidewalk and curb ramps, street lighting, trees, and other public improvements to enhance safety, walkability, and livability. This was the fourth priority among survey respondents in the Community Development section of the survey.

In consultation with the local shelters, there may be needed rehabilitation projects in the next five years to better serve their clients. In addition to regular building maintenance and repairs, this could include possible transitional housing or supporting existing or future efforts to create needed low barrier shelter.

### **How were these needs determined?**

These needs were determined through agency consultations and the Community Needs Survey results.

### **Describe the jurisdiction’s need for Public Improvements:**

The City’s public improvements are identified in the City’s five-year Capital Improvement Program (e.g., parks, streets, water and wastewater and storm water systems, government buildings, parking facilities). Most street improvement projects are funded with Systems Development Charges, bonds, and the state gas tax, which provides barely enough to keep up with day-to-day maintenance and urgent repairs. There is little money available for significant reconstruction of major roads, let alone residential streets, sidewalks, and curb ramps.

There is a need for ADA improvements throughout the City.

### **How were these needs determined?**

These needs were identified through the City’s ADA study, the Community Needs Survey, and consultation with the Parks Department.

**Describe the jurisdiction's need for Public Services:**

Albany has a network of public service providers and facilities; however, enhancement and expansion is a common need among providers to serve growing numbers.

The following public services are needed:

- Supportive services, case management, life skills and job skills training or homeless residents, including unaccompanied youth
- Short term rental/housing related expenses assistance to keep residents in housing
- Assistance finding housing and assistance with the upfront housing costs such as application fees and furniture upon move in
- Support services for families with children at risk of child abuse
- Support services to help the elderly, frail elderly and persons with disabilities stay in their homes as long as feasible
- Jobs training and skills development to help unemployed and underemployed persons gain better employment
- Affordable Childcare
- Substance abuse treatment and mental healthcare
- Transportation

**How were these needs determined?**

To date, the prioritization of funds for public services needs has been determined through agency consultations, citizen input, the Community Needs Survey, and competitive grant proposals.

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

The Housing Market Analysis provides data and narrative information descriptive of the Albany housing market, the cost and condition of housing in Albany, homeless and non-homeless special needs facilities and services, barriers to affordable housing, and non-housing community development assets. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered over the next five years.

To inform the Market Analysis, data was examined from the following sources:

- US Census Bureau’s Decennial Census and American Community Survey (ACS)
- US Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS)
- US department of Housing and Urban Development’s Continuum of Care Housing Inventory Reports
- Oregon Department of Housing and Community Services Point-in-Time (PIT) Homeless Count
- Oregon Department of Housing and Community Services Affordable Housing Inventory and Manufactured Dwelling Park Inventory
- Linn Benton Housing Authority Inventory Management System (IMS)/ PIH Information Center (PIC)
- City of Albany Housing and Residential Land Needs Assessment
- City of Albany Housing Needs Analysis and Housing Implementation Plan

According to the 2017-2021 ACS, Albany had 21,882 housing units, including 20,880 occupied units. Owner-occupied units accounted for 61% and 39% were renter-occupied. Housing tenure has stayed relatively level since 2000. In the 2017-2021 ACS, the homeowner vacancy rate was 0.6%, and the rental vacancy rate was 5.4%. About 10% of Albany’s housing units are studio or one-bedroom units; nearly 74% are two or three-bedroom units, and 17% contain four or more bedrooms.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The 2021 ACS five-year estimates data reports a total of 21,882 Albany housing units with 20,880 occupied units; 61% are owner-occupied and 39% are renter occupied. Of the 1,002 vacant units reported, there was a homeowner vacancy rate of 0.6% and a rental vacancy rate of 5.4%.

According to the American Community Survey (ACS), Albany's housing mix has not changed greatly over the last few decades. There has been a slight decrease in the percentage of properties with 2-4 units and a slight increase in the percentage of properties with more than 4 units. In raw terms, housing has increased across most categories except properties with 2-4 units and mobile homes. (Note: the ACS doesn't match city estimate for attached structures and some of the 2-4 units are units in multi-family buildings.)

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,806	63%
1-unit, attached structure	1,377	6%
2-4 units	2,307	11%
5-19 units	1,867	9%
20 or more units	1,265	6%
Mobile Home, boat, RV, van, etc	1,160	5%
<b>Total</b>	<b>21,782</b>	<b>100%</b>

**Table 2824 – Residential Properties by Unit Number**

Alternate Data Source Name:

American Community Survey 2021 5 year estimates

Data Source Comments:

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	129	1%	401	5%
1 bedroom	118	1%	1,430	18%
2 bedrooms*	9,327	73%	6,026	74%
3 or more bedrooms	3,160	25%	289	4%
<b>Total</b>	<b>12,734</b>	<b>100%</b>	<b>8,146</b>	<b>101%</b>

**Table 25 – Unit Size by Tenure**

Alternate Data Source Name:

American Community Survey 2021 5 year estimates

Data Source Comments: \*Census data groups bedrooms by 2-3 bedrooms and 4 or more bedrooms. Therefore, in the 2 bedroom category, this table reflects 2-3 bedrooms and the 3 or more category reflects 4 or more bedrooms.

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

There are 594 affordable rental units with funding from federal or state programs or tax credits. These units are income restricted to households at or below 80% of the AMI. Some of these units are further restricted to lower incomes, seniors, or people with disabilities.

Linn Benton Housing Authority manages the housing choice voucher program. There are 981 housing choice vouchers in use in Albany as of November 2022. Eligible households find their own rental units in the existing housing market that can pass a housing quality and safety inspection. Households pay a portion of the rent and utilities based on their income and LBHA pays the landlord the balance of the rent on behalf of the families. Housing through this program cannot exceed fair market rent as determined by HUD but actual available rental units often exceed this maximum. There are 795 households on the waiting list for a housing choice voucher. Additionally, the success rate, meaning a household that has received a voucher successfully finds and rents a unit meeting the eligibility requirements, ranges from 20-40%, and currently is on the low end of that range. 60% of those who are on the waiting list are only eligible for a one-bedroom unit and there are very few one-bedroom rental units in Albany.

Habitat for Humanity has built more than 20 affordable houses in Albany, but it is not known how many of the homes are still occupied by low-income homeowners.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Housing units that received tax credits or other forms of assistance may be at risk of being converted to market rate housing upon maturity of the tax credits or the affordability period typically 30 to 50 years. Most of the publicly supported affordable units are owned by non-profit affordable housing agencies and are expected to remain affordable in the long term. This list includes 58 units that could expire between 2023-2027. Some of these units are owned by affordable housing agencies that may seek financial assistance for housing “preservation,” which extends the period of affordability, usually for 30 to 50 years.

**Does the availability of housing units meet the needs of the population?**

No, there are insufficient housing units to meet the needs of the Albany population, particularly units that are affordable for households with incomes under 50% of the AMI. According to the latest CHAS data, 5,490 households earning less than 80% of the AMI experience housing cost burden. Additionally, 2,414 of those households are paying more than 50% of their income in housing costs. Housing prices and rents have continued to increase since 2019 so it is likely this is a low estimate of the number of households who are housing cost burdened. Overall, the 2021 ACS five-year estimates indicate 6,888 households are paying more than 30% of their income on mortgage or rent.

There are many other indicators that the housing available in Albany does not meet the needs of Albany residents, particularly those who are low income. First, the housing choice voucher waitlist and the low success rate of those with vouchers demonstrates the need for rental housing and rental assistance to make rental housing affordable to low-income households. Second, the LBHA shared that self-sufficiency clients making use of the IDA Savings Program and other government supports are still not able to afford homes in Albany. Sixty-three percent of housing in Albany is single dwelling unit housing which tends to be occupied by owners rather than renters. With low-income households priced out of homeownership, there are fewer housing options available for these households and low-income households are competing for limited rental units and especially limited affordable rental units.

Additionally, both the homeless shelters and shelter for survivors of domestic violence are regularly at capacity and have indicated their residents are staying longer because they have a difficult time finding affordable, or otherwise suitable housing to move into. Across social service providers, access to affordable, stable housing was a consistent need among their clients.

### **Describe the need for specific types of housing:**

The 2020 Housing Needs Analysis indicated a current need of 2,494 housing units affordable for incomes below 30% AMI, 4,939 housing units affordable for incomes below 50% AMI, and 9,780 housing units affordable at below 80% AMI.

The following data characterizes the 795 Albany households on the Section 8 housing choice voucher waiting list:

- A total of 1467 people, 504 of them children.
- 48% of the households include someone with a disability.
- 21% of the households include someone who is elderly.
- The head of households are 31% male and 69% female.

Section 8 voucher holders have had a hard time finding units that are affordable to rent and 60% of households on the waiting list only qualify for one-bedroom units. Only about 11% of Albany's housing stock is studios or one-bedroom units.

There is also a need for supportive and transitional housing for people exiting homelessness, people with mental illness and substance abuse disorders, and people with disabilities. Additionally, the Housing Implementation Plan and Housing Needs Analysis identified middle housing, higher density housing including apartments and condos, first time homebuyer opportunities, senior housing, and accessible housing as needed in Albany's housing stock now and to meet the needs of Albany's growing population.

### **Discussion**

The narratives in this section make it clear that Albany needs more affordable renter and owner housing for Albany's households earning less than the area median income and for Albany's special needs populations. Most of these renter households only qualify for one-bedroom units.

Section MA-15 that follows will discuss housing affordability in detail. There are efforts underway to encourage more housing construction, including housing that would be more affordable and housing types currently lacking from Albany's housing market. However, most newly built housing will be market rate so the need for subsidized housing will likely remain an issue. Two affordable housing developments are underway and should add 97 new affordable housing units to Albany's housing stock in the next few years.

As the lack of housing in general, and homelessness, has become a growing concern in Oregon, state funding may become available to assist in addressing some of the housing needs of low-income households in Albany.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Housing prices and rents have continued to climb in the Albany housing market. Most new housing created is not affordable to low and extremely low-income households so even as new housing is created, these households may not feel the benefit of lower housing costs in the immediate future. Overall, there are 5,479 households with incomes below 80% of the AMI that are housing cost burdened and 2,419 households under 80% AMI that are severely housing cost burdened according to the latest CHAS data.

The median home sale value according to the 2021 ACS five-year estimate was 271,100, but home prices have continued to rise. As of January 2022, the median home sale price in Albany was \$440,000. A family of four with an income at 80% of the AMI would make about \$60,000 annually and could not afford a home over \$350,000, let alone a home costing \$90,000 more than that. There are very few homes on the market for less than \$350,000 and homes at this price in good condition sell quickly. The vacancy rate of 0.6% for homeownership which contributes to high prices as homes available for purchase are in high demand and low supply. While moderate income households may have a few homeownership opportunities, lower income households fare even worse in the home buying market.

Like the home buying market, the rental market has faced more demand. Unaffordable rent in neighboring cities puts added pressure on the rental market in Albany as people across the region look for an affordable place to live. Additionally, with rising home prices, more households are priced out of homeownership and compete in the rental market. Both home values and contract rent have increased 51% in the last decade. As home prices have risen and housing demand increases, so have rents. In 2016, 57% of renters paid less than \$1000 in rent. In 2021, just 36% of renters paid less than \$1,000 in rent. Additionally, with the rental market becoming more competitive, the rental application process and fees have become more cumbersome. Having more options for who to rent to, property management companies and landlords have increased income requirements which disqualifies low- or moderate-income households. This poses challenges for low- and moderate-income households seeking housing.

### Cost of Housing

	Base Year: 2010	Most Recent Year: 2021	% Change
Median Home Value	179,600	271,100	51%
Median Contract Rent	727	1,104	52%

Table 30 – Cost of Housing

**Alternate Data Source Name:**

American Community Survey 2021 5 year estimates

**Data Source Comments:**

Rent Paid	Number	%
Less than \$500	463	13.4%

Rent Paid	Number	%
\$500-999	2,397	70.9%
\$1,000-1,499	3,627	14.0%
\$1,500-1,999	1,308	1.3%
\$2,000 or more	191	0.5%
<b>Total</b>	<b>7,986</b>	<b>100.2%</b>

Table 26 - Rent Paid

## Alternate Data Source Name:

American Community Survey 2021 5 year estimates

## Data Source Comments:

## Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	720	No Data
50% HAMFI	1,190	1,560
80% HAMFI	5,775	3,825
100% HAMFI	No Data	3,275
<b>Total</b>	<b>7,685</b>	<b>8,660</b>

Table 272 – Housing Affordability

## Alternate Data Source Name:

2015-2019 CHAS

## Data Source Comments:

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	893	1,000	1,263	1,728	2,019
High HOME Rent	808	865	1,077	1,235	1,359
Low HOME Rent	657	704	845	976	1,090

Table 33 – Monthly Rent

Data Source Comments: HUD FMR and 2022 HOME Rents

## Is there sufficient housing for households at all income levels?

Nearly 50% of Albany renters are housing cost burdened; 75% of renters earning less than 30% of the AMI are severely housing cost burdened. Rent and home values have both increased more than 50% in the past 10 years while incomes have not risen at the same rate. According to the Housing Needs Assessment Report, Albany residents earning less than \$20,000 annually made up 26.5% of renters but 7.4% of rental units are affordable at that income in Albany. Nearly 80% of households earning \$20,000 or less annually and 84% of households earning between \$20,000-35,000 annually are cost burdened. Additionally, in

2021, 68% of Albany households earning between \$35,000-50,000 annually are cost burdened compared to 20% of households with this income in 2016. Overall, there are 5,479 households below 80% of the AMI that are housing cost burdened and 2,419 households under 80% AMI that are severely housing cost burdened according to the latest CHAS data. This exemplifies the lack of affordable rental housing available to households below the area median income.

Additionally, there are 2,005 households with incomes under 30% AMI but only 720 rental units affordable at that income. Further, many of the units that would be affordable to households of that income are occupied by households with a greater income. According to the CHAS data, only 375 of the 720 units were actually occupied by a household with an income under 30% of the AMI. This leaves about 1,600 extremely low-income households in housing above their means. This is likely the case for housing units affordable to low- and moderate-income households as well.

Housing demand in Albany has outpaced the creation of new housing supply. This has meant the housing market offers fewer units at prices affordable to low- and moderate-income households. Home prices have risen in the Albany market. As of January 2022, the median home sale price in Albany was 440,000, remaining out of reach for most low- and moderate-income households. A household of four earning 80% of the AMI, or \$60,000 annually, would only be able to afford a home costing less than \$350,000. Homes at that price are few and far between in Albany. A single person household at 80% of the AMI would make about \$42,000 annually and be able to afford a \$240,000 home which are currently extremely rare in the Albany housing market.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

As home values and rents have risen, housing in Albany has become less affordable. Incomes have not kept pace with rising housing costs. According to the Community Needs Survey, most respondents believe this trend will continue, indicating they thought their housing costs would increase in the next year while their income would remain the same. As other cities in the region have faced an even higher demand for housing, Albany's housing market has felt additional pressure. Low vacancy rates in the housing market, particularly when it comes to homes for sale, have contributed to rising prices and rents. Older homes may offer lower prices but may need rehabilitation for aging elements.

On the other hand, the home buying market does appear to be plateauing. Additionally, changes to the zoning code to allow for middle housing in single dwelling unit zones offer opportunities for more housing, potentially lower cost homeownership or rental options, and better housing diversity. Further, the City is in the process of updating other elements of the Albany Development Code that could make creating needed housing easier or cheaper in hopes of incentivizing much needed housing production. The City may also pursue long term strategies to encourage or potentially contribute financially to creating more affordable housing. It is unknown the long-term impact these changes will have on housing prices and housing production.

A growing concern about the lack of affordable housing across the state may also translate to potential resources for cities to facilitate the production of affordable housing. The extent of these opportunities is uncertain.

Even with new strategies and possible funding to address housing needs in Albany, the cost of housing is likely to remain high for low- and moderate-income families as these efforts take time to come to fruition. The efforts underway are important steps towards reducing the housing cost burden for households across Albany, but the need is great.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The 2022 Fair Market Rent (FMR) is above the area median rent across housing of different sizes. HOME rents for efficiency units were higher than area median rent for efficiency units but were below the area median rent for all other housing sizes. Despite FMR being above the area median rent, voucher holders still struggle to find housing using their vouchers. Linn Benton Housing Authority staff noted that increasing rents means it is taking longer for housing choice voucher holders to find housing, and often voucher holders are not successful in finding housing using their voucher. Albany's affordable housing stock is limited and in high demand. There is a need for more rental housing and, particularly, affordable rental housing available to people who are low or moderate income including those with housing choice vouchers.

### **Discussion**

Housing has become less affordable in Albany. Low- and moderate-income households are most affected by rising housing costs as evidenced by the many low- and moderate-income households who are housing cost burdened. The City is actively pursuing strategies to increase housing production to better meet the housing demand and housing needs of Albany residents. Housing affordability is a priority for residents across the income spectrum and affordable housing was a high priority across the many agencies consulted for this plan. This is reflected in the priorities and goals of this plan which include creating affordable housing across the housing spectrum from transitional housing to rental housing to homeownership and preserving existing affordable housing.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

According to the 2021 ACS data, 52% of Albany’s housing units were built before 1980, representing 11,280 units. Due to the substantial age of most of the housing stock, many houses need rehabilitation, and many are likely to contain lead paint. Only 17 housing units lacked complete plumbing. 302 housing units lacked a complete kitchen.

According to RealtyTrac, there were 21 Albany properties in some state of foreclosure in March 2023, down from 27 in February 2018. Zillow reports Albany had eight houses in pre-foreclosure, one house in foreclosure and 14 houses up for auction in March 2023. All bank-owned properties are in good condition or are suitable for rehabilitation. City staff was unable to determine if any REO properties were abandoned.

### Definitions

Albany Municipal Code Article 18, Building Code Administration and Property Maintenance defines the term “*substandard*” as follows:

Substandard: in violation of any of the minimum requirements as set out in this title or in the building code in effect at the time the structure was built.

For the purposes of this Consolidated Plan, Albany will use the following definitions to determine houses suitable for rehabilitation.

**Standard Condition:** Housing is in standard condition if it is generally in good repair, with no substandard habitability elements (i.e., lacking complete plumbing or kitchen facilities) or exterior elements. Such units may be eligible for housing rehabilitation funding if interior conditions pose a threat to the integrity or livability of the unit. CDBG funds may be used to update or repair the following interior systems: heating, electrical, plumbing; and for energy efficiency and accessibility improvements.

**Substandard Condition but Suitable for Rehabilitation:** This category describes dwelling units that may have deferred maintenance or work without permits, but the units are both financially and structurally feasible for rehabilitation. Such units may be lacking complete plumbing or kitchen facilities and/or may have exterior elements in need of repair (e.g., a roof in need of replacement, siding in need of repair or replacement, or a missing or failing foundation). The unit value generally exceeds the cost of the repairs or upgrades that would be required to bring it to standard condition.

**Substandard Condition and Not Suitable for Rehabilitation:** This category describes dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation. Such units will typically have an improvement value that is less than the cost of addressing the habitability and

exterior elements that cause its classification as “substandard” or will be unfit to occupy for reasons of safety by the City’s Building Official.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,964	23%	3,685	45%
With two selected Conditions	99	1%	366	4%
With three selected Conditions	0	0%	5	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,671	76%	4,090	50%
<b>Total</b>	<b>12,734</b>	<b>100%</b>	<b>8,146</b>	<b>99%</b>

Table 34 - Condition of Units

**Alternate Data Source Name:**

American Community Survey 2021 5 year estimates

**Data Source Comments:**

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,774	30%	1,587	19%
1980-1999	2,826	22%	2,011	25%
1950-1979	3,403	27%	2,970	36%
Before 1950	2,731	21%	1,578	19%
<b>Total</b>	<b>12,734</b>	<b>100%</b>	<b>8,146</b>	<b>99%</b>

Table 28 – Year Unit Built

**Alternate Data Source Name:**

American Community Survey 2021 5 year estimates

**Data Source Comments:** Census data groups year built by 1940 to 1959 and 1960 to 1979 so there is no way to determine total number of houses built before 1950. Therefore, the before 1950 category includes houses built before 1959 and the 1950 to 1979 category includes only houses built between 1960 and 1979.

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,134	48%	4,548	56%
Housing Units build before 1980 with children present	924	7%	740	9%

Table 29 – Risk of Lead-Based Paint

**Alternate Data Source Name:**

American Community Survey 2021 5 year estimates

**Data Source Comments:**

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	5	12	17
Abandoned Vacant Units	0	1	1
REO Properties	3	1	4
Abandoned REO Properties	0	0	0

**Table 30 - Vacant Units**

**Alternate Data Source Name:**

Albany Police Department Vacant Housing Records

**Data Source Comments:**

## Need for Owner and Rental Rehabilitation

The Needs Assessment section of this Consolidated Plan concluded that the City's most significant housing problems revolve around housing cost burden, and particularly renters and owners earning less than 50% of the AMI. Combined with the high cost of housing and the numerous housing units built before 1980, there are likely many housing units that need rehabilitation where property owners cannot afford to make necessary repairs or improvements.

## Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Since lead-based paint was banned from residential use in the U.S. in 1978, housing units built before 1980 are more likely to contain lead hazards. According to HUD, lead-based paint was used more extensively on housing units built before 1950 and paint had a higher concentration of lead. Houses built after the 1950s may not have any lead-based paint; and/or subsequent painting and repairs over time may have removed or sealed that paint and any remaining potential for hazards. According to the 2021 ACS five-year estimates, Albany had 2,689 housing units that were constructed before 1950, and 8,591 units that were constructed between 1950 and 1979 (ACS Table S2504). 1,049 households are renting units older than 1950 and 1,386 owner households are living in housing older than 1950. Renters on average live in older housing. The median age of housing for renters is 1978 while for owners the median age of housing was 1984 according to 2021 ACS five-year estimates. Older housing tends to be cheaper both in terms of renting and homeownership, making it more affordable, although potentially hazardous, for low- and moderate-income households. According to the latest CHAS data, 4,945 households with an income under 80% of the AMI are living in housing built before 1980, including 880 households with children. It is unknown how many of these housing units were built before 1950 when use of lead-based paint was most common.

Census Tract 204 has the highest concentration of housing units built before 1950 with the greatest risk of having lead-based paint with nearly 40% of the housing units built before 1950. Over half the housing units within Census Tract 204 are built before 1950. Census Tract 208.02 has the highest concentration of

housing units built between 1950 and 1980 with 19% of the housing units of this age. 68% of the housing units in 208.02 were built between 1950 and 1980. Additionally, 55% of housing units in census tract 208.01 were built between 1950 and 1980. These census tracts are predominantly low and moderate income so there is a high likelihood that many of the residents of these housing units are low- and moderate-income households.

## **Discussion**

Rehabilitation and maintenance may be needed in order to preserve housing, particularly housing that may be lower cost, in Albany. Rehabilitation of housing will ensure naturally occurring affordable housing is not lost and that this housing provides households with a safe, healthy living environment. Older homes may also need improvements for energy efficiency, livability, accessibility, adapt to new energy sources or technology, or to address other needs of low- and moderate-income households and other special populations.

Given the age of Albany's housing, attention must be given to reducing lead-based paint exposure. Housing rehabilitation projects in older homes include lead-based paint testing and all lead safe housing regulations are followed.

As average annual temperatures continue to increase over time, improving weatherization and increasing energy efficiency will help to mitigate against the impacts and costs of heating and cooling a home. Housing rehabilitation can improve the structural integrity, safety, and resiliency to a home in the event of a natural disaster.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Linn-Benton Housing Authority (LBHA) delivers assistance to low-income renters in its two-county jurisdiction primarily through the HUD Section 8 Housing Choice Voucher program. LBHA currently has 981 assistance vouchers in use in Albany. There are 795 Albany households on the voucher waiting list.

Unlike many housing authorities, the Linn-Benton Housing Authority neither owns nor administers units of public housing. Instead, the Housing Authority provides Section 8 Housing Choice Vouchers to qualified families to subsidize their costs for housing in the two-county area. For that reason, the remaining portions of this Housing Market Analysis: Public and Assisted Housing section are not applicable.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available	0	35		2,440	12	2,606	109	7	153
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 31 – Total Number of Units by Program Type

**Alternate Data Source Name:**

Linn Benton Housing Authority Voucher Data

**Data Source**

Comments:

**Describe the supply of public housing developments:** Albany has no public housing units as defined by HUD.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

Albany has no public housing units as defined by HUD.

LBHA owns and manages 104 units of long-term affordable housing in Albany that serve elderly and disabled residents.

Albany Partnership for Housing and Community Development owns 133 units of affordable housing and three units of permanent supportive housing. Innovative Housing owns 54 units of affordable housing and Pacific Northwest Investments has 20 units. Kaiser Limited Partnership owns 90 units, Commonwealth Development has 40 units, and Brooklawn has 79 units.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

Table 32 - Public Housing Condition

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Albany does not have any public housing units.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

Not applicable

**Discussion:**

Albany CDBG programs have funded a housing rehabilitation and weatherization program to improve housing quality and livability. The City also uses CDBG funds to improve public facilities and infrastructure in low- and moderate-income neighborhoods. Improvements to date include revitalizing a city park, providing infill sidewalk and curb ramps on routes to schools, replacing a dangerous bike path, and accessibility improvements.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Albany is served by three homeless shelters, as well as several agencies who serve residents who are homeless or at risk of homelessness. One shelter is specific to youth and young adults. The other two shelters serve women, men, and families. There is also an emergency shelter for survivors of domestic violence. The shelters, and other agencies serving people who are homeless or at risk of homelessness, collaborate and coordinate through the Homeless Engagement and Resource Team (HEART). Additionally, there are several oxford houses and faith-based recovery homes that serve as essential transitional housing. Supportive housing is offered through nonprofits, which often partner with Linn County Health Services to provide the services and supports their residents need.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	9	0	0	56	0
Households with Only Adults	230	80	9	51	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	16	0	12	0	0

**Table 33 - Facilities and Housing Targeted to Homeless Households**

Data Source

Comments:

Albany Helping Hands; Second CHANCE shelter, Jackson Street Youth Services, Albany Partnership for Housing & Community Development; Chapter 19 Oxford Houses; OHCS Affordable Housing List

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.**

Linn County Alcohol, Drug and Addiction (LCAD) and Linn County Mental Health (LCMH) are the primary providers of services and programs to homeless and non-homeless residents struggling with substance abuse and addiction or mental health disorders.

LCAD and LCMH provide both adult and adolescent outpatient treatment services including individual and family assessments, counseling, psychiatric consultation and medication management, referrals to residential treatments or other resources, drug-free housing assistance, transportation to treatment. LCAD also provides juvenile and adult drug court treatment and collaboration with the criminal justice system, which includes special services to help offenders break the cycle of substance abuse and associated criminal activity. Drug court participants receive out-patient treatment, sanctions, and incentives to help them become productive, drug-free and responsible residents. Many persons requesting homeless services in Linn County present behavior of mental illness in addition to substance abuse issues or dependency problems. LCMH provides mental health and alcohol and drug dependency services that include case management, crisis and protective services, treatment services, transportation, and housing vouchers. Crisis intervention is available 24 hours a day, seven days a week and at local community hospital emergency rooms. The Community Support Services team works with adults who have severe and persistent mental illness with the treatment goal of early intervention, recovery, illness management, and self-sufficiency.

Samaritan InterCommunity Health Network is the coordinated care organization for the region and provides health services to people on Oregon Health Plan including people who are homeless. They offer a variety of services including mental health and addictions services.

The AHH shelter provides job skills training, resume and job search support to residents. CHANCE, an agency that works with residents in recovery, provides resume and GED support, and helps with identification. Community Services Consortium works closely with the Oregon Employment Department and the WorkSource Oregon centers to provide job search assistance, interview coaching, to residents that are unemployed, under-employed, dislocated from long-term employment, or youth just starting out their employment careers.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Homeless Shelter and Services

- Albany Helping Hands (AHH) has capacity for 100 individuals in their dormitories, one medical respite bed, and family shelter at the Bailey House. They have a seasonal warming center for 60 additional homeless persons.

- Second CHANCE has a capacity of 116 beds in their men’s, women’s, and low barrier dormitories. They also have 20 beds in their warming shelter, eight emergency motel rooms, and five family rooms.
- Jackson Street Youth Shelter’s Albany House has 16 beds for unaccompanied youth.
- CARDV provided shelter to 75 Albany families and individuals through their emergency shelter and is increasing capacity through emergency motel stays.
- HEART coordinates an annual homeless resource fair where homeless residents can seek services, such as healthcare, housing, identification, hygiene, haircuts, and more.
- All shelters provide meals, clothing, blanket, hygiene supplies and mainstream services to people who are homeless and chronically homeless. Two local churches provide weekday meals and supplies to chronically homeless residents. AHH has temporarily stopped serving people who are not staying in their shelter, but it is anticipated that they will bring these services back in the future.
- LCMH, LCAD, and CHANCE provide mental health services and services for homeless residents with addictions to help residents get into recovery or manage their illness and find housing.
- COAT offers case management and resource connections to 400 unsheltered adults in the area.

### **Supportive Housing**

- Albany Helping Hands has nine transitional housing spaces.
- Jackson Street Youth Services has 12 transitional housing beds for young adults.
- Oxford House Chapter 19– Albany has 10 clean and sober houses – one for women only, three for women with children, and six for men with a total capacity to serve 95 residents.
- God Gear owns eight recovery houses in Albany – two for women and six for men.
- Albany Partnership for Housing and Community Development (APHCD) provides permanent supportive “Step Forward” housing providing housing for formerly homeless residents, residents with mental illness or in recovery from addiction. Housing is free for one to two years while in the step forward housing/life skills program, but residents can continue to lease at the normal affordable housing rate once they graduate from the program. Six units provided supportive housing with capacity of one to four bedrooms of transitional housing that become available throughout the year with an estimate of 18 beds.
- Linn-Benton Housing Authority (LBHA): LBHA owns two developments that provide permanent supportive housing developments serving Albany’s residents with mental and developmental disabilities.

### **Veteran Services**

- Community Services Consortium (CSC) staff provide Supportive Services for Veteran Families (SSVF). SSVF promotes housing stability among very low-income veteran families who reside in, or are transitioning to, permanent housing. We work to help homeless and near-homeless veterans (individuals or families) in Linn, Benton, and Lincoln counties get access to housing and

services. The goal of the SSVF program is to provide case management services focused on obtaining permanent housing solutions.

- CSC coordinates an annual resource fair for veterans.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

There are many agencies in the Albany area that offer a comprehensive set of supportive services to special needs populations including the elderly, frail elderly, or have mental, physical and/or developmental disabilities, people with alcohol or other drug addictions, and individuals and their families living with HIV/AIDS.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify and describe their supportive housing needs.**

LCMH and Samaritan Health Services (SHS) provide services to people with mental illness. LCMH provides supported employment, assertive community treatment, outpatient services, early assessment and support, crisis services, and the adult services team. LCMH services provide comprehensive wraparound care for people with mental illness. Both SHS and LCMH have a waitlist. The Regional Health Assessment noted Albany has fewer mental healthcare providers per capita than the rest of Oregon. More mental health treatment providers are needed. Residents with developmental disabilities are served by LCDD who provides employment support, support services, residential services, home support, and case management. There are 24 affordable housing units for people with developmental disabilities. Albany has 18 adult foster homes for a total of 90 beds. As of December 2022, there were nine vacancies in Albany adult foster homes. APHCD coordinates with LCMH for services to residents of their life skills housing. APHCD indicates there is a need for more life skills and supportive housing.

OCWCOG serves seniors and people with disabilities including referrals to adult foster homes, assisted living, nursing homes, residential care facilities and in home care services. Many seniors and people with disabilities are low income, adding more challenges to finding affordable care and housing. OCWCOG helps senior residents access in-home care through the Oregon Project Independence and Senior Companion program. These low-cost services are a vital strategy for allowing seniors to stay in their home and avoid more costly senior housing alternatives. Albany has 207 affordable housing units for seniors. A growing number of seniors have become homeless. More affordable housing for seniors is needed in Albany.

Residents with a substance abuse disorder (SUD) can receive treatment through LCAD or several private providers. Treatment services are all outpatient, and no residential treatment facility exists in Albany. FTRN and CHANCE offer peer support to people with a SUD. Insufficient income, lack of affordable housing, and poor rental history or criminal background are often barriers to finding housing for people enrolled in treatment services. Oxford houses and faith-based recovery homes serve residents who are in recovery. At times, there is insufficient recovery housing for the need. LCAD has a rental assistance program for people living in recovery housing, but funding is limited. These funds cannot be used to assist people in recovery who are living in other types of housing or looking for housing. CHANCE offers motel

stays for people with a history of substance abuse. Motel stays only offer temporary housing. This program is at capacity and the need exceeds the available funding and hotels willing to partner. A low barrier shelter is being added in Albany to help fill the need for housing for people who are actively using drugs or alcohol. Stable, supportive housing for current users is needed.

According to Oregon HIV/AIDS database, 124 residents were living with HIV in Linn County in 2021. Persons with HIV/AIDS live independently in the community. People with HIV/AIDS are served by the HIV Alliance. Oregon Housing Opportunities in Partnership (OHOP) provides rental assistance to residents with HIV/AIDS across Oregon.

CARDV provides shelter and services to survivors of domestic violence. The shelter is often full as residents stay longer due to the lack of affordable housing. Further, housing application fees and other upfront costs can be a barrier. Transitional housing would allow survivors to rebuild their lives and ensure there is adequate capacity in the emergency shelter. Additionally, survivors of domestic violence need better access to affordable childcare, transportation, and services.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

Linn County Health Services and Samaritan Health Service's Intercommunity Health Network coordinate care for persons returning from mental and physical health institutions to find placements for adults who are ready to transition into the community. These organizations work closely with CHANCE to support residents returning or being discharged from institutions. LCMH and CHANCE are working to find housing solutions for people discharged from the Oregon State Hospital but awaiting trial.

Linn County Parole and Probation works closely with CHANCE to find housing for residents prior to being discharged. Often parole officers will refer residents to the Adult Services Team to assist with accessing housing, employment, or other needed support services.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City of Albany's CDBG program has set aside the maximum amount for public services funding in the first five-year Consolidated Plan. The City will continue to fund public services through a competitive application process and ongoing partnerships to select service providers to address the needs identified in the Consolidated Plan. In addition, funding is being allocated for housing rehabilitation to include addressing accessibility and other improvements needed for elderly and disabled persons, small business support for childcare providers to increase available childcare, scholarships for childcare and youth services for low-income families, and daily living assistance for homebound seniors.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The City of Albany will award public services grants to help the following special needs residents:

- Funding to help low-income families access quality childcare,
- Funding for companions to provide assistance with basic tasks for seniors,
- Funding for case management to at-risk youth and unaccompanied youth.

The City of Albany will award other CDBG funds to support special populations through:

- Funding for the homeownership rehabilitation program, including accessibility improvements,
- Funding for microenterprise assistance to low-income childcare providers to increase the availability of childcare in Albany.

## MA-40 Barriers to Affordable Housing – 91.210(e)

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

In 2022, the City appointed a Housing Affordability Task Force (HATF) that included non-profit and for-profit housing developers. The HATF identified the following barriers to public policies or lack of public policies on affordable housing and residential investment and development:

- Availability and price of land and housing;
- Development fees and code barriers;
- Lack of funding and incentives for affordable housing.

A summary of negative effects of public policies on affordable housing are summarized below and include recommended strategies to include in Albany's draft Housing Implementation Plan (HIP) as well as recent efforts the city has taken to change policies to be more supportive of residential development.

Residential Buildable Land Supply. Oregon requires cities to maintain a 20-year supply of residential land in the city urban growth boundary. Albany's 2020 Residential Buildable Lands Inventory (BLI) found the city has enough land within the city limits and urban growth boundary (UGB) to accommodate more than 20 years of residential growth and enough land in the current city limits for lower density and higher density development but a deficit of land for medium density development (attached housing) in the next 20 years. Since the 2020 BLI was completed, the City now allows middle housing (duplexes, triplexes, fourplexes and townhouses and cottage clusters) in all zones that allow single detached dwellings and land in the UGB, when annexed, can accommodate middle housing.

Annexation. The City's annexation process no longer requires a vote of the electors; annexations are now decided by the Albany City Council. This reduced the costs and timeline for annexation.

Wetlands. Wetlands can add substantial cost to development or reduce developable areas. City standards only protect significant wetlands, which are mostly contained within local creeks and riparian corridors. The Oregon Department of State Lands and the Army Corps of Engineers regulate removal and fill in all wetlands and mitigation expenses and uncertainty add risk and cost to development.

City fees. Systems Development Charges (SDC) are one-time fees assessed on new development to pay for the cost to expand city utilities and facilities, such as water, sewer, streets, and parks are due at the time of building permits. One HIP strategy is to defer SDCs to building occupancy to help with project financing. If a revenue source becomes available, the City would consider reduced or waived SDCs for affordable housing. In 2022, the Council changed the SDC methodology for single dwellings to scale the fees to house size so that smaller houses pay less in fees. This may support development of smaller more affordable dwellings. (Fees for other housing types are already scaled.)

Policies. The Comprehensive Plan policies promote variety in housing choices and affordable housing for residents with special needs. The City is adding policies to support strategies identified in the HIP.

Removing Code Barriers. The City has updated the code so residential standards are clear and objective and to allow middle housing types in single-dwelling zones. HIP strategies would encourage smaller dwellings, remove barriers to achieving maximum densities, updating standards for accessory dwelling units and SROs.

Financial Incentives. The city does not have a revenue source to provide incentives, other than CDBG funding, which is limited. The HIP recommends the city consider a tax on construction to raise funds for affordable housing. The City has one affordable housing tax abatement and is considering one for low-income rental housing.

Development Code Incentives. Include density bonuses for affordable housing.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Economic development is a city and regional priority. The City works to strengthen partnerships, support businesses and industries, and create and attract more family wage and higher wage jobs. Albany's diverse economic landscape and educated workforce have much to offer businesses both small and large. Manufacturing industries include specialty metals, finished building products, transportation-related services, and agricultural products including foodstuffs and their processing. A primary comparative advantage in Albany is its location on I-5 and central location in the Willamette Valley. This makes Albany attractive to businesses that need easy access to I-5, and Highways 99, 20, and 34.

Despite the improved economy and increase in jobs, many residents are unemployed or underemployed and some industries are challenged to find skilled labor. The City will examine how to invest CDBG funding to leverage new jobs through workforce and small business development.

The following tables from the American Community Survey report Albany's jobs and employment data.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	447	42	2	0	-2
Arts, Entertainment, Accommodations	2,779	2,302	11	14	3
Construction	1,949	1,001	8	6	-2
Education and Health Care Services	6,329	3,280	25	21	-4
Finance, Insurance, and Real Estate	1,322	994	5	6	1
Information	193	189	1	1	0
Manufacturing	2,807	2,341	11	15	4
Other Services	1,289	1,047	5	7	2
Professional, Scientific, Management Services	2,155	820	8	5	-3
Public Administration	1,402	0	5	0	-5
Retail Trade	2,755	2,832	11	18	7
Transportation and Warehousing	1,716	803	7	5	-2
Wholesale Trade	553	320	2	2	0
Total	25,696	15,971	--	--	--

Table 34 - Business Activity

Alternate Data Source Name:

American Community Survey 2021 5 year estimates

Data Source

Comments:

**Labor Force**

Total Population in the Civilian Labor Force	27,815
Civilian Employed Population 16 years and over	25,696
Unemployment Rate	7.50
Unemployment Rate for Ages 16-24	19.70
Unemployment Rate for Ages 25-65	5.70

**Table 35 - Labor Force****Alternate Data Source Name:**

American Community Survey 2021 5 year estimates

**Data Source Comments:**

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	2,971
Farming, fisheries, and forestry occupations	294
Service	4,751
Sales and office	5,836
Construction, extraction, maintenance, and repair	2,284
Production, transportation, and material moving	3,759

**Table 36 – Occupations by Sector****Alternate Data Source Name:**

American Community Survey 2021 5 year estimates

**Data Source Comments:****Travel Time**

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	19,000	76%
30-59 Minutes	4,794	19%
60 or More Minutes	1,255	5%
<b>Total</b>	<b>25,049</b>	<b>100%</b>

**Table 44 - Travel Time****Alternate Data Source Name:**

American Community Survey 2021 5 year estimates

**Data Source Comments:**

**Education:**

## Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,319	74	803
High school graduate (includes equivalency)	4,418	321	1,658
Some college or Associate's degree	8,835	671	2,335
Bachelor's degree or higher	6,553	211	1,081

**Table 37 - Educational Attainment by Employment Status****Alternate Data Source Name:**

American Community Survey 2021 5 year estimates

**Data Source Comments:**

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	33	234	233	211	294
9th to 12th grade, no diploma	654	475	476	567	331
High school graduate, GED, or alternative	1,739	2,163	1,470	2,764	2,107
Some college, no degree	1,639	2,111	2,368	4,110	2,640
Associate's degree	482	786	974	1,492	751
Bachelor's degree	500	1,651	1,517	2,426	1,253
Graduate or professional degree	17	594	851	806	886

**Table 38 - Educational Attainment by Age****Alternate Data Source Name:**

American Community Survey 2021 5 year estimates

**Data Source Comments:**

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	36,309
High school graduate (includes equivalency)	32,941
Some college or Associate's degree	42,909
Bachelor's degree	48,652
Graduate or professional degree	61,071

**Table 47 – Median Earnings in the Past 12 Months****Alternate Data Source Name:**

American Community Survey 2021 5 year estimates

**Data Source Comments:**

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Albany's major employment sectors according to 2021 ACS five-year estimate data include:

- Education and health care services
- Manufacturing
- Arts, entertainment, and accommodations
- Retail trade and
- Professional, scientific, management, administrative and waste management services.

**Describe the workforce and infrastructure needs of the business community:**

As a result of COVID-19 many industries and businesses are facing labor shortages in Albany. Additionally, there is an ongoing need for more workforce in the advanced manufacturing industry in Albany. In 2015, the City of Albany awarded funding to Linn Benton Community College (LBCC) for workforce development program. The funding request came from local industries and the workforce development taskforce partnership was formed. LBCC worked with area industries to identify workforce development needs and to develop and implement several certificate and degree programs to address local industrial workforce needs. Specifically, City funds were provided to purchase equipment to implement two-year degrees, one-year certificates, and increase training capacity for manufacturing, construction mechatronics. This program continues to be successful in responding to this workforce gap and there is a very high job placement success rate for people who have completed this program through LBCC.

Numerous area industries, educational institutions and local governments have collaborated to develop and implement the Pipeline to Jobs program. Pipeline is a combination of partners including Mid Valley STEM/CTE HUB, the Albany Chamber of Commerce, business, and industry in the manufacturing and health care sectors, school districts, LBCC, OSU, and CBOs. The program is exposing local students to industrial job opportunities. The program allows employers to feature jobs within their companies in the classroom at the high school and college level, enables students to explore different industry trades and helps to connect students with future employment opportunities.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The economic development team at the City of Albany has created a manufacturing incubator space to allow small firms space to grow their manufacturing business. This could further increase the need for workers skilled in advanced manufacturing.

## **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

According to the local Workforce Investment Board (WIB) report, the Mid-Willamette Valley, including Albany needs workforce training in the following sectors:

- *Manufacturing* – There is a significant need to bring more people into all the skilled trades and to encourage young people to consider careers in manufacturing. Manufacturing is experiencing growing demand for an emerging technical skill set required for electro-mechanical maintenance, automated production, and warehousing.
- *Healthcare* – frequently identified job needs include nurses, nursing assistants, medical technologists, and physical therapists. These occupations are identified as some of the 17 healthcare occupations identified as “shortage” occupations in Oregon. Skills needed – basic computer skills, electronic charting, interpersonal communication skills, and customer service. Soft skills include problem solving, good work ethic, and interpersonal communication.
- *Construction*- The Construction industry is projected to have a high industry growth rate driven by population and economic growth, low residential vacancy rates and associated rising prices. In the Mid-Valley’s construction sector, half of job openings will require that a job applicant have post-secondary training or an Associate’s degree.

## **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

There are many referral and work training programs in Albany that were established through local, state, and federal resources. Local organizations, such as the Community Services Consortium (CSC), Oregon Cascades West Council of Governments (OCWCOG), and the Willamette Workforce Partnership (WIB) work collaboratively with Linn Benton Community College (LBCC) and WorkSource Oregon to connect potential employees to industry.

CSC provides several programs to promote workforce development. Vocational scholarships are available (funded by the Workforce Innovation and Opportunity Act) to help students with tuition and fees, books, and supplies. CSC coordinates on-the-job training opportunities that reimburse the employer for the training they provide intended to lead to regular jobs upon successfully completing the training. The CSC manages several youth programs that provide opportunities for work readiness, skill building, academic improvement, and construction skills through career tech charter high schools, conservation crews, in the youth garden, or with YouthBuild. YouthBuild provides a chance for participants to learn appropriate work behaviors and gain valuable job experience while earning a wage with partner employers. CSC also has funding for a youth construction crew.

In addition to the Pipeline to Jobs program and the recent collaborative efforts to add more targeted courses to address workforce demand, LBCC has implemented “education ‘clusters’ that enhance

students' opportunities to develop a broader knowledge and skill foundation for future employment or further education. The college also offers professional development classes and employee training programs to give the workforce and businesses the skills they need to succeed.

LBCC offers job training programs in addition to providing support services to established businesses and helps startups gain traction through sound business plans. Through their Micro-Enterprise Program and Small Business Center Small Business Management Program, select businesses that provide family wage jobs to Albany's residents enabling them to expand. The microenterprise program offered through Linn Benton Community College is one such example, providing training and support for aspiring entrepreneurs in the community.

LBCC identified a gap in assistance and training in Spanish-speaking residents and Albany's emerging Hispanic/Latino entrepreneurs. They now have a Spanish speaking business advisor and actively promote services to the Spanish speaking community.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Albany is a member of the Cascades West Economic Development District and is a participant in that entity's Comprehensive Economic Development Strategy (CEDS). One area in which the economic development initiatives of the CEDS will be supported by and coordinated with this Consolidated Plan is in the development and support of microenterprise opportunities for low-income Albany residents. The Albany economic development team collaborates with partners in the region on economic development efforts that align with the CEDS, including work analyzing the impact of the buildable lands inventory and wetlands impact economic development in Albany.

**Discussion**

The City will continue to use CDBG funds to support the growth of jobs for low- and moderate-income residents by supporting the development of microenterprises, entrepreneurs hoping to start a business and small businesses through technical assistance, education, one-on-one advising, and small business grants. The City will look to partner with existing business for workforce development needs. The City is also working to leverage microenterprise support to increase the availability of needed services in Albany, such as childcare.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The 2015-2019 CHAS data provides information on the number of households with one or more housing problems, including lacking a complete kitchen, lacking complete plumbing, overcrowding, and housing cost burden. It does not specifically how many households face multiple housing problems. Therefore, the definition of concentration of households facing multiple housing problems is a census tract where the percentage of households facing one or more housing problems is 10 percentage points higher than the city as a whole. One census tract, 208.01, meets this definition. Forty-four percent of households in this census tract have one or more housing problems compared to 33% of the City at large. Census Tract 208.02 and Census Tract 204 had noticeably higher rates of households facing housing problems but did not surpass the threshold to be considered a concentration. Housing cost burden is the most common housing problem by a significant margin.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

For purposes of this discussion a concentration of racial or ethnic minorities is defined as a Census Tract where the percentage of a specific racial or ethnic minority population is ten or more points higher than the percentage for the City of Albany as a whole. Likewise, a concentration of low-income households is defined as a Census Tract where the percentage of households below the poverty line is ten or more points higher than the percentage for the City of Albany as a whole.

Racial minorities comprise an extremely small amount of Albany's population which affects the ability of which these populations to have a concentration of 10% of the population in a given Census Tract or to surpass the proportion of the population they make up in Albany by 10 percentage points. There are no Census Tracts with a concentration of racial minorities in Albany. Albany does however have concentrations of Hispanic/Latino households. One Census Tract, Census Tract 205, has a concentration of Hispanic/Latino households. In Census Tract 205, Hispanic/Latino households make up 35% of the population, compared to 13% of the population in Albany at large. Two other Census Tracts did not meet the definition of a concentration but do have a notably higher proportion of Hispanic/Latino households. In Census Tract 202, Hispanic/Latino households make up 21% of the population and in Census Tract 208.01, Hispanic/Latino households make up 20% of the population.

The overall rate of households below the poverty level in Albany is 11%. According to 2021 ACS five-year estimates, two Census Tracts had a concentration of households below the poverty line. Census Tracts 208.02 and 208.01 both had 22% of households below the poverty line. Two other Census Tracts had a notably higher rate of household below the poverty line but did not meet the threshold for a concentration. Census Tract 204 had 19% of households under the poverty line and Census Tract 201.03 had 18% of households under poverty line. HUD provided data on concentrations of low-income

households indicate Census Tracts 204, 205, 208.01 and 208.02 are predominantly low income and therefore eligible for CDBG funds for area benefit projects.

### **What are the characteristics of the market in these areas/neighborhoods?**

Census Tract 204 had the highest concentration of housing built before 1950 at 52% of houses in the tract being built before 1950. Further, 40% of all housing built before 1950 in Albany is in Census Tract 204. Census Tract 208.01 and 208.02 had a significant concentration of housing built between 1950 and 1979 at 55% and 68% respectively. Census Tract 208.02 has nearly 20% of all housing built between 1950 and 1979 in Albany.

Census Tracts 204 (58%), 208.01 (66%) and 208.02 (70%) have a high concentration of renters compared to 39% citywide. Census Tracts 204 and 205 had slightly lower median rents than the city at large.

The median home value for owner occupied units in Census Tracts with higher concentrations of poverty and minorities are also lower than the city average. The median value in Tract 208.01 was \$198,100, \$205,800 in Tract 208.02, \$227,200 in Tract 204, \$259,400 in Tract 205 compared to \$271,100 citywide.

### **Are there any community assets in these areas/neighborhoods?**

Census Tract 204 includes Albany's downtown with numerous amenities and services: retail and offices, City Hall, Linn County Courthouse, Department of Human Services, WorkSource Oregon, Carnegie Library, Albany Senior Center, Monteith Park, the Dave Clark path along the Willamette River, the community garden, Swanson Park and Cool Pool. The tract is in the Central Albany Revitalization Area urban renewal district. The tract includes the train station, the emergency youth shelter, and several emergency food spots. Most of the housing types are primarily single-family residential but many are rented. There is an affordable senior housing complex.

Census Tracts 208.01 and 208.02 border Tract 204 to the south. They contain the Linn County jail, the larger emergency shelter, a large industrial corridor along 99E to the west, and is close to community shopping districts. The tracts include Sunrise Park, Kinder Park and the Periwinkle Path, schools, and the Albany Boys and Girls Club. In addition to having easy access to employment at major retail centers, the neighborhood is served by Calapooia Middle School, a dual-immersion Spanish/English school with outreach and education programs for Hispanic students and families. Publicly supported affordable apartments are in the tract.

Census Tract 205 includes many amenities including the heritage mall and other retail hubs, the Albany Public Library, Lehigh Park, and is served by South Shore Elementary's dual language program. There are subsidized apartments for families and seniors in this Census Tract.

### **Are there other strategic opportunities in any of these areas?**

As noted earlier, Census Tract 204 is in Albany's urban renewal district. There are opportunities to leverage urban renewal funds and to concentrate public investments into a small area to improve blighted conditions.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

All of Albany is served by at least six internet, ADSL, cable, fixed wireless, and satellite-based broadband providers. Fiber internet service does not yet have full coverage in Albany, but cable, fixed wireless and DSL are available across Albany. The data did not include mobile services, a significant source of internet access. Staff verified that the six service providers provide coverage in all low- and moderate-income Census Tracts and all publicly supported affordable housing properties. The State of Oregon offers the Oregon Lifeline – Oregon Telephone Assistance Program, which provides financial assistance to lower or eliminate the costs of telephone and internet service for low qualifying low-income households. Oregon State University Extension Service (OSU Extension) provides outreach and support to low-income households needing affordable broadband service. OSU Extension connects these households to the Affordable Connectivity Program.

According to the 2021 ACS five-year estimates, 90.7% of Albany households have an internet subscription. However, only 63.6% of households with an income under \$20,000 annually had an internet subscription. While broadband service may cover low- and moderate-income census tracts, LMI households still may not afford internet service at home and may opt to use their smartphone for internet access.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

There are several broadband internet service providers within Albany, so competition exists in this market. However, not all service providers offer competitive speeds which may reduce actual competition among internet service providers, allowing the few companies with the fastest speeds to dictate prices.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

According to the Oregon State Natural Hazards Mitigation Plan, the mid-Willamette Valley, where Albany resides, is likely to face increased drought, wildfires, flooding, landslides, and extreme heat as a result of climate change. The Willamette valley has historically had mild summer weather. With climate change, there have been more and longer episodes of extreme heat and this trend is expected to continue. Hotter, drier summers are anticipated to increase the likelihood of droughts in the region. Similarly, these conditions are likely to increase the risk of wildfires. Climate change models also predict warmer winters which can contribute to an increased risk of these natural hazards as well. Climate change is also expected to increase the likelihood of extreme precipitation that can result in flooding and landslides. The region is also vulnerable to earthquakes, volcanic activity, winter and wind storms, but these natural hazards are not expected or not yet known to be impacted by climate change.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Housing location, condition and age are primary drivers of risk to these natural hazards. Drought may impact health but does not pose a direct threat to housing.

Vulnerability to flooding is primarily associated with housing location. Albany is located at the confluence of the Calapooia River and the Willamette River in the heart of the Willamette River valley. The bank on the south side of the Willamette River is high enough to prevent over-bank flooding in developed areas during a 100-year flood. However, the bank on the north side is low enough to allow more frequent over-bank flooding. Most of the city and all low-income areas are south of the River. Flooding is primarily an issue for areas in North Albany in Benton County. Urbanized areas of Albany along the Calapooia River are perched on a terrace above the 100-year floodplain. Most flooding occurs on rural farmland to the west of Albany. Therefore, low- and moderate-income households are not especially vulnerable to flooding in Albany. Similarly, wildfire risk for housing is related to location. Housing on the outskirts of city limits and nearer to forests are at greater risk. The Census Tracts with higher rates of people living below the poverty level are near the city center. Therefore, low- and moderate-income housing is not at an especially high risk for damage by wildfire.

Seismic building standards were codified in Oregon's building code starting in 1974. More rigorous building code standards passed in 1993. Therefore, homes built before 1994 are more vulnerable to seismic events. As low- and moderate-income households are more likely to live in older homes, they are more likely to live in housing more vulnerable to earthquakes.

Extreme temperatures at either end of the spectrum may pose a threat to low- and moderate-income households and other vulnerable populations. While housing may not be harmed by these natural

hazards, housing can affect low- and moderate-income households ability to adapt to and mitigate the potential harms of these hazards. The mid-Willamette valley has traditionally had a mild climate year around. As a result, older housing often lacks air conditioning. As low- and moderate-income households are more likely to live in older housing, they are especially vulnerable to episodes of extreme heat. This housing also may not be as well insulated, energy efficient or weatherized. This increases vulnerability to both extremely hot and cold temperatures. Additionally, these can increase utility bills during times of extreme temperatures which low- and moderate-income households may not be able to afford. Further, low- and moderate-income households may not have the means to make improvements to their housing to better withstand periods of extreme temperatures, especially those who are renters.

These natural hazards also pose additional risk and hardship for special populations such as seniors, people with disabilities, and people who are homeless.

## Strategic Plan

### SP-05 Overview

#### Strategic Plan Overview

The Strategic Plan summarizes the City of Albany's community development, housing and economic development priorities, goals, and strategies for program years 2023 through 2027 that will be the focus of Community Development Block Grant program funds and partnerships with local organizations.

The CDC assessed existing programs, local capacity, resources, and partnerships to identify eligible activities that could be undertaken to address goals identified in the Consolidated Plan. The City and the CDC are committed to supporting activities that have the greatest impact in addressing these needs given the limited amount of funding.

Housing cost burden is the greatest need for Albany's low- and moderate- income (LMI) households. Albany's aging housing stock needs rehabilitation to provide livable environments for many of Albany's LMI households.

The City of Albany will work with local agencies, non-profit organizations, and City departments to implement the programs and projects that will address priority needs identified in this Consolidated Plan. Resources will be invested to improve existing affordable housing, create new housing opportunities, improve accessibility, increase economic opportunities, improve public facilities, and support agencies that serve Albany's homeless, low-income, and special needs populations.

The City is also committed to exploring other potential funding sources to advance the goals of the Consolidated Plan in recognition of the substantial need and limited CDBG funds.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 39 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Census Tract 204
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Tract 204 encompasses some of Albany's oldest neighborhoods along the Willamette River to the north. The tract extends east along the river to the City limits along Cox Creek until it meets Pacific Boulevard (State Route 99E), the southern boundary, and extends west to the Ellsworth and Broadalbin Streets and jogs down to 5th Avenue SW, then west to Vine Street and north to the Calapooia River.
	<b>Include specific housing and commercial characteristics of this target area.</b>	<p>More than half of the housing units in Tract 204 were built before 1950 (52%) and another 31% were built between 1950 and 1979.</p> <p>Tract 204 includes Albany's historic downtown commercial district and some a few smaller pockets of commercial. Most of the commercial buildings in downtown were built before 1950 and the other commercial properties were developed in the 1970s and 1980s. A large portion of Tract 204, including the downtown commercial area is in the City's urban renewal district, the Central Albany Revitalization Area (CARA). The CARA urban renewal district plan is aimed at alleviating blighting conditions in the area and improving sustainability of the district's resources, housing and building stock.</p>

	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This HUD-identified low-mod Census Tract has a concentration of older homes needing housing rehabilitation and areas lacking sidewalk and curb ramps. There are numerous dilapidated trailers and structures that are unhealthy and blighted. Census Tract 204 had noticeably higher rates of households facing housing problems and a much higher rate of renters than the city at large.
	<b>Identify the needs in this target area.</b>	Due to the age of the housing stock and public improvements, there are blighted conditions in the area including unlivable housing and areas with no sidewalks or curb ramps or where infrastructure is not ADA accessible.
	<b>What are the opportunities for improvement in this target area?</b>	Blighted properties could be acquired for affordable housing.
	<b>Are there barriers to improvement in this target area?</b>	
<b>2</b>	<b>Area Name:</b>	Census Tract 205
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	Census Tract 205 includes many amenities including the heritage mall and other retail hubs, the Albany Public Library, Lehigh Park, and is served by South Shore Elementary's dual language program. There are subsidized apartments for families and seniors in this Census Tract.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This HUD-identified this as a low-mod Census Tract. It also has the highest concentration of Hispanic households.

	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	Park facilities are outdated and in need of replacement. Infrastructure could use accessibility improvements.
	<b>Are there barriers to improvement in this target area?</b>	
<b>3</b>	<b>Area Name:</b>	Census Tract 208.01
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Tract 208.01 is bordered by Pacific Boulevard to the west and north, touching Tract 204 to the north. The east boundary is Geary Street SE to Queen Avenue SE and Queen Ave is the southern boundary.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Tracts 208.01 and 208.02 are centrally located within the City and contain a lot of the rapid development that occurred in the 1970s and into the 1980s. Tract 208.1 contains railroad tracks, the train station, train switching yard, the jail and old police department and some industrial and warehousing uses along the west and northwest boundaries of the tract. The two emergency shelters and the Albany Boys and Girls Club are located in Tract 208.1. Strip commercial is located along Pacific Boulevard, the northern boundary, and some offices and the Boys and Girls club are in this tract.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Tract 208.01 has twice the poverty rate compared to the city. There is a higher concentration of persons of Hispanic origin than the city at large. 44% of households in this census tract have one or more housing problems and 66% of households are renters.
	<b>Identify the needs in this target area.</b>	This tract is lacking safe sidewalks, trees and commercial design quality is poor.

	<b>What are the opportunities for improvement in this target area?</b>	There are some underutilized and vacant properties that could be considered for future housing and redevelopment.
	<b>Are there barriers to improvement in this target area?</b>	
4	<b>Area Name:</b>	Census Tract 208.02
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The northern boundary of 208.02 is Queen Ave; Geary Street starts the east boundary to 28th Avenue and runs west along 28th Avenue over to Marion Street, then south on Marion to 34th Avenue SE, which is the southern boundary that continues until Pacific Boulevard, which is the west boundary.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Tracts 208.01 and 208.02 are centrally located within the City and contain a lot of the rapid development that occurred in the 1970s and into the 1980s.  Tract 208.2 contains a large portion of Albany's industrial land on the west side of the district near the train tracks and several areas of medium density residential land (zoned RM and RMA) and single-family zoned land. More than two-thirds of the housing units were constructed before 1980, with most during the housing boom in the 1970s. Public improvements, including the parks, trails and schools are also dated.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Tract 208.02 has twice the poverty rate compared to the city and 70% of households are renters. 68% of housing was built between 1950 and 1979.	

<b>Identify the needs in this target area.</b>	There are areas of missing sidewalk, curb ramps and older housing.
<b>What are the opportunities for improvement in this target area?</b>	There are some older homes that could be renovated and opportunities to improve the accessibility of infrastructure.
<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Albany has elected to direct CDBG investments into the city's Low and Moderate-Income Census Tracts – tracts 204, 205, 208.01 and 208.02 as identified by the American Community Survey and CHAS data. These areas were confirmed using HUD's low- and moderate-income individuals by block group data for CDBG entitlement grantees. These Census Tracts have the highest rates of poverty and the largest concentration of minorities.

Qualified applications for housing rehabilitation programs and accessibility needs will be prioritized from these areas. Residential property acquisition and redevelopment will be limited to these areas.

CDBG funds will be allocated to improve sidewalks and add or repair curb ramps in the target area census tracts. Sections of these census tracts either have no sidewalk and curb ramps, or the ramps do not meet current ADA standards, sidewalks pose safety hazards (raised, chipped, cracked, and/or broken due to age of the concrete and/or tree root intrusion). Navigation can be difficult for those with disabilities. Additionally, CDBG funds will be allocated to maintain or improve the quality, accessibility and safety of public parks and other public facilities in these census tracts.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 40 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Individuals Families with Children Mentally Ill Chronic Substance Abuse Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2 Jurisdiction-Citywide
	<b>Associated Goals</b>	Increase affordable housing options Maintain the existing affordable housing stock Planning and Administration
	<b>Description</b>	There is a shortage of affordable housing for low- and moderate-income residents, people exiting emergency shelters, seniors, people with disabilities, and other vulnerable populations. This shortage exists across the housing spectrum from shelters at capacity to few to no homeownership opportunities for low and moderate income residents. CDBG funds may support housing rehabilitation of single-family units owned and occupied by LMI households, creation, or rehabilitation of transitional housing, and new long-term affordable publicly-supported multi-family housing units.

	<b>Basis for Relative Priority</b>	The need for more affordable housing is an overarching theme of the needs assessment and a priority for households across the City. City hopes to improve the quality and livability of Albany's existing affordable housing, reduce housing cost burden for LMI households, increase energy efficiency, support affordable housing creation, and improve the livability and sustainability of Albany's lowest income neighborhoods.
2	<b>Priority Need Name</b>	Reduce homelessness
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Census Tract 204 Census Tract 208.01 Census Tract 205 Census Tract 208.02
	<b>Associated Goals</b>	Increase affordable housing options Support public services for LMI residents Planning and Administration
	<b>Description</b>	The City will continue to support programming at local emergency shelters and outreach agencies through public services grants for operating expenses, case management, life skills programs, job skills programs, healthy food, wellness and housing services. The City may also support reducing homelessness through grants to support transitional housing projects, shelter rehabilitation and repairs or expansion.
	<b>Basis for Relative Priority</b>	Lack of affordable housing has increased the number of homeless residents and families with children.
3	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Census Tract 204 Census Tract 208.01 Census Tract 205 Census Tract 208.02
	<b>Associated Goals</b>	Support public services for LMI residents Planning and Administration
	<b>Description</b>	Support public service agencies that provide new or increased access to programs that serve vulnerable and underserved populations.
	<b>Basis for Relative Priority</b>	Albany's low- and moderate-income and special needs residents need supportive services to prevent homelessness, find housing, provide affordable childcare, help residents in recovery, support seniors and people with disabilities, prevent child abuse, provide job skills training, and provide healthcare and resource navigation assistance.
<b>4</b>	<b>Priority Need Name</b>	Expand economic opportunities
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Non-housing Community Development
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b>	Support Economic Opportunities for LMI residents Planning and Administration
	<b>Description</b>	Create economic opportunities by investing in small business and microenterprise development and economic development programs that create jobs principally for low- or moderate-income residents.
	<b>Basis for Relative Priority</b>	Many Albany households live in poverty. Lack of sufficient income is a leading cause of homelessness. CDBG funds will help low-mod residents launch and grow businesses.
5	<b>Priority Need Name</b>	Strengthen and revitalize LMI neighborhoods.
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	Census Tract 204 Census Tract 208.01 Census Tract 205 Census Tract 208.02
	<b>Associated Goals</b>	Strengthen LMI neighborhoods and accessibility Planning and Administration
	<b>Description</b>	Improve Albany's low-income areas by investing in infrastructure and accessibility improvements. These improvements will facilitate better access to or provide enhancements to services, employment, schools, transportation, quality housing, public facilities, and amenities.
	<b>Basis for Relative Priority</b>	There is a need to improve accessibility, infrastructure and public facilities but this was not as high of a priority to the community.

**SP-30 Influence of Market Conditions – 91.215 (b)****Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	<p>TBRA programs are funded with federal HOME funds through Oregon Housing and Community Services (OHCS). Community Services Consortium (CSC) distributes Tenant Based Rental Assistance funds to Albany residents with funds from OHCS.</p> <p>Housing market conditions will likely increase demand for TBRA and may deplete the funds CSC has to offer this assistance.</p> <p>CSC can request CDBG public services grant funding for short-term rental assistance.</p>
TBRA for Non-Homeless Special Needs	<p>Housing market conditions will likely increase demand for TBRA and rental assistance for residents in recovery and Albany's elderly and residents with disabilities.</p> <p>Agencies that serve Albany's special needs residents can request CDBG public services grant funding for short-term rental assistance.</p>
New Unit Production	<p>More affordable housing is needed. The City will allocate a large portion of CDBG funds for property acquisition and construction of new affordable units in this Consolidated Plan.</p>
Rehabilitation	<p>The City proposes to continue supporting housing rehabilitation programs to improve Albany's affordable housing stock and reduce housing costs burden for LMI residents.</p>
Acquisition, including preservation	<p>Acquisition of residential property for affordable housing is an activity anticipated in this Consolidated Plan period.</p>

**Table 41 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The City will receive CDBG funds in the amount of \$335,142 in PY 2023 and carry forward \$245,000 from previous years. The City anticipates grant awards averaging \$355,130 per year over the five years covered in this Consolidated Plan. Program income will be estimated in future years based on anticipated repayments to the City from loans provided to property owners, businesses, and housing providers.

### 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	335,142	0	245,000	580,142	1,440,510	Based on our current year allocation and an optimistic outlook, we anticipated a slight increase to our allocation annually for a total of \$1,775,652 over the course of the five-year plan.

Table 42 - Anticipated Resources

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

The City anticipates providing CDBG funding to a variety of programs and activities over the five-year Consolidated Plan period. Each program or activity will be assessed for need, performance outcomes, agency capacity, and availability to leverage other resources, and ability to complete the activity.

- Funding for public improvements to remove barriers to accessibility is expected to leverage local funds.
- The housing rehabilitation program will develop a revolving loan fund.
- Down payment assistance loans and grants will leverage private savings of homebuyers.
- Affordable housing projects are expected to leverage other local, state, federal and/or private funds.
- Emergency and transitional housing grants will leverage private sources and foundations and will likely leverage other state and federal funding sources.
- Microenterprise assistance will leverage state funds and federal small business funding as well as private investments.
- Funds allocated for public services are often very small grants that are matched by subrecipients that will provide the balance of funds needed to carry out the activity.

**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. It is possible that a City-owned property may be used to address needs identified in the Consolidated Plan.

**Discussion**

The City will use CDBG funds in partnerships with subrecipients to leverage private and public funds to address the goals and strategies outlined in the Consolidated Plan. The public improvement projects will leverage federal, state, and local grant funds and donations for improvements. Grants to subrecipients for public services or economic development are anticipated to leverage other funding sources.

The City has developed a strategy that distributes some of the CDBG resources as loans rather than grants to generate program income for other eligible activities such as the low-income housing rehabilitation program.

### SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
DevNW	CHDO	Ownership Rental	Region
Community Services Consortium	Regional organization	Homelessness Planning public services	Region
Albany Area Habitat for Humanity	Non-profit organizations	Ownership	Other
Linn Benton Community College	Public institution	Economic Development	Region
City of Albany	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction
Jackson Street Youth Services	Non-profit organizations	Homelessness public services	Region
Second CHANCE shelter	Community/Faith-based organization	Homelessness public services	Other
Albany Helping Hands	Community/Faith-based organization	Homelessness public services	Other
Family Tree Relief Nursery	Non-profit organizations	Non-homeless special needs public services	Other
Oregon Cascades West Council of Governments	Government	Economic Development Non-homeless special needs public services	Region
Linn Benton Housing Authority	PHA	Ownership Rental	Region

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Linn County Health Services	Government	Homelessness Non-homeless special needs Public services	Other
YMCA	Non-profit organizations	Public services	Jurisdiction
CARDV	Non-profit organizations	Homelessness Public services	Region
Boys and Girls Club	Non-profit organizations	Public services	Jurisdiction
Creating Housing Coalition and COAT	Non-profit organizations	Homelessness Public services	Jurisdiction

**Table 43 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

The backbone of the institutional delivery system is the City of Albany Community Development Department, which administers the CDBG programs. The City will carry out the 2023-2027 Consolidated Plan activities through a collaborative effort with public and private partners as CDBG subrecipients or unfunded partners. Many of the entities listed in Table 56 will receive City CDBG funds in the 2023 program year or likely in future years. Numerous other agencies consulted in PR-10 are part of the institutional delivery system that will address the affordable housing, social service, and economic needs of Albany residents, thereby supporting the Consolidated Plan goals.

The City will grant CDBG funds for affordable housing rehabilitation and down payment assistance programs through public/private partnerships with DevNW, Linn-Benton Housing Authority, Community Services Consortium, and Albany Partnership for Housing and Community Development. Shelters may also be eligible for rehabilitation funds for transitional housing. As noted in MA-10, non-profit housing providers and Linn Benton Housing Authority provide nearly 600 publicly supported affordable housing units and roughly 1000 households receive Section 8 housing choice vouchers.

Over the 2023-2027 plan period, the City plans to invest in property acquisition and development of new affordable housing. Partnerships for future property acquisition and new construction have not been decided as discussions are ongoing with local housing providers and are dependent on the land opportunities that arise and ability to leverage other resources.

Delivery of public services is through subrecipient grants. The City will use agency consultations and requests for proposals to determine priority service needs for Albany's special needs and homeless populations over the Plan period.

Economic development programs that create jobs for low and moderate-income residents and microenterprise development will be carried out by the City and the Small Business Development Center at Linn-Benton Community College, Oregon Cascades West Council of Governments, or other eligible nonprofits. Workforce development will be carried out through the Pipeline to Jobs program, which is a collaborative effort between the school districts, industries, City of Albany, and the Chamber of Commerce.

Public improvements and accessibility improvements will be planned with and carried out by Public Works and Parks and Recreation departments.

There are few gaps in the institutional and service delivery system of programs and services provided to those in need and supported with CDBG funds and the community. One gap in the CDBG delivery system is uncertainty of property acquisition opportunities and funding for development of affordable housing, to successfully address the Consolidated Plan goal to create affordable housing opportunities with new development.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services.**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	x	x	x
Legal Assistance	x	x	
Mortgage Assistance	x		
Rental Assistance	x	x	
Utilities Assistance	x	x	
<b>Street Outreach Services</b>			
Law Enforcement	x	x	
Mobile Clinics	x	x	
Other Street Outreach Services	x	x	

Supportive Services			
Alcohol & Drug Abuse	x		
Child Care	x		
Education	x	x	x
Employment and Employment Training	x	x	
Healthcare	x	x	
HIV/AIDS	x	x	
Life Skills	x	x	
Mental Health Counseling	x	x	
Transportation	x	x	
Other			
Other			

Table 44 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Many Albany agencies and all shelters work to address the needs of homeless persons and families as described in section MA-30 of this plan. All services are available to veterans, chronically homeless, and persons with HIV.

Albany's two adult/family homeless shelters provide mainstream services such as counseling, peer support for people recovering from drug or alcohol disorders, healthcare navigation, case management, employment assistance and opportunities, life skills training, GED services, resource connection, food, clothing, and most of the services listed in the above tables. COAT offers case management, resource connection, food, clothing, medical, and hygiene supplies for unsheltered adults, most of whom are chronically homeless.

Jackson Street Youth Services operates a youth shelter and drop-in center in Albany for homeless and unaccompanied youth. Jackson Street provides counseling and case management and works with youth to complete education goals and develop life skills to ensure successful transition with their families or to independent living.

Community Services Consortium staff provide Supportive Services for Veteran Families (SSVF) that promote housing stability among very low-income veteran families who reside in, or are transitioning to, permanent housing. Staff work with homeless and near-homeless veterans (individuals or families) get access to housing and services and obtain permanent housing solutions.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.**

Albany is fortunate to have strong collaboration among non-profit and government agencies to serve area homeless and special needs residents through the Homeless Engagement and Resource Team, HEART. Agencies attend monthly HEART meetings, which provide an opportunity for collaboration and coordination of service delivery without duplication, advocacy, outreach, and educational opportunities to address issues around homelessness.

Linn County Health Services is the lead agency delivering services to special needs residents including those with mental health, alcohol and drug, and developmental disabilities. Linn County Mental Health works with the Department of Human Services (DHS), CHANCE and other agencies to deliver programs that provide comprehensive supportive services, treatments, care and housing services. Oxford Houses and a faith-based recovery houses together provide 18 recovery houses. There is a need for more recovery housing and a residential treatment facility to avoid transporting residents out of the area to be served. There is a need for more mental health providers to eliminate waitlists for needed mental health services.

Linn County Alcohol and Drug division provides housing assistance for residents in recovery housing. A gap in this service is housing support for residents in recovery in other types of housing or searching for stable housing since this program is limited to people in recovery housing. CHANCE helps residents in recovery find housing and get connected with needed services and resources.

The Center Against Rape and Domestic Violence (CARDV) provides emergency shelter and supportive services to individuals and families fleeing domestic violence. CARDV's emergency shelter is often at capacity. There is a need for transitional housing for survivors of domestic violence. Additionally, survivors need better access to transportation and services. Survivors also struggle to find affordable childcare. While childcare services exist, there is a large need for additional affordable childcare slots.

The local DHS office helps families, victims of domestic violence, homeless, and residents with disabilities access benefits including food and cash (Oregon Trail card and Temporary Assistance for Needy Families), childcare, healthcare, and refugee services. DHS connects residents to partner providers, offers family support connections and self-sufficiency support to homeless and non-homeless residents.

The Family Tree Relief Nursery offers counseling and parenting classes to parents of children at risk of abuse to prevent foster care placements. Family Tree Relief Nursery also provides respite childcare to at risk families.

Oregon Cascades West Council of Governments is the lead agency providing services and support to the elderly and frail elderly in Albany. Linn Benton Housing Authority (LBHA) owns and manages 113 units of affordable housing in Albany serving seniors and residents with mental disabilities. LBHA also administers the Section 8 housing choice voucher program. More housing vouchers are needed to provide support to

the 795 Albany households on the waitlist. Additionally, more affordable housing is needed to give voucher holders a better chance at successfully using their voucher. Accessible, affordable housing is also a need for people with disabilities utilizing section 8 housing choice vouchers.

There is a need for more emergency shelter and housing for families with children who are homeless or at risk of homelessness. Additionally, more transitional housing is needed to help people in the emergency shelters exit homelessness, this includes recovery housing, supportive housing, and general transitional housing. Until recently, there was a gap in low barrier shelter services. Second CHANCE shelter has now opened 40 low barrier beds which should reduce this service gap.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The Consolidated Planning process has identified priority needs within the City and the Community Development Commission (CDC) developed goals and identified programs with area agencies to address priority needs. City staff and CDC members will continue to collaborate with local entities to strengthen partnerships among service providers and to leverage CDBG funds with other sources. City staff manage CDBG subrecipients and funded activities through regular reporting and monitoring of the activities and outcomes.

The primary gap in CDBG program delivery relates to the availability of affordable housing and the amount of resources needed to acquire and develop new affordable housing in a strong housing market. If the City or local partners are unsuccessful in acquiring property for affordable housing development, the City and CDC will re-evaluate how to best achieve the goals to create affordable housing opportunities and preserve and improve affordable housing. Agency discussions and collaboration are ongoing. Though CDBG funds have been used to support affordable housing creation and preservation, it is a drop in the bucket compared to the need.

Despite the tremendous success in expanding services and programs to address the needs of homeless residents, transitioning residents out of homelessness is an ongoing challenge. HEART members, the City, and community groups provide a multi-pronged approach to reduce homelessness. City CDBG funds are supporting emergency shelter operations and programs to ensure delivery of mainstream services and life skills and employment training are provided to enable residents to live independently. CDBG funds may be used to expand or rehabilitate transitional and supportive housing to provide more opportunities for people to exit shelters into stable housing.

Both for survivors of domestic violence and low-income families broadly, affordable childcare is a high priority need. The YMCA has expanded their childcare services but there a gap still exists. CDBG funds will be used to support access to the YMCA's childcare services for low-income families. CDBG funds are also allocated towards microenterprise support with an emphasis on supporting low-income in-home childcare providers to address the gap in available childcare in Albany.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase affordable housing options	2023	2027	Affordable Housing	Census Tract 204 Census Tract 208.01 Census Tract 205 Census Tract 208.02 City of Albany, Linn County	Affordable Housing Reduce homelessness		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted  Direct Financial Assistance to Homebuyers: 3 Households Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 8 Beds  Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Maintain the existing affordable housing stock	2023	2027	Affordable Housing	Census Tract 204 Census Tract 208.01 Census Tract 205 Census Tract 208.02	Affordable Housing		Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Support public services for LMI residents	2023	2027	Homeless Non-Homeless Special Needs	Census Tract 204 Census Tract 208.01 Census Tract 208.02	Reduce homelessness Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted  Homeless Person Overnight Shelter: 400 Persons Assisted
4	Support Economic Opportunities for LMI residents	2023	2027	Economic Development		Expand economic opportunities		Jobs created/retained: 5 Jobs  Businesses assisted: 15 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Strengthen LMI neighborhoods and accessibility	2023	2027	Non-Housing Community Development	Census Tract 204 Census Tract 208.01 Census Tract 205 Census Tract 208.02	Strengthen and revitalize LMI neighborhoods.		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
6	Planning and Administration	2023	2027	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Reduce homelessness Public Services Expand economic opportunities Strengthen and revitalize LMI neighborhoods.		Other: 1 Other

Table 45 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Increase affordable housing options
	<b>Goal Description</b>	Increase affordable housing options across the housing spectrum, including shelter capacity, transitional housing, rental housing, and homeownership opportunities.

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

**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 91.315(b)(2)**

While the City of Albany does not receive HOME funding, it estimates providing the following types of affordable housing assistance over the 2023-2027 five-year Consolidated Plan period:

Renter households as defined in 24 CFR 92.252:

- 10 low-income (less than 50% AMI) or extremely low income (less than 30% AMI) renter households will be assisted through either short-term rental assistance or housing rehabilitation of long-term publicly supported affordable rental units.

Owner households as defined in 24 CFR 92.254:

- 3 extremely low-, low-, or moderate-income renters will be assisted through homebuyer down payment assistance programs.
- 15 extremely low-, low-, or moderate-income homeowners will be assisted through housing rehabilitation grants or loans.

Homeless residents:

- 5 homeless households are anticipated to be assisted through the acquisition and/or rehabilitation or new construction of affordable housing to be occupied by formerly homeless residents.

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement).**

The local housing authority, the Linn-Benton Housing Authority, is a public housing authority that aids renters in Albany but does not own or operate any public housing.

This narrative is not applicable.

**Activities to Increase Resident Involvements.**

Not applicable.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the ‘troubled’ designation.**

Not applicable.

## SP-55 Barriers to affordable housing – 91.215(h)

### Barriers to Affordable Housing

In 2022, the City appointed a Housing Affordability Task Force (HATF) that included non-profit and for-profit housing developers. The HATF identified the following barriers to public policies or lack of public policies on affordable housing and residential investment and development:

- Availability and price of land and housing;
- Development fees and code barriers;
- Lack of funding and incentives for affordable housing.

A summary of negative effects of public policies on affordable housing are summarized below and include recommended strategies to include in Albany's draft Housing Implementation Plan (HIP) as well as recent efforts the city has taken to change policies to be more supportive of residential development.

Residential Buildable Land Supply. Oregon requires cities to maintain a 20-year supply of residential land in the city urban growth boundary. Albany's 2020 Residential Buildable Lands Inventory (BLI) found the City has enough land within the city limits and urban growth boundary (UGB) to accommodate more than 20 years of residential growth and enough land in the current city limits for lower density and higher density development but a deficit of land for medium density development (attached housing) in the next 20 years. Since the 2020 BLI was completed, the City now allows middle housing (duplexes, triplexes, fourplexes and townhouses and cottage clusters) in all zones that allow single detached dwellings and land in the UGB, when annexed, can accommodate middle housing.

Annexation. The City's annexation process no longer requires a vote of the electors; annexations are now decided by the Albany City Council. This reduced the costs and timeline for annexation.

Wetlands can add substantial cost to development or reduce developable areas. City standards only protect significant wetlands, which are mostly contained within local creeks and riparian corridors. The Oregon Department of State Lands and the Army Corps of Engineers regulate removal and fill in all wetlands and mitigation expenses and uncertainty add risk and cost to development.

City fees. Systems Development Charges (SDC) are one-time fees assessed on new development to pay for the cost to expand city utilities and facilities, such as water, sewer, streets, and parks are due at the time of building permits. One HIP strategy is to defer SDCs to building occupancy to help with project financing. If a revenue source becomes available, the city would consider reduced or waived SDCs for affordable housing. In 2022, the Council changed the SDC methodology for single dwellings to scale the fees to house size so that smaller houses pay less in fees. This may support development of smaller more affordable dwellings. (Fees for other housing types are already scaled.)

Policies. The Comprehensive Plan policies promote variety in housing choices and affordable housing for residents with special needs. The City is adding policies to support strategies identified in the HIP.

Removing Code Barriers. The City has updated the code so residential standards are clear and objective and to allow middle housing types in single-dwelling zones. HIP strategies would encourage smaller dwellings, remove barriers to achieving maximum densities, updating standards for accessory dwelling units and SROs.

Financial Incentives. The city does not have a revenue source to provide incentives, other than CDBG funding, which is limited. The HIP recommends the city consider a tax on construction to raise funds for affordable housing. The city has one affordable housing tax abatement and is considering one for low-income rental housing.

Development Code Incentives include density bonuses for affordable housing.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Many variables affect housing affordability. Housing affordability and homelessness continue to be challenges for Albany and many cities.

In 2022, the city appointed an ad hoc Housing Affordability Task Force to identify and assess strategies the city can implement to remove barriers to the development of affordable and other needed housing. The recommended strategies in the Housing Implementation Plan (HIP) include regulatory (development code/zoning) changes, incentives, funding sources, programs, and partnerships. The HIP is scheduled for adoption in June of 2023.

Steps the city has taken or will be taking in the next year to remove barriers to affordable housing:

- Allowing middle housing types (duplex, triplex, fourplex, townhouses, and small cottages) in all low-density zones. The hope is that more housing choices and opportunities will be provided in all areas of the city, and that housing will be more affordable.
- Amending development standards to remove barriers to smaller houses, single-room occupancy units, higher-density housing development, and accessory dwelling units, and tiny home/cottage developments.
- Removing vehicle parking requirements; Bicycle parking will be required.
- Scaling systems development charges for single dwelling units to dwelling size so that fees are less for smaller homes.
- Providing property tax exemption to non-profits operating low-income housing.
- Providing technical assistance with completing tax credit or foundation funding applications
- Advocating with and educating local and state partners about affordable housing needs in Albany
- Providing CDBG funds to eligible affordable housing activities.
- Evaluating a construction excise tax for affordable housing.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Albany has a network of agencies and organizations that work together to deliver shelter and related services to homeless individuals and families in Albany, such as hot meals, clothing, and hygiene products. Many of the agencies that provide services and support to Albany's homeless individuals are members of the Homeless Engagement and Resource Team (HEART). HEART meets monthly to coordinate outreach, needs, and service delivery to the homeless residents and residents at-risk of becoming homeless.

Community Services Consortium (CSC) is the area Continuum of Care agency that plans and coordinates a network of services provided in Linn, Benton, and Lincoln counties. As the state and federally recognized action agency for the region, CSC acts as a conduit for federal and state homeless program funding and coordinates the annual point in time counts. COAT provides outreach services to unsheltered adults and assesses their needs, provides case management, and connections to resources based on those needs. COAT shares their data on homeless needs with HEART. Likewise, shelters assess needs at intake and share information on homeless needs with HEART. CDBG funding will support COAT and the youth shelter in 2023 and may support other shelters during this 5-year period. Albany Police Department also coordinates with Second CHANCE to serve Albany's homeless population and ensure homeless residents needs are assessed and when possible, homeless residents are connected to appropriate services or shelter.

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

Albany has two emergency shelters for adults and families and one for youth. Both adult shelters are pursuing expansions of their low barrier capacity and Second CHANCE is working to create more transitional housing options. Shelters reduced their capacity during the height of the COVID-19 pandemic, but Second CHANCE is working to bring their dormitory capacity back to pre-pandemic levels. Shelters have increased their warming shelter capacity to better meet the need and create a more comfortable environment for those accessing the warming shelter.

The City supports efforts to better serve Albany's homeless population with emergency and transitional housing. Projects that address emergency shelter or transitional housing needs are eligible for CDBG funds. Additionally, supportive housing for specific populations such as those with mental illness, those with an active substance abuse disorder, residents in recovery from addiction, low-income seniors with care needs, and other vulnerable populations is needed.

Additionally, shelters, mental and behavioral health service providers, emergency responders, homeless outreach organizations and other organizations serving people experiencing homelessness in the region have come together to strategize around the filling existing gaps in services and shelter for people experiencing homelessness. This group is collaborating on identifying potential projects and services to pursue state funding to support. The City is involved in this effort.

**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.**

Preventing homelessness and re-entry into homelessness is a primary goal of the Consolidated Plan. Agencies serving homeless residents have indicated the leading causes of homelessness included insufficient income, lack of affordable housing, drug and alcohol use, mental or physical disabilities, poor rental history/evictions, and criminal history. The shortage of affordable housing and insufficient transitional housing is increasing lengths of emergency shelter stays. Upfront housing costs are also a barrier to exiting homelessness. There is a need for more transitional housing, especially for households with children, people with a criminal background, people in recovery from addictions, and persons with mental illness, until more permanent affordable housing is available.

The following services and housing strategies to prevent recurring homelessness are eligible for CDBG funding during this five-year period:

- Drug and alcohol treatment and recovery programs;
- Mental health treatment and crisis management;
- Rapid-rehousing assistance or other limited duration housing assistance;
- Case management and other public services for people at risk of homelessness including people with disabilities, survivors of domestic violence, people exiting public institutions, veterans, and other special populations;
- Transitional and supportive housing; and
- Affordable housing for low- and moderate-income individuals and families.

As noted in the Needs Assessment of this Plan, several area agencies work with at-risk populations to prevent homelessness or re-entry into homelessness:

- Community Services Consortium (CSC) provides rent and utility assistance, job training, unemployment services, eviction prevention, deposit assistance, and manages federal ESG funds and a rapid rehousing program for homeless residents.
- CHANCE and Linn County Alcohol and Drug and Mental Health assist individuals with mental health and/or substance abuse related issues who are seeking recovery and positive change get housing and to become productive members of the community.
- Family Tree Relief Nursery works with parents and children in families with high-risk factors for child maltreatment to strengthen their skills, so their children can live safely at home and reach kindergarten ready to learn. Most families they support have problems with drug and alcohol

abuse or had domestic violence issues or suffer from depression or mental illness. FTRN served 65 families in 2017; 133 were on the waiting list for services.

- The Center Against Rape and Domestic Violence (CARDV) helps victims of domestic violence or sexual assault to provide safe transitional housing and helps clients navigate the legal system.
- Jackson Street Youth Services (JSYS) provides the Albany House youth shelter and works with Albany area unaccompanied youth to help them safely reunite with family members or attain other stable housing. Jackson Street works with youth to keep them in school and develop life skills to help them live successfully on their own, graduate and pursue careers.

Additionally, many organizations work together through the Adult Services Team to help people who are homeless or people at risk of homelessness find stable housing and otherwise stabilize their life.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs.**

It is much more cost-effective and less disruptive to keep residents in existing housing than to place them into housing after a period of homelessness. Homelessness can create a domino effect on a household's resources and abilities. Homeless prevention through services that allow residents to maintain their current housing status or get into housing is a top priority. Strategies to help those at risk include:

- Emergency rent or mortgage assistance;
- Financial management/budgeting classes;
- Housing rehabilitation and energy-efficiency improvements to reduce monthly housing costs;
- Senior housing retrofits to help seniors age in place;
- Job skills training and microenterprise assistance;
- Affordable childcare; and
- Life skills, parenting, healthy living, or other services that help residents maintain stability.

Emergency Housing Assistance. CSC programs prevent eviction and homelessness and offer rapid-rehousing assistance for homeless residents. CSC's SSVF program helps homeless and near-homeless veterans gain permanent housing and promotes housing stability among very low-income veteran families. CSC also provides utility and rental assistance and financial fitness classes. CSC used CDBG-CV funding to provide emergency housing assistance to households impacted by COVID-19. Further, APHCD is partnering with Family Tree Relief Nursery and Samaritan Health to employ a community health worker to help residents of APHCD properties navigate healthcare, access vaccines and vaccine education among other healthy activities. This worker also helps residents keep stable housing and prevent evictions and homelessness.

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 prevents foster care placements by providing a home-based intervention service for families at risk of domestic violence and substance abuse. Therapists work to strengthen families, keep families unified, and prevent abuse and foster care placements.

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

Inmate Discharge. CHANCE helps inmates develop a re-entry plan for housing and other essential services when released. CHANCE provides emergency hotel stays, bus tickets, and takes clients to detox centers if beds are available. CHANCE also offers a “Second Chance” grant to provide rent support to help people get housing, necessary IDs, and birth certificates. The Linn County Corrections Treatment Program works to give people on probation or post-prison supervision an opportunity to address their substance abuse and mental health issues. The program assists in treatment and rehabilitation of offenders who want to change their circumstances, work towards addiction recovery, while also addressing mental illness and criminal behaviors while in correctional facilities so that re-entry is successful. CHANCE has also begun conducting outreach to the jail in coordination with Linn County. Albany Helping Hands can and does house people who are on the sex offender registry.

Recovery Support Services and Housing. CHANCE provides recovery support to residents through peer support, self-help groups, and help residents get into recovery and stay housed. CHANCE helps hard-to-house residents get into case-managed housing. Ten Albany Oxford Houses provide housing for more than 95 people recovering from addiction and several faith-based transitional houses help residents discharged from institutions.

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

Mental Institutions. APHCD coordinates with LCMH to provide supportive housing to clients. Additionally, the Broadway House, a transitional house, has served patients discharged from the Oregon State Hospital. CHANCE may pursue creating transitional housing for people with mental illness, including those discharged from the Oregon State Hospital, but funding has been an obstacle.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City of Albany is committed to reducing lead-based paint hazards in Albany’s older housing stock built before 1978. Lead-based paint is most commonly found on windows, trim, doors, railings, columns, porches, and exterior walls, and can be found in buildings before lead-based paint was phased out of homes by 1978. Albany has thousands of homes built before 1950. Lead based paint hazards are highly likely in many of these homes as well as in those constructed through the 1970s.

Children are the most susceptible to lead poisoning as they often put their hands and other objects into their mouth which may have lead on them. Their growing bodies absorb more lead, and their brains and nervous systems are more sensitive to the damaging effects of lead.

The City requires any CDBG funded residential project that includes housing built before 1978 to follow lead safe policies and practices including testing, lead safe work practices, and hazard reduction measures.

The City will take the following actions to reduce lead-based paint hazards and risks during the 2023-2027 Consolidated Plan period:

- Educate residents in dwelling units built before 1980 about lead- based paint hazards and lead-safe improvements, how to test for lead and safely remove lead-based paints with brochures published by the Environmental Protection Agency and the Oregon Health Authority;
- Maintain lead paint safety information and links to resources on the City’s website;
- Housing built before 1978 receiving CDBG funding will be tested for lead and proper procedures followed for compliance with state and federal lead paint safe work standards and the HUD Renovation, Repair and Painting Rule (RRP), which requires contractors receive RRP certification and ongoing training.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

There is no recent data available on the extent of lead poisoning and hazards. Dated data indicate very few cases of elevated levels of lead in the blood. Continuing to require lead safe practices ensures the best effort is made to continue the trend of minimal lead exposure and harm.

### **How are the actions listed above integrated into housing policies and procedures?**

The City and area partners and CDBG subrecipients will follow federal policies and procedures related to preventing lead-based paint poisoning for housing assistance and rehabilitation grant and loan programs. The City’s Lead Safe Housing Procedures were taken from federal requirements found in 24 CFR Part 35, “Lead-based Paint Poisoning Prevention in Certain Residential Structures,” and from state requirements found at OAR 333-070, “Pre-renovation Education and Renovation, Repair, and Painting Activities Involving Lead-based Paint.”

All housing assistance program policies require compliance with both state and federal lead paint regulations, and stipulate specifically that “all contractors, owners, and volunteers performing lead paint-related work on the property must have completed the applicable training requirements and must perform the work in compliance with both HUD's *Lead Safe Housing Rule* and the Environmental Protection Agency's (EPA) *Renovation, Repair, and Painting Rule*.”

Summaries of these rules and their requirements for housing owners/operators/developers/sponsors will be provided in writing to entities applying for housing project funding through an applicant guidebook, and verbally through onsite inspections and evaluations of projects where lead hazards are or may be present.

City CDBG staff will continue to monitor projects involving residential units built before 1978.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Through preparation of the 2023-2027 Consolidated Plan, consultation with area agencies that serve poverty-level families, and the Community Needs Survey, the characteristics and needs of residents in poverty became evident. This forms the basis of the goals, programs, and policies for reducing poverty.

The City CDBG programs strive to improve self-sufficiency, quality of life and stability, economic circumstance, and housing conditions of residents in poverty.

In addition to the City's efforts, Community Services Consortium (CSC) has been designated as a Community Action Agency by the State of Oregon, with responsibility for carrying out state and federal continuum of care activities in the region. Utilizing state, federal, and other funding sources, CSC provides a variety of anti-poverty programs to prevent homelessness including outreach and assessment of the needs of the homeless and veterans, short term rental and utility assistance, rapid rehousing assistance and housing navigation, housing education, employment and budgeting services, and food and nutrition programs and resources.

The following City goals, programs and strategies were identified to reduce poverty over the five-year Consolidated Plan period.

Provide Services that Support Self-Sufficiency. Individuals and households in poverty struggle to provide basic needs such as a safe home, heat, food, transportation, health care, and education.

- Support programs that help people improve self-sufficiency by providing or improving access to education, employment, health care, food, housing, and financial stability.
- Support programs that address risk factors for homelessness such as alcohol and drug addiction and gambling, mental illness, and child or domestic abuse.

Expand and Improve Albany's Affordable Housing Supply and Improve Living Conditions. Persons below the poverty level may live in substandard housing, or in housing that has safety issues, or is inefficient. The following strategies will be employed.

- Support housing rehabilitation and weatherization programs that reduce monthly housing costs and improve housing conditions.
- Help LMI residents become homeowners.
- Increase the supply of housing that is affordable to poverty-level households through partnerships to acquire land and construct new housing.

Increase Economic Opportunities for Albany's Low-Income Persons

- Support Job Creation. The City will work with area businesses, economic development related agencies, and the Small Business Development center to develop or expand programs that create jobs, offer microenterprise assistance, business assistance or training. City CDBG funds will provide grants to small businesses to assist in job-creation.
- Support workforce development. The City will support efforts to expand job training and career development programs to fill vacancies in local industries and professions and connect residents to local career opportunities.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan.**

The following 2023-2027 Consolidated Plan goals and programs will support anti-poverty reducing goals described above.

Provide Services that Support Self-Sufficiency. CDBG public services funds will support agencies that provide services that help poverty-level residents become more self-sufficient.

Create Affordable Housing Opportunities. CDBG programs will help alleviate poverty through housing opportunity programs:

- Homebuyer down-payment assistance programs will increase homeownership and the opportunity to build equity and assets
- Property acquisition and new construction of affordable housing

Maintain and Improve Affordable Housing Supply. CDBG funds are allocated for housing rehabilitation to improve living conditions and reduce monthly housing costs for low-mod households. These programs will keep residents in housing and prevent homelessness.

Increase Economic Opportunities. The City CDBG programs increase incomes for poverty-level residents through the following programs:

- Microenterprise assistance programs
- Small business advising and business plan development
- Small business grants to offset costs to create jobs for low or moderate-income persons

## SP-80 Monitoring – 91.230

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

The City of Albany Community Development Department will be responsible for monitoring the regulatory compliance of all CDBG-funded activities. The City will provide training and technical assistance to sub-recipients to ensure understanding and compliance of HUD regulations related to fair housing and meeting national objectives and other procurement and project-related requirements.

The City will use a multi-step monitoring process including the following steps:

4. Pre-Assessment. During the application process, sub-recipients will be evaluated on the capacity of the organization to complete the project as described and will be scored appropriately.
5. Monitoring. All activities will be monitored on an ongoing basis by the City of Albany. Beneficiary income verification will be conducted during reviewing project applications for all housing and economic development activities under the CDBG program to ensure compliance with a National Objective. Each of the agencies receiving funding will be required to submit monthly reports documenting both the expenditures being reimbursed with CDBG funds, and the characteristics of the clients they are serving (incomes, which priority population they fall within, race and ethnicity). Agencies will provide quarterly reports on the progress they are making toward achieving the outcomes they identified in their requests for funding. A review of the sub-recipient's progress and capacity will be conducted at all stages of the activity.
6. Risk Analysis. Each program year, sub-recipients will be identified for on-site monitoring and additional training based on findings from desk monitoring, subrecipient experience and capacity using and managing federally funded projects, and prior monitoring issues.
7. On-Site Monitoring. In addition to ongoing monitoring, the City will conduct on-site visits to review sub-recipient records for program and/or financial compliance. All construction projects will be monitored on-site to ensure compliance with federal contracting, environmental laws and permits. A checklist will be used on these site visits.
8. Lead-Based Paint Monitoring. Compliance with lead paint regulations and applicable housing quality standards will be verified for each housing activity through inspections conducted prior to the provision of assistance, and then again both during construction (for interim clearance) and after construction work is complete (for final clearance) for rehab projects to which these regulations apply.
9. Ongoing support and technical assistance. The monitoring process will be further enhanced by regular contact between the CDBG grant staff and the CDBG sub-recipients. Constant communication and technical assistance will be offered at all stages of the program from application to close-out to ensure compliance with appropriate regulations.

The City will review quarterly reports prior to processing draw requests to ensure compliance with national objectives.

## Expected Resources

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

#### Introduction

The City will receive CDBG funds in the amount of \$335,142 in PY 2023 and \$245,000 in anticipated carryover from prior years. The City anticipates grant awards averaging \$355,130 per year over the five years covered in this Consolidated Plan. Program income will be estimated in future years based on anticipated repayments to the City from loans provided to property owners, businesses, and housing providers.

#### 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	335,142	0	245,000	580,142	1,440,510	Based on our current year allocation and an optimistic outlook, we anticipated a slight increase to our allocation annually for a total of \$1,775,652 over the course of the five-year plan.

Table 46 - Expected Resources – Priority Table

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

The City anticipates providing CDBG funding to a variety of programs and activities over the five-year Consolidated Plan period. Each program or activity will be assessed for need, performance outcomes, agency capacity, and availability to leverage other resources, and ability to complete the activity.

- Funding for public improvements to remove barriers to accessibility is expected to leverage local funds.
- The housing rehabilitation program will develop a revolving loan fund.
- Down payment assistance loans and grants will leverage the private savings of homebuyers.
- Affordable housing projects are expected to leverage other local, state, federal and/or private funds.
- Emergency and transitional housing grants will leverage private sources and foundations and will likely leverage other state and federal funding sources.
- Microenterprise assistance will leverage state funds and federal small business funding as well as private investments.
- Funds allocated for public services are often very small grants that are matched by subrecipients that will provide the balance of funds needed to carry out the activity.

**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. It is possible that a City-owned property may be used to address needs identified in the Consolidated Plan.

**Discussion**

The City will use CDBG funds in partnerships with subrecipients to leverage private and public funds to address the goals and strategies outlined in the Consolidated Plan. The public improvement projects will leverage federal, state, and local grant funds and donations for improvements. Grants to subrecipients for public services or economic development are anticipated to leverage other funding sources.

The City has developed a strategy that distributes some of the CDBG resources as loans rather than grants to generate program income for other eligible activities such as the low-income housing rehabilitation program.

## 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	Maintain the existing affordable housing stock	2023	2027	Affordable Housing		Affordable Housing	CDBG: \$112,900	Homeowner Housing Rehabilitated: 3 Household Housing Unit
2	Support Economic Opportunities for LMI residents	2023	2027	Economic Development		Expand economic opportunities	CDBG: \$55,000	Businesses assisted: 5 Businesses Assisted
3	Support public services for LMI residents	2023	2027	Homeless Non-Homeless Special Needs		Reduce homelessness Public Services	CDBG: \$50,200	Public service activities other than Low/Moderate Income Housing Benefit: 259 Persons Assisted
4	Strengthen LMI neighborhoods and accessibility	2023	2027	Non-Housing Community Development		Strengthen and revitalize LMI neighborhoods.	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Administration	2023	2027	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Reduce homelessness Public Services Expand economic opportunities Strengthen and revitalize LMI neighborhoods.	CDBG: \$67,028	Other: 1 Other

Table 47 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Maintain the existing affordable housing stock
	<b>Goal Description</b>	Maintain and improve the quality of Albany's affordable housing stock through housing rehabilitation programs.
2	<b>Goal Name</b>	Support Economic Opportunities for LMI residents
	<b>Goal Description</b>	Funds will be used to provide grants to small businesses, specifically in home childcare businesses owned by low- or moderate-income residents. These grants will support low-income residents, create jobs and add or maintain needed childcare slots.

3	<b>Goal Name</b>	Support public services for LMI residents
	<b>Goal Description</b>	To support non homeless populations, funds will be used to offer assistance with basic tasks for seniors who are homebound and off affordable childcare and youth services for low- and moderate-income families.  To reduce homelessness, funds will be used to offer case management and shelter to homeless youth and provide outreach, case management and resources to unsheltered homeless people in Albany.
4	<b>Goal Name</b>	Strengthen LMI neighborhoods and accessibility
	<b>Goal Description</b>	Funds will be used to support park and accessibility improvements in a low- or moderate-income neighborhood.
5	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Provide planning and administration for the city Community Development Block Grant programs and fair housing training and education.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

This section lists and describes the projects that will be carried out under the City of Albany Community Development Block Grant program during federal PY 2023. The projects reflect priorities that were identified in the development of the 2023-2027 Consolidated Plan and needs identified during the development of the 2023 Plan. Project details are provided in Section AP-38 Project Summary.

#### Projects

#	Project Name
1	2023 Housing Rehabilitation
2	2023 Needed Public Services
3	2023 Homeless Shelter and Outreach Support
4	2023 Small Business Assistance
5	2023 Planning and Administration
6	2022 Affordable Housing Rehabilitation
7	2023 Parks Project
8	2022 Needed Public Services
9	2022 Increase Recreational Opportunities
10	2022 Shelter Support

**Table 48 – Project Information**

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

The Community Development Commission (CDC) assessed community needs, evaluated performance of existing subrecipients, and reviewed applications for to determine allocation priorities for the 2023 program year and considered activities continuing with prior year funding. The CDC evaluated 2023 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. As a result of data and information shared during the creation of the 2023 annual action plan and the 2023-2027 Consolidated plan, the CDC selected reducing homelessness and affordable housing as top priorities for this year's funding. Grants were reviewed with these priorities in mind.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	2023 Housing Rehabilitation
	<b>Target Area</b>	Census Tract 204 Census Tract 208.01 Census Tract 205 Census Tract 208.02
	<b>Goals Supported</b>	Maintain the existing affordable housing stock
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$112,900
	<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>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that three low- or moderate-income homeowner families will benefit from the housing rehabilitation loan program.
	<b>Location Description</b>	Low- and moderate-income homeowners across the city are eligible for this program. 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 deferred payment loans to low-mod homeowners for housing rehabilitation and energy efficiency improvements. Repaid loans will develop a revolving loan fund to continue the program.
	<b>Project Name</b>	2023 Needed Public Services

<b>2</b>	<b>Target Area</b>	Census Tract 208.01 Census Tract 208.02
	<b>Goals Supported</b>	Support public services for LMI residents
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$22,700
	<b>Description</b>	In the 2022 program year, the City will provide public services grants to agencies that serve poverty level, low-income and vulnerable populations through access to affordable childcare and youth services and services that help seniors remain in their homes.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 43 households will benefit from access to affordable childcare and youth services and 11 seniors will benefit from assistance with daily tasks.
	<b>Location Description</b>	<p>10. Senior Companion Program - Oregon Cascades West Council of Governments is in Census Tract 208.02 at 1400 Queen Avenue SE. Services are provided to seniors throughout the city.</p> <p>11. The YMCA is located in Census Tract 208.02. Services are provided to households across the city.</p> <p>12. The Boys and Girls club is located in Census Tract 208.01. Services are provided to households across the city.</p>
	<b>Planned Activities</b>	<p>1. Senior Companion Program - The Senior Companion Program matches low-income (200% poverty level) mobile seniors aged 55+ with homebound seniors in exchange for a small stipend (other funds). Companions provide friendship and assistance to adults who have difficulty with daily living tasks, such as shopping or paying bills, and give families or professional caregivers time off. As a result, many seniors can remain independent in their homes instead of having to move to more costly institutional care. Roughly 10 companions will serve 15-40 hours per week.</p> <p>2. The YMCA and Boys and Girls club will provide quality affordable childcare and youth services to low- and moderate-income households.</p>

<b>3</b>	<b>Project Name</b>	2023 Homeless Shelter and Outreach Support
	<b>Target Area</b>	Census Tract 204 City of Albany, Linn County
	<b>Goals Supported</b>	Support public services for LMI residents
	<b>Needs Addressed</b>	Reduce homelessness
	<b>Funding</b>	CDBG: \$27,500
	<b>Description</b>	Help the youth shelter emergency overnight shelters provide safe facilities, case management and support services and support outreach and case management services to unsheltered homeless residents.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 55 homeless or at-risk youth will benefit from services and shelter at the Albany youth shelter and 150 unsheltered homeless people will benefit from outreach and case management services.
	<b>Location Description</b>	The Albany House youth shelter is located at 1240 7th Avenue SE, Albany, OR which is in Census Tract 204.  COAT is an outreach organization that provides services across the county, targeting areas where unsheltered homeless people tend to be.
<b>Planned Activities</b>	Youth Shelter Services: Planned activities include providing both overnight and transitional shelter, meals, basic needs, case management, and support services to homeless and at-risk Albany youth ages 10 to 18. Staff help youth with school, leadership opportunities, life skills building, and reconnecting safely with family.  Homeless outreach Services: This program will provide resource connection, case management, basic necessities, and service navigation support to unsheltered homeless adults in Albany with the goal to help unsheltered residents find shelter or suitable, stable housing.	

4	<b>Project Name</b>	2023 Small Business Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Economic Opportunities for LMI residents
	<b>Needs Addressed</b>	Expand economic opportunities
	<b>Funding</b>	CDBG: \$55,000
	<b>Description</b>	Funds will be used to provide grants to low- or moderate-income small business owners operating in home childcare.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that five low- or moderate-income families will benefit from small business assistance to create or sustain their in-home childcare business.
	<b>Location Description</b>	The small business grant program is available to any low- or moderate-income business owners or any small business that will create a low/mod job in the Albany city limits.
<b>Planned Activities</b>	This activity will provide small grants to microenterprises to create jobs and access capital with the end goal of supporting low- and moderate-income business owners and opening much needed additional childcare slots in Albany.	
5	<b>Project Name</b>	2023 Planning and Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Affordable Housing Reduce homelessness Public Services Expand economic opportunities Strengthen and revitalize LMI neighborhoods.

	<b>Funding</b>	CDBG: \$67,028
	<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>	6/30/2024
	<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 260 Albany residents will directly benefit through the other Action Plan activities that will be carried out in the 2023 program year.
	<b>Location Description</b>	Planning and Program administration occurs at Albany City Hall located at 333 Broadalbin Street SW, Albany, OR.
	<b>Planned Activities</b>	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.
<b>6</b>	<b>Project Name</b>	2022 Affordable Housing Rehabilitation
	<b>Target Area</b>	Census Tract 204 Census Tract 208.01 Census Tract 205 Census Tract 208.02
	<b>Goals Supported</b>	Maintain the existing affordable housing stock
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	\$115,000

	<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. This project advances the recommendations to address the impediment of lead paint and housing conditions in the Analysis of Impediments to Fair Housing Choice and Fair Housing Plan.
	<b>Target Date</b>	6/30/24
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that three low- or moderate-income homeowner families will benefit from the housing rehabilitation loan program.
	<b>Location Description</b>	The housing rehabilitation loan program is available to any low- or moderate-income homeowners in 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 deferred payment loans to low-mod homeowners for housing rehabilitation and energy efficiency improvements. Repaid loans will develop a revolving loan fund to continue the program.
<b>7</b>	<b>Project Name</b>	2023 Parks Project
	<b>Target Area</b>	Census Tract 205
	<b>Goals Supported</b>	Strengthen LMI neighborhoods and accessibility
	<b>Needs Addressed</b>	Strengthen and revitalize LMI neighborhoods.
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Improve the public park or accessibility in an LMI neighborhood so the residents have access to quality public facilities that support their health and wellbeing.
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	We anticipate improvements will largely benefit the residents in the surrounding neighborhood which is primarily comprised of low- and moderate-income residents.
	<b>Location Description</b>	The location of this project is anticipated to be Lehigh Park at 3100 17th Ave SE, Albany, OR located in Census Tract 205.
	<b>Planned Activities</b>	Improve the playground facility or park accessibility to better meet the needs of the residents in the surrounding neighborhood.
<b>8</b>	<b>Project Name</b>	2022 Needed Public Services
	<b>Target Area</b>	Census Tract 208.01 Census Tract 208.02
	<b>Goals Supported</b>	Reduce homelessness Support public services for LMI residents
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	\$10,000
	<b>Description</b>	2022 public services grants fund agencies that serve low-income and vulnerable populations. Two agencies will have carryover funds which will continue their work to prevent child abuse and foster care placements, and support survivors of domestic violence through providing emergency shelter or motel stays and other services.
	<b>Target Date</b>	6/30/24
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Child Abuse Prevention – This activity is estimated to benefit 50 LMI Albany residents in 15 households identified as at-risk for child abuse.  Domestic Violence Survivor Services – This activity is estimated to benefit 45 Albany residents and their families.

	<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 208.01.</li> <li>2. Location withheld for safety and confidentiality reasons.</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. Survivors of Domestic Violence Support and Shelter- This program will ensure Albany residents who are leaving abusive relationships have safe, stable shelter by housing residents at the CARDV shelter or in motels, depending on the situation and shelter capacity. Beyond shelter, this agency provides survivors with safety planning, support groups, legal advocacy, and crisis support.</li> </ol>
9	<b>Project Name</b>	2022 Increase Recreational Opportunities
	<b>Target Area</b>	Census Tract 205
	<b>Goals Supported</b>	Strengthen LMI neighborhoods and accessibility
	<b>Needs Addressed</b>	Strengthen and revitalize LMI neighborhoods.
	<b>Funding</b>	\$55,000
	<b>Description</b>	Improve the public park in an LMI neighborhood so the residents have access to quality public facilities that support their health and wellbeing.
	<b>Target Date</b>	6/30/24
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	We anticipate improvements will largely benefit the residents in the surrounding neighborhood which is primarily comprised of low- and moderate-income residents.

	<b>Location Description</b>	The location of this project is anticipated to be Lehigh Park at 3100 17th Ave SE, Albany, OR located in Census Tract 205.
	<b>Planned Activities</b>	Replace the aged playground facility.
<b>10</b>	<b>Project Name</b>	2022 Shelter Support
	<b>Target Area</b>	Census Tract 204
	<b>Goals Supported</b>	Support public services for LMI residents
	<b>Needs Addressed</b>	Reduce homelessness
	<b>Funding</b>	\$15,000
	<b>Description</b>	Help youth shelter emergency overnight shelters provide safe facilities, case management and support/prevention services.
	<b>Target Date</b>	6/30/24
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that between 70 unaccompanied or at-risk Albany youth will stay at the local youth shelter or receive supportive services from the shelter.
	<b>Location Description</b>	The Albany House youth shelter is located at 1240 7th Avenue SE, Albany, OR.
	<b>Planned Activities</b>	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.

## AP-50 Geographic Distribution – 91.220(f)

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

Four Census Tracts in the City of Albany qualify as low-income tracts because over 50% of the households have incomes less than 80% of the area median income. The qualifying Census Tracts are: 204, 205, 208.01, and 208.02. The target areas also have a higher concentration of residents of Hispanic origin and other minority populations. These tracts are centrally located in older areas of the city where housing, public infrastructure, and public facilities are older and often in need of improvements or replacement.

### Geographic Distribution

Target Area	Percentage of Funds
204	10%
205	19%
208.01	17%
208.02	4%

**Table 49 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

2023 CDBG priorities are to provide housing rehabilitation, reduce homelessness, provide needed public services, support the health and wellbeing of low- and moderate-income neighborhoods through access to quality parks, and create economic opportunities. The geographic distribution in Table 62 only includes the subrecipient agencies and activities that are in or anticipated to be within the city's target areas. Some activities will likely occur in or benefit residents of the target census tracts, such as low-income homeowner rehabilitation loans and small business grants. However, it is not yet known which census tracts will benefit because recipients of these loans have not been selected. Additionally, many programs serve residents throughout the city, and while most beneficiaries of CDBG funds likely to live in Target Area census tracts, the city does not receive enough beneficiary data to include activities in the geographic distribution table above.

### Discussion

In the 2023 Action Plan, the city will focus funding on supporting the existing emergency shelter for youth, improving a public park to enhance recreational opportunities for low- and moderate-income residents, improving owner-occupied housing units, and serving residents in the target area Census Tracts. The City estimates 50% of its 2023 CDBG entitlement award, excluding administrative expenses, will be spent in these areas.

## 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 2023 program year, the Albany housing rehabilitation program will improve the quality and livability of five owner-occupied households (2023 and carryover funds). Additionally, 2021 carryover funding is allocated to site clearance for new affordable housing. It is estimated that 12 affordable housing units will be created on this site in the 2023 program year.

CDBG funds will help the emergency shelter for youth provide services and case management to help residents get into permanent housing. CDBG funds will also help unsheltered homeless residents through resources, case management and access to services with the goal of assisting residents in finding stable housing or shelter. 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 for these needs.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	6
Non-Homeless	11
Special-Needs	0
Total	3

**Table 50 - 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	12
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	5

**Table 51 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

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

## **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 Linn Benton Housing Authority is not designated as troubled.

### **Discussion**

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

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

### **Introduction**

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.

The 2022 PIT count found 304 homeless people in Linn County. Linn County's unsheltered count was 120, with 189 in shelter. 40% of those counted are chronically homeless. Most of the unsheltered homeless suffer from mental illness and/or addiction which affects their willingness and ability to seek shelter.

The number of students experiencing homelessness in the 2022-23 school year count of Greater Albany Public School District students was 309 to date, already surpassing the 238 total homeless student count in 2021-22. The PIT count identified 13 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**

An ongoing goal of the City and in the 2023-2027 strategic plan is to reduce homelessness. Albany currently has three emergency shelters, including one for youth. In PY 2023, 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. 2022 CDBG funds will support JSYS's Albany House emergency and transitional shelter for vulnerable youth, ages 10 to 17. JSYS provides a safe, stable environment with 24-hour supervision, healthy meals and snacks, clothes, case management, and works with each youth to develop a plan to reunite with their family or find other safe housing.
- COAT will conduct outreach to unsheltered homeless adults and provide resources, service and housing connections, case management, basic necessities, and other services to these residents.

The City will undertake the following actions to reduce homelessness and reach out to homeless persons in 2022:

1. Support and work with the COAT (Community Outreach Assistance Team). Creating Housing Coalition (CHC) created a new assistance team program abbreviated COAT. The team goes out into the Albany community to provide unhoused neighbors with assistance, including connecting unhoused residents with service agencies and housing services. COAT is comprised of members from CHC, CSC, CHANCE (Communities Helping Addicts Negotiate Change Effectively), Family

Assistance and Resource Center, Albany Helping Hands Shelter, Jackson Street Youth Services, and Albany Police Department.

2. Support and work with CHANCE and Second CHANCE shelter. CHANCE provides a 24/7 emergency hotline and meets “curb side”, at jail, or on location within 30 minutes of a call.
3. Support and work with Albany Helping Hands shelter. Albany Helping Hands provides shelter to adults including adults with criminal backgrounds who have few other shelter options.
4. Actively participate on the Homeless Engagement and Resource Team (HEART) for ongoing planning, coordination, and consultation around addressing issues related to 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 local agencies and programs including Albany Helping Hands and Second CHANCE shelter. No emergency shelters or transitional housing projects were submitted for CDBG funding in 2023. Shelters are aware of CDBG funding but may need time to do the necessary capacity building before requesting funds for capital or infrastructure projects. City staff are in continuous communication with shelters and continue to look for opportunities to support shelters in meeting the needs of homeless residents in Albany.

The Albany House youth shelter operated by Jackson Street Youth Services (JSYS) provides safe shelter for youth ages 10 to 17 and transitional housing if stay extends beyond 72 hours. JSYS also operates two transitional houses for young adults ages 18-20 for up to 18 months. CDBG funds will support JSYS in 2023 to address the reduce homelessness goal.

CARDV received CDBG funding in program year 2022 and anticipates having carryover funding into program year 2023. This funding will continue to be used for emergency motel stays for survivors of domestic violence.

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

Adult Services Team (AST). This team of numerous agencies, including counties, the City, school district,

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

Rapid Re-Housing Program. The CSC Supportive Housing Program is a permanent, rapid re-housing program targeting homeless individuals and families in Linn, Benton, and Lincoln counties of Oregon using a Housing First model. The program provides tenant-based rental assistance using scattered site housing and can assist with security deposits and last month's rent. CSC provides intensive case management services tailored to the individual household's needs and provides connection to mainstream benefits and employment services for 12 months.

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

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

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

Supportive Housing. Albany Partnership for Housing and Community Development also operates supportive housing in coordination with Linn County Mental Health (LCMH). Residents receive mental health support and skills training as well as a rental subsidy from Linn Benton Housing Authority (LBHA). Many of their residents have experienced homelessness at some point.

Jackson Street Youth Services works with youth to safely reunite them with their family or find other stable housing. They also offer transitional housing for young adults.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

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

families. CSC also provides utility and rental assistance and financial fitness classes. CSC used CDBG-CV funding to provide emergency housing assistance to households impacted by COVID-19. Further, APHCD is partnering with Family Tree Relief Nursery and Samaritan Health to employ a community health worker to help residents of APHCD properties navigate healthcare, access vaccines and vaccine education among other healthy activities. This worker also helps residents keep stable housing and prevent evictions and homelessness.

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 has received CDBG funds to prevent foster care placements by providing a home-based intervention service for families at risk of domestic violence and substance abuse but did not need CDBG funding support this year. Therapists work to strengthen families, keep families unified, and prevent abuse and foster care placements.

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

Inmate Discharge. CHANCE helps inmates develop a re-entry plan for housing and other essential services when released. CHANCE provides emergency hotel stays, bus tickets, and takes clients to detox centers if beds are available. CHANCE also offers a “Second Chance” grant to provide rent support to help people get housing, necessary IDs, and birth certificates. The Linn County Corrections Treatment Program works to give people on probation or post-prison supervision an opportunity to address their substance abuse and mental health issues. The program assists in treatment and rehabilitation of offenders who want to change their circumstances, work towards addiction recovery, while also addressing mental illness and criminal behaviors while in correctional facilities so that re-entry is successful. CHANCE has also begun conducting outreach to the jail in coordination with Linn County. Albany Helping Hands can and does house people who are on the sex offender registry.

Recovery Support Services and Housing. CHANCE provides recovery support to residents through peer support, self-help groups, and help residents get into recovery and stay housed. CHANCE helps hard-to-house residents get into case-managed housing. CHANCE/2nd CHANCE was awarded CDBG-CV funds 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 addiction and several faith-based transitional houses help residents discharged from institutions.

Persons with Intellectual or Developmental Disabilities. Linn County Health Services (LCHS) provides mental health evaluation, treatment, and crisis intervention services to residents. LCHS, in coordination with the DHS, provides housing support (including group homes, foster care homes, supported living and state-run community programs), in-home services, and transportation to appointments to residents with mental health and developmental disabilities. LBHA, Oregon Mennonite Residential Services, and the Chamberlin House Inc. own and operate several houses and facilities for seniors and residents with

disabilities. OCWCOG can provide information and connections to adult foster homes.

Mental Institutions. APHCD coordinates with LCMH to provide supportive housing to clients. CHANCE may pursue creating transitional housing for people with mental illness, including those discharged from the Oregon State Hospital, but funding has been an obstacle.

## 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 2023 CDBG priorities.

2023 funds will provide services and companionship to help homebound seniors remain in their homes and will support the housing rehabilitation loan program for LMI homeowners, which improve the sustainability and cost of housing enabling loan recipients to remain housed. The Jackson Street Youth Services' Albany House will also be supported by 2023 CDBG funds and will provide emergency shelter, services, and opportunities for transitional housing to homeless youth. COAT will use 2023 CDBG funds for their homeless outreach program. 2023 funds will also provide affordable childcare and youth services to low-income families.

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.
- Oregon Cascades West Council of Governments (OCWCOG) helps seniors navigate housing needs and provides programs and services to help seniors remain safely in their homes if possible.
- Albany Partnership for Housing and Community Development 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.
- Second Chance and Albany Helping Hands continue to provide emergency shelter and services to homeless residents.
- Family Tree Relief Nursery provides support to at risk parents to prevent child abuse.

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

### **Introduction:**

Housing prices continue to increase locally. As described in the Market Analysis, both rents and home values have risen over 50% since 2010. Many Albany households experience housing cost burden, with a majority being renters. For agencies serving low- and moderate-income residents and special populations, affordable housing is a top concern and priority. Overall, there are 5,479 households below 80% of the AMI that are housing cost burdened and 2,419 households under 80% AMI that are severely housing cost burdened according to the latest CHAS data. The price of land, code barriers and development fees, and the lack of funding or incentives for affordable housing are barriers to affordable housing in Albany.

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

In 2022, the city appointed an ad hoc Housing Affordability Task Force to identify and assess strategies the city can implement to remove barriers to the development of affordable and other needed housing. The recommended strategies in the Housing Implementation Plan (HIP) include regulatory (development code/zoning) changes, incentives, funding sources, programs, and partnerships. The HIP is scheduled for adoption in June of 2023.

Steps the City has taken or will be taking in the next year to remove barriers to affordable housing:

- Allowing middle housing types (duplex, triplex, fourplex, townhouses, and small cottages) in all low-density zones. The hope is that more housing choices and opportunities will be provided in all areas of the city, and that housing will be more affordable.
- Amending development standards to remove barriers to smaller houses, single-room occupancy units, higher-density housing development, and accessory dwelling units, and tiny home/cottage developments.
- Removing vehicle parking requirements; Bicycle parking will be required.
- Scaling systems development charges for single dwelling units to dwelling size so that fees are

less for smaller homes.

- Providing property tax exemption to non-profits operating low-income housing.
- Providing technical assistance with completing tax credit or foundation funding applications
- Advocating with and educating local and state partners about affordable housing needs in Albany
- Providing CDBG funds to eligible affordable housing activities.
- Evaluating a construction excise tax for affordable housing.

**Discussion:**

Many variables affect housing affordability. Housing affordability and homelessness continue to be challenges for Albany and many cities. The City has taken several steps to evaluate housing needs, including the needs of low- and moderate-income residents, and is taking measures to remove barriers to the development of needed housing.

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

### **Introduction:**

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

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

Each year, the City consults with area agencies and other public and governmental entities to identify opportunities to partner and collaborate resources and programming to address as many of Albany's underserved needs as possible. There are more needs than resources to meet those needs within the City of Albany, especially for public services due to the public services cap of 15%.

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% of its CDBG award to support public services for Albany's low-income and special needs populations. In addition, CDBG funds have and will once again support public facility improvements to parks serving primarily low- and moderate-income residents and support low-income business owners.

### **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 2023 program year, CDBG funds will continue to support the housing rehabilitation revolving loan fund program. The program provides deferred payment loans to LMI homeowners to improve and maintain Albany's existing affordable housing supply and reduce operating and rehabilitation costs.

2021 CDBG funds have been allocated to building removal and site clearance for a subsequent affordable housing development. This project is underway and will continue in 2023.

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. In May 2022, The City conducted a formal monitoring visit of DevNW as part of routine monitoring. The visit included evaluating compliance with lead-based paint rules and DevNW was found to be in compliance with these standards.

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

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

- Support public service agencies that serve poverty level individuals and families and that help residents develop the skills and access resources needed to become employed, housed, and/or self-sufficient;
- Increase economic opportunities for residents in poverty through technical assistance, education, and economic opportunity grants to microenterprises;
- Increase Albany's affordable housing supply – support local housing agencies' efforts to acquire and develop property;
- Improving affordable housing through housing rehabilitation to reduce overhead costs to residents.

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

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

successful implementation of the CDBG programs and desired outcomes.

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

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

During the 2023 program year, the City's efforts to enhance coordination between public and private housing and social service agencies will include:

- Participating in HEART (Homeless Enrichment and Rehabilitation Team) and attending monthly meetings.
- Collaborating with other housing and service agencies, governmental agencies, and institutions including Linn County Health Services, Samaritan Health Services, and Department of Human Services to assess community needs, identify opportunities to address them, and plan projects for both short- and long-term implementation.
- Support the COAT (Community Outreach Assistance Team). Creating Housing Coalition (CHC) created a new assistance team program abbreviated COAT. The team goes out into the Albany community to provide unhoused neighbors with assistance, including connecting unhoused residents with service agencies and housing services. COAT is comprised of members from CHC, CSC, CHANCE (Communities Helping Addicts Negotiate Change Effectively), Family Assistance and Resource Center, Albany Helping Hands Shelter, Jackson Street Youth Services, and Albany Police Department. City staff will continue to collaborate with Creating Housing Coalition and support the efforts of COAT.

## Program Specific Requirements

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

#### Introduction:

Program income is gross income that is directly generated from a CDBG-funded activity. Housing rehabilitation loan repayments will be made to the subrecipient managing the revolving loan fund and retained to continue the housing rehabilitation program. There is no carryover program income funding and no known loan repayment for 2023. It is possible loans could be repaid in 2023. If so, these funds will be re-programmed into the housing rehabilitation loan program.

#### 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
<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 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

The City anticipates 70% of CDBG funds, excluding program administration, will be used to benefit persons of low- and moderate-income in the 2023 program year and for prior year carryover funds from 2022 and 2021.



# MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager  
Matthew Ruettgers, Community Development Director

FROM: Johnathan Balkema, Building Official Manager *JB*

DATE: May 1, 2023, for the May 8, 2023, City Council Work Session

**SUBJECT:** Discussion on Proposed Electrical Program Fee Updates  
Relates to Strategic Plan theme | Relates to: Effective Government

## Action Requested:

Staff requests the City Council to consider the attached proposed building program fee reformat and changes illustrated in Attachment A. Final proposed Electrical Program Fees are provided in Attachment B.

## Discussion:

The City of Albany's Building Division operates the electrical permit and inspection program within the jurisdictional boundaries of the City of Albany under a delegation of authority from the state of Oregon's Department of Consumer and Business Services' Building Code's Division (BCD). As part of our delegation of authority, periodically we need to revisit and revise the fees charged for electrical permit fees charged to wholly cover the costs of operating the program. This program utilizes a dedicated fund, with required operating reserves, to fund the program. The Building Division receives no general fund monies for the operation of the delegated electrical program. The most recent fee adjustment occurred in February of 2010 for this program.

Staff have reviewed the operational and funding needs of the program and have highlighted the discussion points:

- **Operating Reserve-** The Electrical Program generally receives funding once, at permit issuance to cover the intake and required inspections for the project. On an infrequent basis, plan review may be required, and additional fees are paid for that review. A project's duration can vary greatly but can take multiple years to complete for commercial projects. While an operating reserve may sound like a savings account, the reality is those monies are earmarked to guarantee we can provide the services the customer paid for up to 3 years prior. Based on current BCD guidance, a jurisdiction should target 18-months of reserve to weather an economic downturn. During the 2009 recession, the Building Division depleted our reserves and Council at the time reappropriated \$300,000 of general fund monies for the division to maintain operations and later approved a sizable fee increase. Based on the projections utilized for the FY 23/25 biennium budget, we will fall at or below the 18-month reserve guidance in FY 24/25. Without this and potential future adjustments, it is plausible that this reserve could fall below 12 months of reserve by the end of FY 2027. This is based on just the known personal costs of the ratified union contract alone and does not include other factors such as insurance, rising costs of materials & supplies, etc.
- **Personnel Costs-** Providing permitting and inspection services for the program requires individuals certified in their specialty and when possible are cross trained and certified in additional areas to reduce the number of staff required on a specific project. While easier on residential homes, apartments and commercial structures generally require a specific inspector, reducing our potential to reduce costs. With the recently ratified union contract, we have a better projection of potential staff costs over the next five years. We anticipate that staff costs will increase approximately 15 percent between FY 22/23 and FY 26/27.
- **Economic Downturn-** Since the pandemic, the building industry has seen rising material costs, limited supply of materials, and now rising interest rates. All of these factors have led to projects not materializing,

decreasing in scale, or delaying implementation. When smaller or fewer projects occur, revenue falls below projections requiring the division to utilize the operating reserves previously discussed.

**Findings**

Utilizing the information previously discussed, operational needs, and revenue projections, staff are proposing changes to the adopted fees as highlighted below and fully detailed in Attachment A:

- **Base Fee Increase-** Based on our review of personnel costs, the base fee needed to recapture staff only costs need to increase. To lessen the impact on customers, we are proposing an increase from \$65.00 to \$85.00 in this proposal. In the future, this base fee will need to increase to \$95.00 to account for staff costs.
- **Plan Review Fees-** Plan review fees for electrical are only applied where required under Oregon Administrative Rule, or when requested by the applicant. The current plan review fee is adopted at 25 percent of the permit fee which in most cases does not cover intake and review costs. For consistency with the Building Program, the proposed plan review fee will increase to 50 percent. While this is a large percentage, the total electrical plan review fees paid in FY 21-22 was only \$4,809.51 to give perspective.
- **Fee Increase-** To bring the program closer in the 18-month reserve guidance, the general fees within the matrix have a proposed targeted increase of 10 percent, then rounded to whole number. Areas only requiring one or two inspections were updated to the base fee, regardless of percentage.

**Budget Impact:**

The proposed fee changes will assist in ensuring the program areas that were being heavily subsidized by new construction pay an increasingly fair percentage. These changes will assist in maintaining an operational reserve inline with BCD guidance.

JB:km  
Attachments (2)

**2. ELECTRICAL PERMITS:**

RESIDENTIAL PER UNIT: (Square footage includes attached garages and/or storage spaces)

1000 sq. ft. or less .....	\$ <del>1351</del> 50.00
Each additional 500 sq. ft. or portion.....	\$ <del>253</del> 0.00
Limited energy .....	\$ <del>658</del> 5.00

In a multi-dwelling structure, OAR 918-309-0030 (5)(b) requires the electrical permit fee to be calculated by taking the square footage of the largest unit in the building and computing the fee. A fee of one-half of the first unit fee is applied to all additional units in the building regardless of size. In a multi-dwelling structure, OAR 918-309-0030 (3)(b) requires one limited energy permit per building.

Residential remodels, additions, alterations or repairs shall use the lower of the square footage of the area being remodeled/added or the calculated branch circuit fee.

SERVICES OR FEEDERS: (Installation, Alterations or Relocation – no circuits included)

200 amps or less.....	\$ <del>808</del> 5.00
201 to 400 amps.....	\$ <del>951</del> 05.00
401 to 600 amps.....	\$ <del>1581</del> 75.00
601 to 1000 amps.....	\$ <del>2052</del> 25.00
1000+ amps or volts.....	\$475.00
Reconnect only .....	\$ <del>658</del> 5.00
Manufactured home/modular service/feeder.....	\$ <del>658</del> 5.00

TEMPORARY SERVICES OR FEEDERS: (Installation, Alterations, or Relocation)

200 amps or less.....	\$ <del>658</del> 5.00
201 to 400 amps.....	\$ <del>861</del> 05.00
401 to 600 amps.....	\$ <del>1251</del> 75.00
601 to 1000 amps.....	\$ <del>2052</del> 25.00
1000+ amps or volts.....	\$475.00

BRANCH CIRCUITS: (New, alteration, or extension per panel)

Branch circuits with purchase of service or feeder fee (each) .....	\$ <del>5506</del> .00
Branch circuit without purchase of service or feeder fee.....	\$ <del>658</del> 5.00
Each additional .....	\$ <del>5506</del> .00

MISCELLANEOUS: (Service or feeder NOT included)

Renewable electrical energy systems.....	\$ <del>758</del> 5.00
Pump or irrigation circle.....	\$ <del>658</del> 5.00
Sign or outline lighting .....	\$ <del>658</del> 5.00
Signal circuits or limited energy panel, alteration/extensions .....	\$ <del>658</del> 5.00
Master <del>Electrical-Label</del> Permit <del>Annual</del> set-up fee .....	\$ <del>1001</del> 25.00
Each Master Label inspection.....	\$ <del>758</del> 5.00/hour (1 hour min.)
Minor Label with corrections.....	\$ <del>758</del> 5.00/hour (1 hour min.)

ADDITIONAL INSPECTION FEES OVER THE ALLOWABLE IN ANY OF THE ABOVE:

Per inspection or re-inspection when added to an existing permit.....	\$ <del>498</del> 5.00
Miscellaneous hourly fee for inspections.....	\$ <del>758</del> 5.00/hour (1 hour min.)

PLAN REVIEW FEE:

~~250~~% of electrical permit, if required

**3. FIRE ALARM PERMITS: (Electrical permit required, see Section 2)**

Fire alarm control panel .....	\$ <del>708</del> 5.00
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SIGNAL INITIATING AND NOTIFICATION ~~TYPES~~ DEVICES:

Signal initiating and notification devices: detectors, ~~manual~~ pull stations, horns, strobes, annunciators water flow, tamper switches

1-10 .....	\$ <del>708</del> 5.00
11-20 .....	\$ <del>1261</del> 35.00
Each additional 30 (or fraction thereof) .....	\$ <del>424</del> 5.00

Notification devices: bells, chimes, strobes, horns, annunciators, etc.

<del>1</del> 10 .....	\$ <del>70</del> 0.00
<del>11</del> 20 .....	\$ <del>126</del> 0.00
<del>Each additional 30 (or fraction thereof)</del> .....	\$ <del>42</del> 0.00

**2. ELECTRICAL PERMITS:**

**RESIDENTIAL PER UNIT:** (Square footage includes attached garages and/or storage spaces)

1000 sq. ft. or less .....	\$150.00
Each additional 500 sq. ft. or portion .....	\$30.00
Limited energy .....	\$85.00

In a multi-dwelling structure, OAR 918-309-0030 (5)(b) requires the electrical permit fee to be calculated by taking the square footage of the largest unit in the building and computing the fee. A fee of one-half of the first unit fee is applied to all additional units in the building regardless of size. In a multi-dwelling structure, OAR 918-309-0030 (3)(b) requires one limited energy permit per building.

Residential remodels, additions, alterations or repairs shall use the lower of the square footage of the area being remodeled/added or the calculated branch circuit fee.

**SERVICES OR FEEDERS:** (Installation, Alterations or Relocation – no circuits included)

200 amps or less .....	\$85.00
201 to 400 amps .....	\$105.00
401 to 600 amps .....	\$175.00
601 to 1000 amps .....	\$225.00
1000+ amps or volts .....	\$475.00
Reconnect only .....	\$85.00
Manufactured home/modular service/feeder .....	\$85.00

**TEMPORARY SERVICES OR FEEDERS:** (Installation, Alterations, or Relocation)

200 amps or less .....	\$85.00
201 to 400 amps .....	\$105.00
401 to 600 amps .....	\$175.00
601 to 1000 amps .....	\$225.00
1000+ amps or volts .....	\$475.00

**BRANCH CIRCUITS:** (New, alteration, or extension per panel)

Branch circuits with purchase of service or feeder fee (each) .....	\$6.00
Branch circuit without purchase of service or feeder fee .....	\$85.00
Each additional .....	\$6.00

**MISCELLANEOUS:** (Service or feeder NOT included)

Renewable electrical energy systems .....	\$85.00
Pump or irrigation circle .....	\$85.00
Sign or outline lighting .....	\$85.00
Signal circuits or limited energy panel, alteration/extensions .....	\$85.00
Master Electrical Permit Annual set-up fee .....	\$125.00
Each Master Label inspection .....	\$85.00/hour (1 hour min.)
Minor Label with corrections .....	\$85.00/hour (1 hour min.)

**ADDITIONAL INSPECTION FEES OVER THE ALLOWABLE IN ANY OF THE ABOVE:**

Per inspection or re-inspection when added to an existing permit .....	\$85.00
Miscellaneous hourly fee for inspections .....	\$85.00/hour (1 hour min.)

**PLAN REVIEW FEE:**

50% of electrical permit, if required



# MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager  
Matthew Ruettgers, Community Development Director

FROM: Johnathan Balkema, Building Official Manager *JB*

DATE: May 1, 2023, for the May 8, 2023, City Council Work Session

**SUBJECT:** Discussion on Proposed Building Program Fee Updates  
Relates to Strategic Plan theme | Relates to: Effective Government

## Action Requested:

Staff requests the City Council to consider the attached proposed building program fee reformat and changes illustrated in Attachment A. Final proposed Building Program Fees are provided in Attachment B.

## Discussion:

The City of Albany's Building Division operates the building permit and inspection program within the jurisdictional boundaries of the City of Albany under a delegation of authority from the state of Oregon's Department of Consumer & Business Services' Building Code's Division (BCD). As part of our delegation of authority, periodically we need to revisit and revise the fees charged for building, plumbing, and mechanical fees charged to wholly cover the costs of operating the program. This program utilizes a dedicated fund, with required operating reserves, to fund the program. Outside of limited funding provided by the Planning Division for shared counter staff, the Building Division receives no general fund monies for the operation of the delegated program. The most recent fee adjustment occurred in January of 2020 for this program.

Staff have reviewed the operational and funding needs of the program and have highlighted the discussion points:

- **Operating Reserve-** The Building Division generally receives funding from a project twice within the permitting stage. The first is during the plan review stage to cover the initial intake and plan review services. The second occurs at the issuance of a permit to cover the required inspections for the project. A project's duration can vary greatly but can take multiple years to complete for commercial projects. While an operating reserve may sound like a savings account, the reality is those monies are earmarked to guarantee we can provide the services the customer paid for up to 3 years prior. Based on current BCD guidance, a jurisdiction should target 18-months of reserve to weather an economic downturn. During the 2009 recession, the Building Division depleted our reserves and Council at the time reappropriated \$300,000 of general fund monies for the division to maintain operations and later approved a sizable fee increase. Based on the projections utilized for the FY 23/25 biennium budget, we will fall below the 18-month reserve guidance in FY 24/25 to approximately 14-months. Without this and potential future adjustments, it is plausible that this reserve could fall to a 9-months reserve by the end of FY 2027. This is based on known personal costs of the ratified union contract alone and does not include other factors such as insurance, and costs of raising costs of materials & supplies.
- **Personnel Costs-** Providing permitting and inspection services for the program requires individuals certified in their specialty and when possible are cross trained and certified in additional areas to reduce the number of staff required on a specific project. While easier on residential homes, apartments and commercial structures generally require three different inspectors, reducing our potential to reduce costs. Because of the unique and specialized certification requirements, Building Division programs are inherently personnel cost heavy. With the recently ratified union contract, we have a better projection of potential staff costs over the next five years. We anticipate that staff costs will increase approximately 15 percent between FY 22/23 and FY 26/27.

- **Economic Downturn-** Since the pandemic, the building industry has seen rising material costs, limited supply of materials, and now rising interest rates. All of these factors have led to projects not materializing, decreasing in scale, or delaying implementation. When smaller or fewer projects occur, revenue falls below projections requiring the division to utilize the operating reserves previously discussed.

### **Findings**

Utilizing the aforementioned factors, operational needs, and revenue projections, staff are proposing changes to the adopted fees as highlighted below and fully detailed in Attachments A & B:

- **Base Fee Increase-** Based on our review of personnel costs, the base fee needed to recapture only staff costs needs to increase. To lessen the impact on customers, we are proposing an increase from \$75.00 to \$85.00 in this proposal. In the future, this base fee will likely need to increase to \$95.00 to account for staff costs.
- **Plan Review Fees-** Plan review fees charged varied throughout our currently adopted fees. In the proposed fees, all plan review fees move to a standard 50 percent. This means a reduction of 15 percent in one- & two-dwelling structures, where an increase to 50 percent occurs in others. This standardization will also assist in helping customers by having a uniform plan review fee percentage rather than one that varies by program.. Staff are also adding the One- & Two Dwelling Master Plan Review Discount, previously discussed with Council, to help with reducing the permitting costs on “repeat” homes and duplex construction, which we piloted in FY22/23, and found to be successful.
- **Structural Fee Table -**
  - Reconfiguration: One of our general goals is to streamline our processes and to avoid confusion to our customers. Previously we had two valuation tables based on whether it was a home or any other type of structure. This made it challenging for customers as sometimes they used the wrong table to estimate their fees. The proposed fee table will move to a single valuation column going forward.
  - To accomplish the restructuring the one- & two-dwelling fees would increase approximately 15 percent but have a 10 percent realized savings from the plan review fee decrease equating to an approximately 5 percent overall increase. Commercial and apartments will see an approximately 7.5 percent reduction.
- **Consolidation and Unused Fees-** Several areas of our currently adopted fees have been streamlined to consolidate fee lines that do not need to be separated, to remove areas not within our authority, and to make our fees more user friendly. These include the changes in fire alarms, sprinklers, and parking lots. Additionally, several areas were reviewed and adjusted based on the cost of service. In some cases, the fees were reduced whereas others increased.
- **Temporary Certificate of Occupancies (TCO)-** (Developer Requested Optional Element)
  - This section was restructured to provide for an application fee to recover the staff costs in research and processing the request.
  - All residential units are proposed to be grouped together with the fee increasing and being applied per dwelling unit. With current market rents, the existing fee was little incentive for a developer to complete the outstanding items and obtain the full certificate of occupancy.
  - All commercial, industrial, and institutional projects have a separate line with the fee increasing and being applied per tenant unit or building.

### **Budget Impact:**

The proposed fee changes will streamline the fee guide for the future, while ensuring that the program areas that were being heavily subsidized by new construction pay an increasingly fair percentage. These changes will assist in maintaining an operational reserve inline with BCD guidance.

JB:km  
Attachments: (2)

## CITY OF ALBANY BUILDING PERMIT FEES\*

### 1. BUILDING PERMITS:

- One- & two-dwelling structures are residential structures and their accessory structures, which are regulated by the **Oregon Residential Specialty Code (ORSC)**.
- Multi-dwelling structures include all residential structures not regulated by the ORSC and that are regulated by the **Oregon Structural Specialty Code (OSSC)**.
- Commercial includes all other structures regulated by the **Oregon Structural Specialty Code (OSSC)**.

### One- and Two-dwelling, Multi-dwelling, and Commercial Building Permits

Total Valuation <sup>1</sup>	One & Two Family (ORSC)	Commercial & Multifamily (OSSC)
\$0 to \$25,000	<del>\$75.00 for the first \$2,000</del> plus <del>\$8.22 for each additional \$1,000 or fraction</del>	<del>\$75</del> 85.00 for the first \$2,000 plus <del>\$11.10</del> 9.90 for each additional \$1,000 or fraction
\$25,001 to \$50,000	<del>\$264.00 for the first \$25,000</del> plus <del>\$6.47 for each additional \$1,000 or fraction</del>	<del>\$330.00</del> 305.00 for the first \$25,000 plus <del>\$8.00</del> 7.40 for each additional \$1,000 or fraction
\$50,001 to \$100,000	<del>\$425.00 for the first \$50,000</del> plus <del>\$4.95 for each additional \$1,000 or fraction</del>	<del>\$530.00</del> 490.00 for the first \$50,000 plus <del>\$6.10</del> 5.70 for each additional \$1,000 or fraction
\$100,001 and up	<del>\$672.00 for the first \$100,000</del> plus <del>\$3.70 for each additional \$1,000 or fraction</del>	<del>\$835.00</del> 775.00 for the first \$100,000 plus <del>\$4.60</del> 25 for each additional \$1,000 or fraction

<sup>1</sup> Valuation is based on the methodology specified in OAR 918-050-0100. See the ICC Valuation Table on Page 2.

### Building Permit Plan Review<sup>1</sup>

Building plan review fee <sup>1</sup>	<del>65</del> 50% of building permit fee ( <del>\$85</del> minimum)
FLS review fee <sup>2</sup>	<del>40</del> 50% of the building permit fee ( <del>\$85</del> minimum)
<u>One &amp; Two-Dwelling Master Plan Review Discount<sup>6</sup></u>	<u>50% discount on subsequent building plan review fee</u>
Deferred submittal <sup>3</sup> (per deferred item)	\$250.00
Phased project application fee <sup>3,4</sup>	\$250.00
Phased project review fee <sup>3,4,5</sup>	10% of building permit fee (\$1,500 max)
<u>Additional plan review for plan review responses<sup>7</sup></u>	<u>\$85.00/hour (2 hour min.)</u>
Additional plan review for revisions to approved plans	<del>\$70</del> 85.00/hour (1 hour min.)
Alternate materials and methods review fee <sup>3</sup>	<del>\$70</del> 85.00/hour (2 hour min.)
Third-party plan review fee <sup>3</sup>	<del>\$70</del> 85.00/hour (2 hour min.)
Additional consultation/research/ <u>administrative services<sup>3</sup></u>	<del>\$70</del> 85.00/hour (2 hour min.)

<sup>1</sup>Plan review is required on all building permits unless waived by the Building Official (AMC 18.06.030)

<sup>2</sup>FLS review fee is required on all projects specified under ORS 479.155(2)

<sup>3</sup>This fee is in addition to applicable plan review and permit fees.

<sup>4</sup>Phased projects are subject to the approval of the Building Official.

<sup>5</sup>Phased project review fee is applied to each phase of the project.

<sup>6</sup> The initial Master Plan Review must be requested at the time of application for the initial plan review

<sup>7</sup> Fee applies to projects exceeding two plan review letters, unless waived by the Building Official

\* The fees list under the Building Division section are only the fees adopted pursuant to the applicable Oregon Administrative Rule. Additional fees from other departments may be required for your project. Please see the adopted fees for the appropriate department.

## ICC CONSTRUCTION VALUATION

**Valuation is the actual cost to build. <sup>2</sup>**

**However, valuation shall be no less than those contained in this table.**

Square Foot Construction Costs <sup>a, b, c, d</sup>									
Group (International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	338.88	327.46	319.76	307.63	289.42	280.47	298.24	268.37	259.83
A-1 Assembly, theaters, without stage	310.12	298.70	291.00	278.87	260.66	251.71	269.48	239.62	231.07
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet halls	274.09	265.93	257.34	249.54	232.96	227.26	240.54	211.57	205.65
A-3 Assembly, churches	314.65	303.24	295.53	283.41	265.65	256.70	274.02	244.61	236.06
A-3 Assembly, general, community halls, libraries, museums	268.44	257.02	248.32	237.19	218.26	210.31	227.80	197.22	189.68
A-4 Assembly, arenas	309.12	297.70	289.00	277.87	258.66	250.71	268.48	237.62	230.07
B Business	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
Carport, covered porch, patio, or deck	57.74	54.48	51.32	49.07	44.75	40.95	46.93	34.33	33.24
E Educational	280.42	270.83	263.70	252.34	235.54	223.64	243.64	205.87	199.45
F-1 Factory and industrial, mod. hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	N.P.
H234 High hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
I-1 Institutional, supervised	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	438.26	428.62	419.26	408.96	386.98	N.P.	399.78	361.97	N.P.
I-2 Institutional, nursing homes	304.86	295.22	285.86	275.55	256.23	N.P.	266.37	231.21	N.P.
I-3 Institutional, restrained	298.67	289.02	279.66	269.36	250.30	240.95	260.18	225.29	214.80
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple dwelling	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- & two-dwelling	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

a. Private garages use utility, miscellaneous

b. Unfinished basements (Group R-3) = \$31.50 per sq. ft.

c. For shell only buildings deduct 20 percent

d. N.P. = not permitted

**Example:**

4,000 sq. ft. Office Building (Business, Type IIB)

4,000 x \$233.85= \$935,400

<sup>1</sup> Valuation is determined by the Building Official

<sup>2</sup> One- and two-dwelling new construction and additions shall be based on the ICC Table (OAR 9018-050-0100 (1)(c))

**2. ELECTRICAL PERMITS:**

RESIDENTIAL PER UNIT: (Square footage includes attached garages and/or storage spaces)

1000 sq. ft. or less .....	\$135150.00
Each additional 500 sq. ft. or portion.....	\$ 2530.00
Limited energy .....	\$ 6585.00

In a multi-dwelling structure, OAR 918-309-0030 (5)(b) requires the electrical permit fee to be calculated by taking the square footage of the largest unit in the building and computing the fee. A fee of one-half of the first unit fee is applied to all additional units in the building regardless of size. In a multi-dwelling structure, OAR 918-309-0030 (3)(b) requires one limited energy permit per building.

Residential remodels, additions, alterations or repairs shall use the lower of the square footage of the area being remodeled/added or the calculated branch circuit fee.

SERVICES OR FEEDERS: (Installation, Alterations or Relocation – no circuits included)

200 amps or less.....	\$ 8085.00
201 to 400 amps.....	\$ 95105.00
401 to 600 amps.....	\$158175.00
601 to 1000 amps.....	\$205225.00
1000+ amps or volts.....	\$475.00
Reconnect only .....	\$ 6585.00
Manufactured home/modular service/feeder.....	\$ 6585.00

TEMPORARY SERVICES OR FEEDERS: (Installation, Alterations, or Relocation)

200 amps or less.....	\$ 6585.00
201 to 400 amps.....	\$ 86105.00
401 to 600 amps.....	\$125175.00
601 to 1000 amps.....	\$205225.00
1000+ amps or volts.....	\$475.00

BRANCH CIRCUITS: (New, alteration, or extension per panel)

Branch circuits with purchase of service or feeder fee (each) .....	\$ 5506.00
Branch circuit without purchase of service or feeder fee.....	\$ 6585.00
Each additional .....	\$ 5506.00

MISCELLANEOUS: (Service or feeder NOT included)

Renewable electrical energy systems.....	\$ 7585.00
Pump or irrigation circle.....	\$ 6585.00
Sign or outline lighting .....	\$ 6585.00
Signal circuits or limited energy panel, alteration/extensions .....	\$ 6585.00
Master <del>Electrical Label</del> Permit <del>Annual</del> set-up fee .....	\$100125.00
Each Master Label inspection.....	\$7585.00/hour (1 hour min.)
Minor Label with corrections.....	\$7585.00/hour (1 hour min.)

ADDITIONAL INSPECTION FEES OVER THE ALLOWABLE IN ANY OF THE ABOVE:

Per inspection or re-inspection when added to an existing permit.....	\$ 4985.00
Miscellaneous hourly fee for inspections.....	\$7585.00/hour (1 hour min.)

PLAN REVIEW FEE:

250% of electrical permit, if required

**3. FIRE ALARM PERMITS: (Electrical permit required, see Section 2)**

Fire alarm control panel .....	\$ 7085.00
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SIGNAL INITIATING AND NOTIFICATION TYPES/DEVICES:

Signal initiating and notification devices: detectors, manual pull stations, horns, strobes, annunciators water flow, tamper switches

1-10 .....	\$ 7085.00
11-20 .....	\$126135.00
Each additional 30 (or fraction thereof) .....	\$ 4245.00

~~Notification devices: bells, chimes, strobes, horns, annunciators, etc.~~

<del>1-10 .....</del>	<del>\$ 70.00</del>
<del>11-20 .....</del>	<del>\$126.00</del>
<del>Each additional 30 (or fraction thereof) .....</del>	<del>\$ 42.00</del>

PLAN REVIEW FEE

4050% of fire alarm permit, \$7085.00 minimum

**4. FIRE SPRINKLER PERMITS:**

**One- & Two-Dwelling Fire Suppression Systems (NFPA 13D)<sup>1</sup>**

Square Footage	Fee <sup>2</sup>
0 to 2,000 sq. ft.	\$ <del>200</del> 225.00
2,001 to 3,600 sq. ft.	\$250.00
3,601 to 7,200 sq. ft.	\$ <del>325</del> 275.00
7,201 sq. ft. +	\$ <del>410</del> 300.00

<sup>1</sup>Separate plumbing permit required for integrated systems and/or the double detector check valve

<sup>2</sup>Includes plan review

**Commercial & Multi-Dwelling Fire Suppression Systems (NFPA 13R & NFPA 13)**

Add/replace valves, attachments, or devices..... \$ ~~59.50~~85.00 each Min  
 Fire pump installation or replacement (~~less than 1000 gpm~~).....\$140175.00 each  
~~Fire pump installation or replacement (1000 gpm or more)~~.....\$280.00 each  
 Hood suppression systems (per hood) .....\$~~112~~130.00 each  
 Fire Service Line (including each vault, PIV, and fire line)  
~~1 to 3~~ ..... \$ ~~252~~200.00  
~~More than 3~~ ..... \$ 84.00 each

New, lower/raise, and relocate fire sprinkler heads

1 to 25.....\$ ~~105~~85.00  
 26 to 50.....\$ ~~175~~125.00  
 51 to 100.....\$ ~~280~~165.00  
 101 to 200.....\$ ~~399~~210.00  
 201 to 300.....\$ ~~455~~255.00  
 301 to ~~500~~400.....\$ ~~672~~300.00  
~~501-401 to 1000~~500.....\$1,400345.00  
~~1001 to 2000~~.....\$2,436.00  
~~2001 to 3000~~.....\$3,150.00  
~~3001 to 4000~~.....\$3,752.00  
~~4001 to 5000~~.....\$3,990.00  
~~5001 to 6000~~.....\$4,200.00  
 Each 100 heads or fraction thereof over ~~6000~~500.....\$ 28.0045.00

Each riser (Included hydrostatic and flush test).....\$ ~~70.00~~150.00  
~~Hydrostatic test (per riser)~~.....\$ 56.00  
~~Flush test (per test/per riser)~~.....\$ 56.00  
 Storage tank (in addition to separate building permit) .....\$ 210.00  
 Standpipe or other testing ..... \$7085.00 per staff/hour (~~\$280.00~~ 2-Hour min.)

PLAN REVIEW FEE:

4050% of fire sprinkler permit (\$7085.00 minimum).

Revisions, including field review inspection of as-builts ..... \$7085.00/hour (1hour min)

Additional inspections/plan review as required by Building Official ..... \$7085.00/hour

**5. MANUFACTURED HOME PERMITS:**

Manufactured home setup .....\$ ~~275~~385.00  
~~plus 12% state surcharge~~.....\$ ~~3346.00~~20  
 State fee .....\$ 30.00

Manufactured home setup fee includes the electrical feeder, plumbing connections, and all cross-over connections.

Accessory structures, utility connections beyond 30 lineal feet and/or new or additional electrical services or plumbing require additional permits.

**6. MECHANICAL PERMITS:**

**One & Two-Dwelling Structures / Manufactured Dwellings:  
New, Additions, Alterations, Repairs, & Accessory Structures**

Minimum permit fee.....	\$7285.00
Gas <del>connections</del> <u>System (New or Alterations)</u> .....	\$ <del>7,000</del> <u>30.00</u> each
Appliances ( <u>Furnace, Heat Pumps, Air conditioner and Fireplaces</u> ) .....	\$2030.00 each
<u>Exhaust Fans and Range Hoods</u> <del>Venting</del> .....	\$ <del>10,000</del> <u>15.00</u> each
<u>HVAC Ductwork System</u> .....	\$30.00 each
Miscellaneous systems (ex: <del>fireplaces</del> , radon systems, LP systems, <del>and ducting</del> ).....	\$30.00 each

**Commercial & Multi-dwelling: New, Alterations, Additions, Repairs, & Accessory Structures**

The valuation used to determine the commercial mechanical permit fee shall include the value (rounded up to the nearest dollar) of all mechanical materials, equipment, labor, overhead and profit.

Total Valuation	Fee
\$0 to \$25,000	\$ <del>7585</del> <u>7585</u> .00 for the first \$2,000 plus \$11.10 for each additional \$1,000 or fraction
\$25,001 to \$50,000	\$330.00 for the first \$25,000 plus \$8.25 for each additional \$1,000 or fraction
\$50,001 to \$100,000	\$540.00 for the first \$50,000 plus \$6.45 for each additional \$1,000 or fraction
\$100,001 and up	\$863.00 for the first \$100,000 plus \$4.80 for each additional \$1,000 or fraction

Mechanical plan review —~~when required or requested~~.....50~~35~~% of the permit fee

**7. MISCELLANEOUS PERMITS/FEES:**

- o Moving a building \$~~140~~250.00
- o Demolition (plumbing permit may be required) \$ ~~70~~125.00
- o Change of occupancy \$~~140~~200.00  
    **plus** research fee as needed \$~~70~~85.00/hour
- o Inspections for which no fee is specifically indicated \$~~70~~85.00/hour (1 hour min.)
- o Compliance inspections \$~~70~~85.00/hour (1 hour min.)
- o Re-inspections \$~~70~~85.00/hour (1 hour min.)
- o Work without a Permit..... Actual cost of investigation (~~\$150~~225 minimum)
- o Temporary Certificate of Occupancy: (Each 30 days)  
    Application Processing Fee..... \$~~200~~00.00  
    Commercial ~~and multifamily~~ (Per tenant suite)..... \$~~200~~300.00  
    1 & 2 Family dwellings~~Residential Structures (Per dwelling unit)~~..... \$ ~~75~~100.00
- o Expedited Services: (*Applies to projects not requiring review from other departments*)
  - Plan review<sup>1,2</sup>.....\$~~75~~125.00 hour/ (2 hour min.)
  - After hours inspections<sup>2</sup>.....\$~~75~~125.00 hour/ (2 hour min.)
  - Minor on-site plan review<sup>1,2</sup>.....\$~~75~~85.00 hour/ (2 hour min.)

<sup>1</sup>Request shall be made at time of permit application  
<sup>2</sup>Fees are in addition to regular permit and review fees

  - o Onsite inspector — ~~daily rate~~Refund Administrative Charge..... \$1,000/ 8 hour block (min.) \$50.00
  - o Addressing Assignment or Reassignment.....\$85.00 hour (\$50.00 minimum)
  - o Permit Extension Request ..... \$50.00
- o Expired permit reinstatement ..... 50% of current permit fee

**8. PARKING LOT PERMITS: (Standalone or part of the structural permit)**

**New Parking Lot**

<u>Accessible Spaces</u>	<u>Fee</u>
<u>1—25,000 square feet 1 - 3 Spaces</u>	<u>\$0.06/sq. ft. \$85.00</u>
<u>25,001—99,999 square feet 4 – 6 Spaces</u>	<u>\$0.04/sq. ft. \$125.00</u>
<u>100,000 and more square feet 7 + Spaces</u>	<u>\$0.03/sq. ft. \$175.00</u>

New parking lot plan review..... 65% of permit fee  
Remodel/review ..... \$0.03/sq. ft.  
**Plus** ..... \$70.00/hour review (2 hour min.)

**Re-striping Only**

<u>Spaces</u>	<u>Fee</u>
<u>1—5 spaces</u>	<u>\$75.00</u>
<u>6+ spaces</u>	<u>\$75.00 base fee + Plus \$70.00/hour (3 hour min.)</u>

Additional consultation and/or inspections as needed ..... \$7085.00/hour (1 hour min.)

**9. PLUMBING PERMITS:**

**New 1 & 2 Dwelling Structures**

Fee includes the first 100 feet of water and sewer service, hose bibbs, icemakers, backflow device, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system.

One bathroom<sup>1</sup> & kitchen..... \$31350.00  
 Two bathrooms<sup>1</sup> & kitchen..... \$400425.00  
 Three bathrooms<sup>1</sup> & kitchen..... \$500.00  
 Each additional bath<sup>1</sup>/kitchen..... \$ 75.00

<sup>1</sup>A half-bath is equivalent to a single bathroom

**Commercial, Multi-dwelling, Manufactured Dwellings, 1 & 2 Dwelling Structures  
 New<sup>1</sup>, Additions, Alterations, Repairs, & Accessory Structures**

<sup>1</sup>Excludes 1 & 2 Dwelling Structures, see fee schedule above.

Minimum permit fee ..... \$7285.00  
 Each plumbing fixture or items (per fixture or item)..... \$1921.00  
 Includes: Absorption valve, clothes washer, dishwasher, drinking fountain, ejectors/sump, expansion tank, floor drain/sink/tub, garbage disposal, hose bibb, icemaker, trap primer, sewer cap, sink/basin/lavatory, tub/shower/shower pan, urinal, water closet, water heater, tankless water heater, backflow preventer, backwater valve, other fixtures or items not named above.

Other Plumbing Fees:

Potable Water Distribution or Sanitary Waste System Repipe (Each System) ..... \$ 85.00

Sewer:

First 100 feet ..... \$10085.00  
 For each additional 100 feet or portion ..... \$ 3545.00

Water service:

First 100 feet ..... \$10085.00  
 For each additional 100 feet or portion ..... \$ 3545.00

Storm and rain drain:

First 100 feet ..... \$~~10085~~.00  
 For each additional 100 feet or portion ..... \$ ~~3545~~.00

Manufactured home space (if not covered by siting fee) .....\$~~7285~~.00  
 Plumbing plan review – When required or requested..... ~~4050~~% of the permit fee  
 Minor Label with Corrections... .. \$~~7585~~.00/hour (1 hour min.)

**Medical Gas Installation**

Fees based on valuation of installation costs and system equipment, including but not limited to, inlets, outlets, fixtures, and appliances (rounded up to the nearest dollar).

Total Valuation	Fee
\$0 to \$5,000	\$ <del>10085</del> .00
\$5,001 to \$10,000	\$ <del>10085</del> .00 plus \$ <del>150-160</del> for each additional \$100 or fraction thereof over \$5,000
\$10,001 to \$100,000	\$ <del>175165</del> .00 plus \$ <del>1020-85</del> for each additional \$1,000 or fraction thereof over \$10,000
\$100,001 and more	\$ <del>1,195330</del> .00 plus \$ <del>71</del> .00 for each additional \$1,000 or fraction thereof over 100,000

Minimum permit fee .....\$~~10085~~.00  
 Plumbing plan review<sup>1</sup>..... ~~40-50~~ % of the permit fee  
<sup>1</sup>Plan review is required on all Medical Gas installations

**10. Reroof Permit:**

Commercial and multi-dwelling (where no structural work occurs) .....\$~~225250~~.00  
 Plan review fee .....~~6550~~% of Permit Fee

**11. SIGN PERMITS<sup>4</sup>:**

Freestanding, projecting, and monument signs (per sq. ft.)sign) ..... \$ ~~0-5040~~.00  
 All other signs (per sq. ft.)sign) ..... \$ ~~0-4040~~.00  
 Minimum.....\$~~4085~~.00  
Plan Review..... ~~50~~% of Permit Fee (\$~~50~~.00 Min)

Temporary signs include a base fee of \$50.00 plus \$10.00 per sign

<sup>4</sup>See Section 4: Building Permits for plan review and permits fees related to the attachment or supporting structure

**12. SOLAR SYSTEM PERMITS:**

PRESCRIPTIVE PATH SYSTEMS: ..... \$~~230250~~.00  
 Qualifying roof installations on conventional light-frame construction. Includes plan review  
 Additional inspections .....\$~~7085~~.00/hour (1 hour min.)

ENGINEERED SYSTEMS .....Fair Market Value of work performed (~~\$250.00~~ Min)  
 Indicate value of structural elements for the solar panels, including racking, mounting elements, rails, and the cost of labor to install. See Building Permit fees.

## CITY OF ALBANY BUILDING PERMIT FEES\*

### 1. BUILDING PERMITS:

- One- & two-dwelling structures are residential structures and their accessory structures, which are regulated by the **Oregon Residential Specialty Code (ORSC)**.
- Multi-dwelling structures include all residential structures not regulated by the ORSC and that are regulated by the **Oregon Structural Specialty Code (OSSC)**.
- Commercial includes all other structures regulated by the **Oregon Structural Specialty Code (OSSC)**.

### One- and Two-dwelling, Multi-dwelling, and Commercial Building Permits

Total Valuation <sup>1</sup>	
\$0 to \$25,000	\$85.00 for the first \$2,000, plus \$9.90 for each additional \$1,000 or fraction
\$25,001 to \$50,000	\$305.00 for the first \$25,000, plus \$7.40 for each additional \$1,000 or fraction
\$50,001 to \$100,000	\$490.00 for the first \$50,000, plus \$5.70 for each additional \$1,000 or fraction
\$100,001 and up	\$775.00 for the first \$100,000, plus \$4.25 for each additional \$1,000 or fraction

<sup>1</sup> Valuation is based on the methodology specified in OAR 918-050-0100. See the ICC Valuation Table on Page 2.

### Building Permit Plan Review<sup>1</sup>

Building plan review fee <sup>1</sup>	50% of building permit fee (\$85 minimum)
FLS review fee <sup>2</sup>	50% of the building permit fee (\$85 minimum)
One & Two-Dwelling Master Plan Review Discount <sup>6</sup>	50% discount on subsequent building plan review fee
Deferred submittal <sup>3</sup> (per deferred item)	\$250.00
Phased project application fee <sup>3,4</sup>	\$250.00
Phased project review fee <sup>3,4,5</sup>	10% of building permit fee (\$1,500 max)
Additional plan review for plan review responses <sup>7</sup>	\$85.00/hour (2 hour min.)
Additional plan review for revisions to approved plans	\$85.00/hour (1 hour min.)
Alternate materials and methods review fee <sup>3</sup>	\$85.00/hour (2 hour min.)
Third-party plan review fee <sup>3</sup>	\$125.00/hour (2 hour min.)
Additional consultation/research/administrative services <sup>3</sup>	\$85.00/hour (2 hour min.)

<sup>1</sup> Plan review is required on all building permits unless waived by the Building Official (AMC 18.06.030)

<sup>2</sup> FLS review fee is required on all projects specified under ORS 479.155(2)

<sup>3</sup> This fee is in addition to applicable plan review and permit fees.

<sup>4</sup> Phased projects are subject to the approval of the Building Official.

<sup>5</sup> Phased project review fee is applied to each phase of the project.

<sup>6</sup> The initial Master Plan Review must be requested at the time of application for the initial plan review

<sup>7</sup> Fee applies to projects exceeding two plan review letters, unless waived by the Building Official

\* The fees list under the Building Division section are only the fees adopted pursuant to the applicable Oregon Administrative Rule. Additional fees from other departments may be required for your project. Please see the adopted fees for the appropriate department.

## ICC CONSTRUCTION VALUATION

**Valuation is the actual cost to build. <sup>2</sup>**

**However, valuation shall be no less than those contained in this table.**

<b>Square Foot Construction Costs <sup>a, b, c, d</sup></b>									
<b>Group (International Building Code)</b>	<b>IA</b>	<b>IB</b>	<b>IIA</b>	<b>IIB</b>	<b>IIIA</b>	<b>IIIB</b>	<b>IV</b>	<b>VA</b>	<b>VB</b>
A-1 Assembly, theaters, with stage	338.88	327.46	319.76	307.63	289.42	280.47	298.24	268.37	259.83
A-1 Assembly, theaters, without stage	310.12	298.70	291.00	278.87	260.66	251.71	269.48	239.62	231.07
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet halls	274.09	265.93	257.34	249.54	232.96	227.26	240.54	211.57	205.65
A-3 Assembly, churches	314.65	303.24	295.53	283.41	265.65	256.70	274.02	244.61	236.06
A-3 Assembly, general, community halls, libraries, museums	268.44	257.02	248.32	237.19	218.26	210.31	227.80	197.22	189.68
A-4 Assembly, arenas	309.12	297.70	289.00	277.87	258.66	250.71	268.48	237.62	230.07
B Business	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
Carport, covered porch, patio, or deck	57.74	54.48	51.32	49.07	44.75	40.95	46.93	34.33	33.24
E Educational	280.42	270.83	263.70	252.34	235.54	223.64	243.64	205.87	199.45
F-1 Factory and industrial, mod.hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	N.P.
H234 High hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
I-1 Institutional, supervised	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	438.26	428.62	419.26	408.96	386.98	N.P.	399.78	361.97	N.P.
I-2 Institutional, nursing homes	304.86	295.22	285.86	275.55	256.23	N.P.	266.37	231.21	N.P.
I-3 Institutional, restrained	298.67	289.02	279.66	269.36	250.30	240.95	260.18	225.29	214.80
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple dwelling	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- & two-dwelling	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

a. Private garages use utility, miscellaneous

b. Unfinished basements (Group R-3) = \$31.50 per sq. ft.

c. For shell only buildings deduct 20 percent

d. N.P. = not permitted

**Example:**

4,000 sq. ft. Office Building (Business, Type IIB)

4,000 x \$233.85= \$935,400

<sup>1</sup> Valuation is determined by the Building Official

<sup>2</sup> One- and two-dwelling new construction and additions shall be based on the ICC Table (OAR 9018-050-0100 (1)(c))

**2. ELECTRICAL PERMITS:**

**RESIDENTIAL PER UNIT:** (Square footage includes attached garages and/or storage spaces)

1000 sq. ft. or less .....	\$150.00
Each additional 500 sq. ft. or portion .....	\$30.00
Limited energy .....	\$85.00

In a multi-dwelling structure, OAR 918-309-0030 (5)(b) requires the electrical permit fee to be calculated by taking the square footage of the largest unit in the building and computing the fee. A fee of one-half of the first unit fee is applied to all additional units in the building regardless of size. In a multi-dwelling structure, OAR 918-309-0030 (3)(b) requires one limited energy permit per building.

Residential remodels, additions, alterations or repairs shall use the lower of the square footage of the area being remodeled/added or the calculated branch circuit fee.

**SERVICES OR FEEDERS:** (Installation, Alterations or Relocation – no circuits included)

200 amps or less .....	\$85.00
201 to 400 amps .....	\$105.00
401 to 600 amps .....	\$175.00
601 to 1000 amps .....	\$225.00
1000+ amps or volts .....	\$475.00
Reconnect only .....	\$85.00
Manufactured home/modular service/feeder .....	\$85.00

**TEMPORARY SERVICES OR FEEDERS:** (Installation, Alterations, or Relocation)

200 amps or less .....	\$85.00
201 to 400 amps .....	\$105.00
401 to 600 amps .....	\$175.00
601 to 1000 amps .....	\$225.00
1000+ amps or volts .....	\$475.00

**BRANCH CIRCUITS:** (New, alteration, or extension per panel)

Branch circuits with purchase of service or feeder fee (each) .....	\$6.00
Branch circuit without purchase of service or feeder fee .....	\$85.00
Each additional .....	\$6.00

**MISCELLANEOUS:** (Service or feeder NOT included)

Renewable electrical energy systems .....	\$85.00
Pump or irrigation circle .....	\$85.00
Sign or outline lighting .....	\$85.00
Signal circuits or limited energy panel, alteration/extensions .....	\$85.00
Master Electrical Permit Annual set-up fee .....	\$125.00
Each Master Label inspection .....	\$85.00/hour (1 hour min.)
Minor Label with corrections .....	\$85.00/hour (1 hour min.)

**ADDITIONAL INSPECTION FEES OVER THE ALLOWABLE IN ANY OF THE ABOVE:**

Per inspection or re-inspection when added to an existing permit .....	\$85.00
Miscellaneous hourly fee for inspections .....	\$85.00/hour (1 hour min.)

**PLAN REVIEW FEE:**

50% of electrical permit, if required

**3. FIRE ALARM PERMITS:** *(Electrical permit required, see Section 2)*

- Fire alarm control panel.....\$85.00
- SIGNAL INITIATING AND NOTIFICATION DEVICES:**
- Initiating and notification devices: detectors, pull stations, horns, strobes, annunciators water flow, tamper switches
- 1-10 ..... \$85.00
- 11-20.....\$135.00
- Each additional 30 (or fraction thereof).....\$45.00
- Plan Review Fee.....50% of fire alarm permit, (\$85.00 minimum)

**4. FIRE SPRINKLER PERMITS:**

**One- & Two-Dwelling Fire Suppression Systems (NFPA 13D)<sup>1</sup>**

Square Footage	Fee <sup>2</sup>
0 to 2,000 sq. ft.	\$225.00
2,001 to 3,600 sq. ft.	\$250.00
3,601 to 7,200 sq. ft.	\$275.00
7,201 sq. ft. +	\$300.00

<sup>1</sup>Separate plumbing permit required for integrated systems and/or the double detector check valve

<sup>2</sup>Includes plan review

**Commercial & Multi-Dwelling Fire Suppression Systems (NFPA 13R & NFPA 13)**

- Add/replace valves, attachments, or devices ..... \$85.00 Min
- Fire pump installation or replacement .....\$175.00 each
- Hood suppression systems (per hood) .....\$130.00 each
- Fire Service Line (including each vault, PIV, and fire line) .....\$200.00 each
- New, lower/raise, and relocate fire sprinkler heads
- 1 to 25 .....\$85.00
- 26 to 50 .....\$125.00
- 51 to 100 .....\$165.00
- 101 to 200 .....\$210.00
- 201 to 300 .....\$255.00
- 301 to 400 .....\$300.00
- 401 to 500 .....\$345.00
- Each 100 heads or fraction thereof over 500.....\$45.00
- Each riser (Included hydrostatic and flush test)..... \$150.00
- Storage tank (in addition to separate building permit) ..... \$210.00
- Standpipe or other testing ..... \$85.00 per staff/hour (2-Hour min.)
- Additional inspections/plan review as required by Building Official..... \$85.00/hour

**PLAN REVIEW FEE:**

- 50% of fire sprinkler permit .....(\$85.00 minimum)
- Revisions, including field review inspection of as-builts ..... \$85.00/hour (1 hour min)

**5. MANUFACTURED HOME PERMITS:**

- Manufactured home setup .....\$385.00
- State fee.....\$30.00

Manufactured home setup fee includes the electrical feeder, plumbing connections, and all cross-over connections.

Accessory structures, utility connections beyond 30 lineal feet and/or new or additional electrical services or plumbing require additional permits.

**6. MECHANICAL PERMITS:**

**One & Two-Dwelling Structures / Manufactured Dwellings:  
New, Additions, Alterations, Repairs, & Accessory Structures**

Minimum permit fee.....	\$85.00
Gas System (New or Alterations).....	\$30.00 each
Appliances (Furnace, Heat Pumps, Air conditioner and Fireplaces).....	\$30.00 each
Exhaust Fans and Range Hoods.....	\$15.00 each
HVAC Ductwork System.....	\$30.00 each
Miscellaneous systems (ex: radon systems, LP systems,).....	\$30.00 each

**Commercial & Multi-dwelling: New, Alterations, Additions, Repairs, & Accessory Structures**

The valuation used to determine the commercial mechanical permit fee shall include the value (rounded up to the nearest dollar) of all mechanical materials, equipment, labor, overhead and profit.

Total Valuation	Fee
\$0 to \$25,000	\$85.00 for the first \$2,000 plus \$11.10 for each additional \$1,000 or fraction
\$25,001 to \$50,000	\$330.00 for the first \$25,000 plus \$8.25 for each additional \$1,000 or fraction
\$50,001 to \$100,000	\$540.00 for the first \$50,000 plus \$6.45 for each additional \$1,000 or fraction
\$100,001 and up	\$863.00 for the first \$100,000 plus \$4.80 for each additional \$1,000 or fraction

Mechanical plan review.....50% of the permit fee

**7. MISCELLANEOUS PERMITS/FEES:**

- o Moving a building \$250.00
- o Demolition (plumbing permit may be required) \$125.00
- o Change of occupancy \$200.00
  - plus research fee as needed \$85.00/hour
- o Inspections for which no fee is specifically indicated \$85.00/hour (1 hour min.)
- o Compliance inspections \$85.00/hour (1 hour min.)
- o Re-inspections \$85.00/hour (1 hour min.)
- o Work without a Permit..... Actual cost of investigation (\$225 minimum)
- o Temporary Certificate of Occupancy: (Each 30 days)
  - Application Processing Fee..... \$200.00
  - Commercial (Per tenant suite).....\$300.00
  - Residential Structures (Per dwelling unit).....\$100.00
- o Expedited Services: (*Applies to projects not requiring review from other departments*)
  - Plan review<sup>1,2</sup>..... \$125.00 hour/ (2 hour min.)
  - After hours inspections<sup>2</sup>..... \$125.00 hour/ (2 hour min.)
  - Minor on-site plan review<sup>1,2</sup>..... \$85.00 hour/ (2 hour min.)
- <sup>1</sup>Request shall be made at time of permit application
- <sup>2</sup>Fees are in addition to regular permit and review fees
- o Refund Administrative Charge ..... \$50.00
- o Addressing Assignment or Reassignment.....\$85.00 hour (\$50.00 minimum)
- o Permit Extension Request .....\$50.00
- o Expired permit reinstatement.....50% of current permit fee

**8. PARKING LOT PERMITS: (Standalone or part of the structural permit)**

**Parking Lot**

Accessible Spaces	Fee
1 - 3 Spaces	\$85.00
4 – 6 Spaces	\$125.00
7 + Spaces	\$175.00

Parking lot plan review .....50% of permit fee  
 Additional consultation and/or inspections as needed .....\$85.00/hour (1 hour min.)

**9. PLUMBING PERMITS:**

**New 1 & 2 Dwelling Structures**

Fee includes the first 100 feet of water and sewer service, hose bibbs, icemakers, backflow device, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system.

One bathroom<sup>1</sup> & kitchen.....\$350.00  
 Two bathrooms<sup>1</sup> & kitchen.....\$425.00  
 Three bathrooms<sup>1</sup> & kitchen.....\$500.00  
 Each additional bath<sup>1</sup>/kitchen.....\$75.00

<sup>1</sup>A half-bath is equivalent to a single bathroom

**Commercial, Multi-dwelling, Manufactured Dwellings, 1 & 2 Dwelling Structures  
 New<sup>1</sup>, Additions, Alterations, Repairs, & Accessory Structures**

<sup>1</sup>Excludes 1 & 2 Dwelling Structures, see fee schedule above.

Minimum permit fee ..... \$85.00  
 Each plumbing fixture or items (per fixture or item) .....\$21.00  
 Includes: Absorption valve, clothes washer, dishwasher, drinking fountain, ejectors/sump, expansion tank, floor drain/sink/tub, garbage disposal, hose bibb, icemaker, trap primer, sewer cap, sink/basin/lavatory, tub/shower/shower pan, urinal, water closet, water heater, tankless water heater, backflow preventer, backwater valve, other fixtures or items not named above.

**Other Plumbing Fees:**

Potable Water Distribution or Sanitary Waste System Repipe (Each System) .....\$85.00  
 Sewer:  
     First 100 feet ..... \$85.00  
     For each additional 100 feet or portion ..... \$45.00  
 Water service:  
     First 100 feet ..... \$85.00  
     For each additional 100 feet or portion ..... \$45.00  
 Storm and rain drain:  
     First 100 feet ..... \$85.00  
     For each additional 100 feet or portion ..... \$45.00  
 Manufactured home space (if not covered by siting fee) .....\$85.00  
 Plumbing plan review – When required or requested ..... 50% of the permit fee  
 Minor Label with Corrections... ..\$85.00/hour (1 hour min.)

**Medical Gas Installation**

Fees based on valuation of installation costs and system equipment, including but not limited to, inlets, outlets, fixtures, and appliances (rounded up to the nearest dollar).

Total Valuation	Fee
\$0 to \$5,000	\$85.00
\$5,001 to \$10,000	\$85.00 plus \$1.60 for each additional \$100 or fraction thereof over \$5,000
\$10,001 to \$100,000	\$165.00 plus \$1.85 for each additional \$1,000 or fraction thereof over \$10,000
\$100,001 and more	\$330.00 plus \$1.00 for each additional \$1,000 or fraction thereof over 100,000

Plumbing plan review<sup>1</sup>..... 50 % of the permit fee  
<sup>1</sup>Plan review is required on all Medical Gas installations

**10. Reroof Permit:**

Commercial and multi-dwelling (where no structural work occurs) ..... \$250.00  
 Plan review fee..... 50% of Permit Fee

**11. SIGN PERMITS:**

Freestanding, projecting, and monument signs (per sign) ..... \$40.00  
 All other signs (per sign)..... \$40.00  
 Minimum..... \$85.00  
 Plan Review..... 50% of Permit Fee (\$50.00 Min)

Temporary signs include a base fee of \$50.00 plus \$10.00 per sign

**12. SOLAR SYSTEM PERMITS:**

PRESCRIPTIVE PATH SYSTEMS: ..... \$250.00  
 Qualifying roof installations on conventional light-frame construction. Includes plan review  
 Additional inspections ..... \$85.00/hour (1 hour min.)

ENGINEERED SYSTEMS ..... Fair Market Value of work performed (\$250.00 Min)  
 Indicate value of structural elements for the solar panels, including racking, mounting elements, rails, and the cost of labor to install. See Building Permit fees.