



**CITY OF ALBANY
2023 Consolidated Annual
Performance Evaluation Report**

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

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

Council Hearing: September 25th, 2024 @ 6:00PM
Albany Council Chambers, 333 Broadablin St SW
Email comments or register to testify by noon on 9/25/24:
cdbg@albanyoregon.gov

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Albany receives an annual Community Development Block Grant (CDBG) entitlement from the U.S. Department of Housing and Urban Development (HUD). As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies community needs, prioritizes these needs, and establishes goals and objectives to meet these needs. This five-year plan is called the Consolidated Plan.

Each year the City is also required to provide a Consolidated Annual Performance Evaluation and Report (CAPER) to the public and HUD that evaluates Albany's progress towards meeting the one-year goals in the Annual Action Plan and the goals and objectives identified in the 2023-2027 Consolidated Plan. This CAPER covers progress made in the 2023 federal program year, which corresponds to the City of Albany's 2023-2024 fiscal year.

The 2023 Federal program year was Albany's first year of the 2023-2027 Consolidated Plan. The City received an allocation of \$335,142 in CDBG funds to address needs identified in the five-year Consolidated Plan. Additionally, \$279,378 from prior year allocations of CDBG carried over into the 2023 program year. The City spent \$385,986 in CDBG funds by June 30, 2024, on activities that address strategic plan goals.

Between July 1, 2023, and June 30, 2024, CDBG provided services to 1,145 low- and moderate-income Albany individuals and two households with the following programs: housing rehabilitation, emergency shelter and case management to homeless youth, outreach and resource connection to unsheltered residents, emergency motel stays for survivors of domestic violence, childcare scholarships, and senior companions for homebound seniors and persons with disabilities. Additionally, a prior year project for property clearance and building demolition has now resulted in 27 units of affordable housing for low income residents. Progress was also made on Lehigh Park improvements using CDBG funds in program year 2023.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

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

Consistent with the goals in the 2023-2027 Consolidated Plan, the 2023 priorities are as follows:

- Increase affordable housing opportunities
- Maintain the existing affordable housing stock
- Support economic opportunities for LMI residents
- Support public services for LMI residents
- Strengthen LMI neighborhoods and accessibility

Increase Affordable Housing Options: Prior year funding had already been spent down in previous program years used to support property clearance for the Hub City Village. Construction of the actual housing units occurred this year and residents were selected for the new affordable housing on the site. The affordable housing created ensures the project has met a national objective of the CDBG program. Therefore, Creating Housing Coalition reported on housing outcomes for this program year. Twenty-seven affordable housing units were created at the Hub City Village.

Maintain the Existing Affordable Housing Stock: CDBG funds supported the owner-occupied housing rehabilitation low interest deferred loan program managed by DevNW to improve livability of Albany’s aging housing stock. Two housing rehabilitations were completed in PY2023. Six housing rehabilitation projects were started in PY2023 and will be completed in PY2024. The projects that are in progress are not included in the number of households served this year.

Support economic opportunities for LMI residents: CDBG funds were allocated to Family Connections for a small business assistance program for in home childcare providers. Due to delays in the marketing and outreach campaign, the program was unable to recruit CDBG eligible business owners during the 2023 program year. The program will therefore continue into program year 2024 and, at the end of program year 2023, had identified four potential business owners or start-ups who met the CDBG eligibility requirement.

Support public services for LMI residents:

- Cascades West Council of Governments provided senior companion services to 13 homebound seniors using 2023 CDBG funding.
- In program year 2023, Center Against Rape and Domestic Violence provided emergency shelter and motel stays to 21 survivors of domestic violence in Albany using the remainder of their program year 2022 funds.
- COAT provided outreach and resource connection to 921 unsheltered residents and case management for 41 residents experiencing homelessness.
- Jackson Street provided emergency shelter and case management to 61 youth experiencing homelessness during program year 2023.

- YMCA provided 21 scholarships to Albany families enabling them to have access to affordable childcare using 2023 CDBG funding.
- Boys and Girls Club provided 108 scholarships to Albany youth enabling families to access affordable after school and summer childcare during the 2023 program year.

Strengthen LMI neighborhoods and accessibility: In program year 2023, Park equipment was purchased for Lehigh Park. Equipment will be installed in PY24.

Goal	Indicator	Unit of Measure	Expected – 5-year Plan	Actual – 5-year Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Increase affordable housing options across the housing spectrum	Public Facility or Infrastructure Activities (Ex. Shelter Improvements)	Persons Assisted	250	0	0.00%	NA	NA	NA
	Direct Financial Assistance to Homebuyers	Households Assisted	3	0	0.00%	NA	NA	NA
	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	8	0	0.00%	NA	NA	NA
	Affordable Housing Created (<i>Creating Housing Coalition</i>)	Housing Units	1	0	0.00%	0	27	2700.00%
Maintain the existing affordable housing stock	Homeowner Housing Rehabilitated (<i>DevNW</i>)	Household Housing Unit	15	2	13.33%	3	2	66.67%
Planning and Administration	Other	Other	1	1	100.00%	1	1	100.00%
Strengthen LMI neighborhoods and accessibility	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit (<i>Lehigh Park</i>)	Persons Assisted	1000	0	0.00%	500	0	0.00%
	Jobs created/retained	Jobs	5	0	0.00%	NA	NA	NA

Support Economic Opportunities for LMI residents	Businesses assisted <i>(Family Connections)</i>	Businesses Assisted	15	0	0.00%	5	0	0.00%
Support public services for LMI residents	Public service activities other than Low/Moderate Income Housing Benefit <i>(YMCA, Boys and Girls Club, OCWCOG, COAT)</i>	Persons Assisted	700	1084	154.86%	259	1084	419.53%
	Homeless Person Overnight Shelter <i>(Jackson Street Youth Shelter)</i>	Persons Assisted	400	61	15.25%	0	61	6100%

Table 1 Accomplishments – Program Year & Strategic Plan to Date

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	974
Black or African American	24
Asian	8
American Indian or American Native	75
Native Hawaiian or Other Pacific Islander	13
Multi-Racial or Other Race	78
Total	1,172
Hispanic	49
Not Hispanic	1,123

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

Narrative

Between July 1, 2023, and June 30, 2024, CDBG programs served 1,172 residents, and two households with CDBG funded programs through senior services, childcare, emergency shelter, homeless outreach, and housing rehabilitation. Of these, 83 percent of the residents assisted were White, 2 percent were African American, 6 percent were American Indian or American Native, 1 percent were Asian, and 7 percent were other or multiracial. Additionally, 4 percent were of Latino/Hispanic origin.

Most (88 percent) of the residents and families supported with CDBG-funded programs were extremely low-income, earning 30 percent or below of the median family income. Six percent were low-income, and 5 percent were moderate-income. Less than one percent of those benefited by CDBG programs had incomes higher than 80% of the Area Median Income. In PY2023 year, there was a particular benefit to youth through the CDBG programs, including unaccompanied homeless youth, children of survivors of domestic violence utilizing emergency shelter or motel stays, and children of families receiving childcare scholarships. One hundred fifty-six female headed households were benefited from CDBG funded programs and activities in program year 2023, especially from the childcare scholarship programs. Seniors also benefited with 611 residents 62 and older being served by one of the funded programs this program year, in particular the homeless outreach program as well as the senior companion program.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	580,142	385,986.5

Table 2 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Census Tract 204	10	10	Youth shelter, housing rehabilitation
Census Tract 205	19	40	Lehigh park improvements, housing rehabilitation
Census Tract 208.1	17	13	Childcare Services, housing rehabilitation
Census Tract 208.2	4	18	Senior services, childcare services, housing rehabilitation
City of Albany, Linn County		19	Homeless outreach, housing rehabilitation program delivery and housing rehabilitation, emergency shelter for survivors of domestic violence

Table 3 – Identify the geographic distribution and location of investments

Narrative

Excluding program administration expenditures, 81 percent of the City's CDBG expenditures by June 30, 2024, were in local target area Census Tracts 204, 205, 208.01, and 208.02. The City hopes investments in these areas will gradually remove blighted conditions, improve safety and livability, and add to the services and economic opportunities available in these areas. These improvements may encourage more private investment in these areas. CDBG activities and expenditures in Albany's low- and moderate-income Census Tracts are listed below.

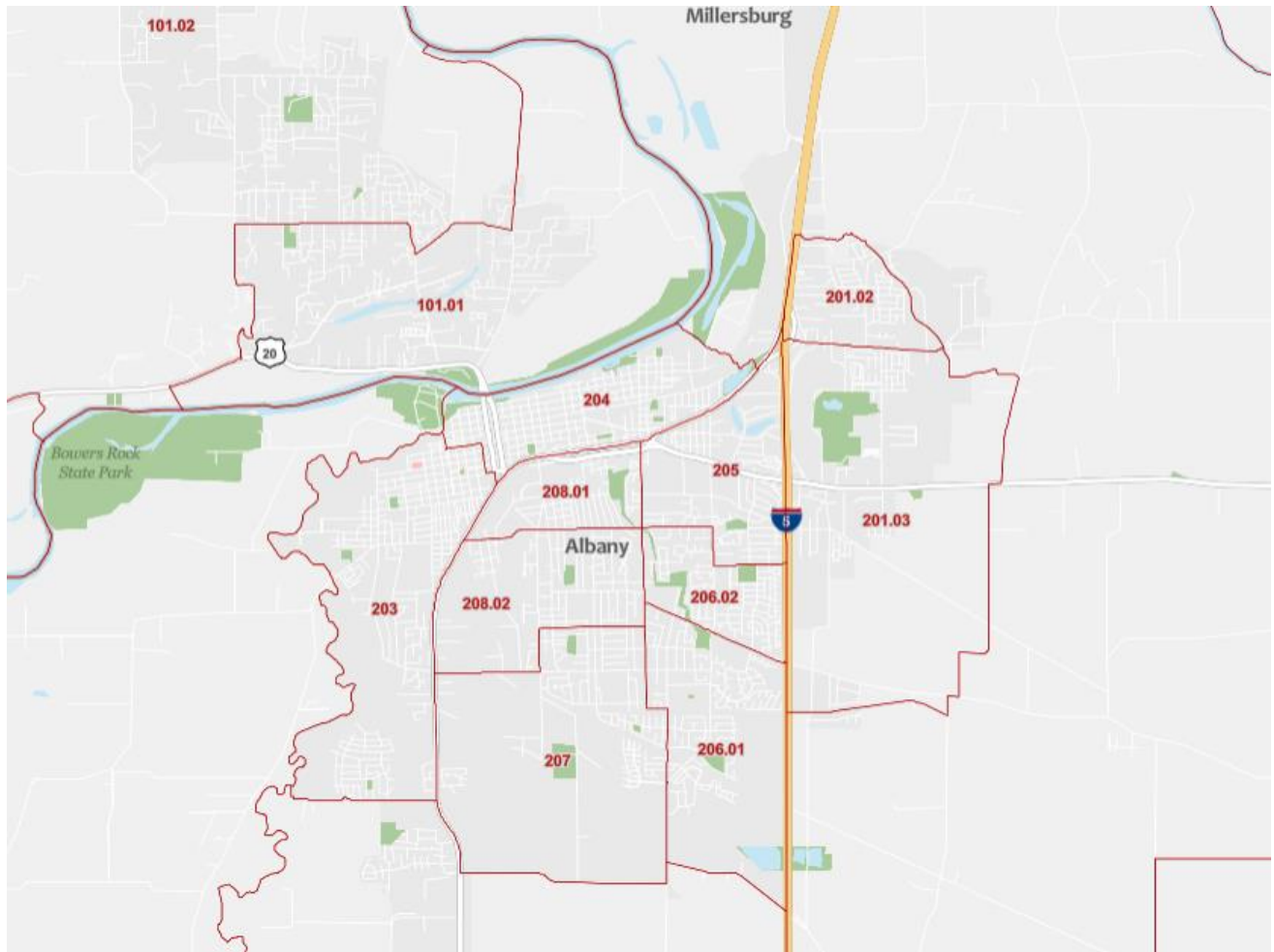


Figure 1. Census Tracts in Albany

Census Tract 204 activities

- Jackson Street emergency youth shelter services and case management to youth ages 10 to 18.
- Creating Housing Coalition added 27 units of affordable housing. However, no CDBG funds were spent on this project in this program year.
- One housing rehabilitation project was started in this tract and will be completed in the program year 2024. The funds spent to date on the unfinished project are included in the geographic investment percentage, though the house is not counted towards the performance objectives.

Census Tract 205 activities

- New park equipment was purchased to be installed at Lehigh Park in this census tract 205. Installation will occur in program year 2024.
- One housing rehabilitation project was started in this tract and will be completed in program year 2024. The funds spent to date on the unfinished project are included in the geographic investment percentage, though the house is not counted towards the performance objectives.

Census Tract 208.01 activities

- Boys and Girls Club is based in this census tract.
- One housing rehabilitation project was completed in this tract.

Census Tract 208.02 activities

- The senior companion program is based in this census tract.
- YMCA is based in this census tract.
- One housing rehabilitation project was completed in this census tract. Additionally, one housing rehabilitation project was started in this tract and will be completed in program year 2024. The funds spent to date on the unfinished project are included in the geographic investment percentage, though the house is not counted towards the performance objectives.

Leveraging

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

The City advanced 2023 Action Plan goals by supporting improvements on the publicly owned Lehigh Park. Otherwise, the City did not use any publicly owned land or property within the City limits to address the needs identified in the 2023 Action Plan.

CDBG: Several nonprofit service providers use the 2023 or prior year CDBG awards to leverage funding from private foundations, state, and local funding.

- Jackson Street Youth Services matched the City's CDBG support with 375 volunteer hours of in-kind support for a value of more than \$5,000 throughout the program year.
- The senior companion program managed by Cascades West Council of Governments received more than \$47,000 in federal funds.
- Boys and Girls Club leveraged \$23,900 in federal funds, \$254,000 in state funds, and \$915,000 in grant funding to support their programs in addition to CDBG funding. They also had volunteers devote 126 hours for a value of \$1,600 to the program.
- Center Against Rape and Domestic Violence received \$9,500 in federal funds, \$800 in state funds, \$2,800 in local funds which, in combination with CDBG funds, supported their emergency motel stay program.
- COAT leveraged \$129,000 in state funds and \$9,600 in grant funds and matched CDBG funds with 242 volunteer hours for a value of more than \$3,000.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	6	25*
Number of Non-Homeless households to be provided affordable housing units	11	2
Number of Special-Needs households to be provided affordable housing units	0	8*
Total	17	29

Table 4 – Number of Households

*Six people who were special needs were also experiencing homelessness prior to being provided affordable housed.

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	12	27
Number of households supported through Rehab of Existing Units	5	2
Number of households supported through Acquisition of Existing Units	0	0
Total	17	29

Table 5 – Number of Households Supported

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

HOMELESS HOUSEHOLDS PROVIDED HOUSING ASSISTANCE: 27 units of affordable housing were created this program year on a site that had been supported with CDBG funds in a previous year. This outpaced the anticipated 12 units to be completed in 2023. Twenty-five of these units were provided to people experiencing homelessness. Additionally, funds are used to provide services and support to help residents move into permanent housing. Jackson Street Youth Services assisted 45 youth move from their youth shelter into stable housing through family reunification or finding other safe housing. Additionally, CSC provides rapid rehousing for homeless households in Albany and served 72 low- and moderate-income households with this type of assistance during program year 2023. They did not request CDBG funds.

SPECIAL NEEDS HOUSEHOLDS PROVIDED HOUSING ASSISTANCE: Eight of the 27 units of affordable housing have been provided to people with severe and persistent mental illness. Six of these residents exited homelessness into this housing. Through partnerships with other agencies, these residents are provided with mental health services and case management.

NON-HOMELESS HOUSEHOLDS PROVIDED HOUSING ASSISTANCE:

- a. Number of Households Supported through Rental Assistance: CSC provided emergency housing assistance to 247 Albany households in PY2023. They did not request CDBG funds.
- Extremely low-income renter households assisted – 127
 - Low-income renter households assisted – 65
 - Moderate-income renter households assisted – 55
 - Middle-income renter households assisted – 0

b. Number of Households Supported through Rehab of Existing Units with CDBG: Two owner-occupied housing rehabs were completed in PY2023 (by June 30, 2024), and six are underway.

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

Discuss how these outcomes will impact future annual action plans.

While this year’s outcomes demonstrate the recent success in using CDBG to advance affordable housing, there is still a substantial need. The limited CDBG funds and restrictions on new construction pose challenges, but the City will continue to look for effective ways to advance affordable housing through the CDBG program. The City will continue to support the housing rehabilitation program to maintain affordable housing and strives to identify potential projects to support through acquisition, clearance, or other eligible activities that support the creation of affordable housing. The City will collaborate with partners to identify eligible activities on potential new projects, but finding property, establishing other funding, and completing the environmental review process all take time so these outcomes may not be readily replicated in the immediate future in our action plans.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	2	0
Moderate-income	0	0
Total	2	0

Table 6 – Number of Households Served

Number of Individuals Served	CDBG Actual
Extremely Low-income	1038
Low-income	69
Moderate-income	54
Presumed Low-Mod income	4
Over Moderate-income	7
Total	1,172

Table 7 Incomes of individuals served by CDBG funded activities

Narrative Information

Household income is used to determine eligibility for most of Albany’s activities; however, the outcome is typically the number of persons served, rather than households served. Household income data is shown for the housing rehabilitation activities (2 households). Overall, 1,038 extremely low-income people were served using CDBG funds, along with 69 low-income people, and 54 moderate-income people. Only 11, less than 1 percent of those served, did not have a low- or moderate income; and of those 4 were homeless youth and qualified for CDBG programs as a presumed benefit population. Most residents supported through CDBG programs had extremely low incomes or low incomes representing 94.5 percent of those served. Table 7 is provided to illustrate the income of individuals served by other programs.

ACTIONS TAKEN TO ADDRESS WORST CASE HOUSING NEEDS in 2023:

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

OTHER ACTIONS TAKEN TO FOSTER AND MAINTAIN AFFORDABLE HOUSING:

2023 and carryover CDBG funds continued to support the rehabilitation of Albany’s affordable housing stock. Previously, CDBG funds also supported Creating Housing Coalition’s effort to create an affordable

tiny house village by supporting the environmental review, property clearance and building demolition of their site. This has now resulted in 27 new units of long-term affordable housing. The City consults with area housing and service providers to assess opportunities and projects that may be ready to proceed and apply for CDBG assistance – including partners for property acquisition, housing rehabilitation, and new construction.

The City is also engaging in efforts outside of the CDBG program to promote affordable housing development. The City is currently working to implement priority housing strategies identified in the Housing Implementation Plan, including strategies that could provide financial support for affordable housing. Among these strategies are a The HIP also includes strategies to remove barriers to needed housing types such as middle housing, accessible housing, ADUs and smaller detached homes. With fewer barriers to producing needed housing, the hope is the gap between housing demand and housing supply shrinks over time, stabilizing the cost of housing for residents.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The following progress was made in the 2023 program year to reduce and end homelessness within the community:

1. Community Outreach Assistance Team (COAT) helped homeless individuals connect to the Department of Human Services Senior and Disability Services staff, Community Services Consortium (CSC) case management staff, and Communities Helping Addicts Negotiate Change Effectively (C.H.A.N.C.E). CHANCE helps residents with addiction recovery services. Other Albany partners include Albany Helping Hands Shelter and CSC's Supportive Services for Veteran Families program (SSVF).
2. C.H.A.N.C.E. responded to calls to help residents in crisis or need with services directly at time of contact/need.
3. Jackson Street Youth Services conducts outreach to homeless youth through events.
4. City staff attended monthly meetings of the Homeless Engagement and Resource Team (HEART).

Addressing the emergency shelter and transitional housing needs of homeless persons

The provision of shelter and transitional and permanent supportive housing for homeless Albany residents is provided by several area non-profits, Oxford Houses, and houses owned by faith-based organizations.

The City provided a public service grant to Jackson Street Youth Services to provide case management for homeless youth and staff the emergency shelter. Jackson Street also offers transitional housing to young adults. Additionally, carryover CDBG funds were used to continue the emergency shelter and motel stay program for survivors of domestic violence. The City collaborates with the shelters on an ongoing basis.

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

The Linn County Homeless Multi-Agency Coordination (MAC) group brings together elected officials, homeless outreach and shelter staff, emergency services, mental and behavioral healthcare providers, housing providers, and social service providers to coordinate efforts around homelessness. This group has allocated state funding to agencies addressing homelessness in the region. City staff are engaged in these efforts.

Transitional and Supportive Housing

- Albany Helping Hands currently has nine transitional supportive housing spaces.
- Oxford House Chapter 19 – operates ten “clean and sober” houses in Albany: one for women only, three for women with children, and six for men.
- God Gear operates 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. 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.

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

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

a) Homeless Prevention: Albany has a network of social services and government agencies that work together to help Albany’s low- and extremely-low income families avoid becoming homeless. Several of these agencies/organizations received CDBG funds in the 2023 program year, while others did not request CDBG funds.

- Jackson Street Youth Services provided shelter and case management to 61 homeless and unaccompanied Albany youth in 2023. Youth are either reconnected with their families or move into transitional living. These services prevent a number of youths going into correctional institutions and are available to help those leaving these institutions.
- Center Against Rape and Domestic Violence provides emergency shelter for survivors fleeing domestic abuse allowing them shelter while they establish safe and stable housing. CARDV used the remainder of their program year 2022 funds to provide emergency shelter to survivors in Albany.

- Albany Helping Hands and Second CHANCE shelters provided shelter and transitional housing to chronically homeless residents and women with children experiencing homelessness until they can get into safe and supportive housing.
- CSC helped to prevent homelessness through emergency rental assistance, homeless prevention support, utility bill payments, and housing programs for veterans.
- Greater Albany Public School District operates FACT (Families and Community Together), which is a team of family service consultants that link schools, students, and families with available community services in Albany. FACT's goals are to enhance student education by supporting and empowering students and families to access educational, health, and community services.

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

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

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

In program year 2023, CDBG funds supported the Community Outreach Assistance Team (COAT) who goes out into the Albany community to provide unhoused neighbors with assistance, including connecting unhoused residents with service agencies and housing services. COAT staff also provide case management for especially vulnerable unsheltered residents to help them establish housing or shelter as well as other needed services. COAT collaborates with several partner agencies including CSC, C.H.A.N.C.E (Communities Helping Addicts Negotiate Change Effectively), Family Assistance and Resource Center, Albany Helping Hands Shelter, Jackson Street Youth Services, and Albany Police Department.

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

- Community Services Consortium (CSC) provides Albany households with rapid rehousing

programs. CSC uses a housing first model and coordinated entry system to work through the waiting list. Referrals come from community service agencies.

- CSC also provided supportive services to veterans and veteran families including reaching out to homeless or near homeless veterans through services, the homeless resource fair for veterans, and providing case management services focused on obtaining permanent housing solutions.
- Albany has 10 Oxford Houses and 8 other recovery houses. Houses are democratically run, self-supporting, drug-free homes for those in recovery from drug and alcohol addiction.
- Substance Abuse: Community Helping Addicts Negotiate Change Effectively (C.H.A.N.C.E.) provides recovery support services to help residents through recovery and works directly with many residents coming out of jail. The agency helps residents obtain housing, skills, resources, support, recreational activities, and guidance needed for long-term recovery, so they become healthy productive members of their families and community.
- The Homeless Engagement and Resources Team (HEART): Representatives from numerous service and government agencies work together to prevent and reduce homelessness, including the City of Albany and Samaritan Health Services.
- Adult Services Team (AST): many organizations work together to help people who are homeless or people at risk of homelessness find stable housing and otherwise stabilize their life through comprehensive community-based services. The AST often helps individuals who have been referred to them by Parole and Probation or Linn County Mental Health, along with other agencies.

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

Actions taken to address the needs of public housing

Albany has no public housing, as defined by the Department of Housing and Urban development. Linn-Benton Housing Authority (LBHA) provides affordable housing units and manages the Section 8 Housing Choice Voucher program for the two-county region, currently serving 981 Albany households with vouchers. LBHA also owns and manages 104 units of publicly supported housing in Albany, serving low- and moderate-income seniors and persons with disabilities and is in the process of adding 30 additional units. Albany has approximately 419 rental housing units that were constructed with public or low-income housing tax credit assistance. LBHA, Linn County Health Services, and Albany Partnership for Housing have partnered to provide 11 beds of supportive housing in a group home for residents with mental or developmental disabilities.

The City consulted with the Albany Partnership for Housing regarding needs that could be addressed with CDBG funds. Discussions on future collaborations to address needs is ongoing.

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

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

Actions taken to provide assistance to troubled PHAs

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

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

During program year 2023, the City began pursuing priority strategies from the previously adopted Housing Implementation Plan to reduce barriers to affordable housing and other needed housing types. The City efforts included amendments to the Albany Development Code to allow for smaller homes on smaller lots, incentivize smaller cottages and remove barriers to cottage cluster developments, reduce setbacks for townhouses and small houses, removing the multi-dwelling unit minimum area, remove density caps in certain residential zones and add density minimums, added flexibility for ADU size, modify open space requirements for multi-dwelling unit housing, and streamline the review process for planned developments. Reducing barriers to needed housing should encourage added housing variety and potentially more units of housing production in the future. Over time, increasing the housing supply should help housing prices stabilize or at minimum rise at a slower rate. Likewise, the City is also considering housing policies such as tax abatement programs, construction excise tax, and surplus land policy as a part of implementing strategies from the HIP. These policies would give the City more tools to support affordable housing development. The City is currently soliciting public input on these code changes and housing policies and the implementation process will continue in program year 2024.

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

In 2023, the Albany Community Development Commission listened to agency consultations on challenges faced by low and moderate income and other vulnerable residents in Albany, including gaps in needed services, shortage of childcare, lack of affordable housing, barriers to accessing existing services and more. The CDC then solicited applications for activities addressing these needs and used the information received from agencies through both consultation and the application process to focus the City's limited funds on agencies working to address underserved needs. The City targeted resources to reduce homelessness, maintain the quality of homes owned by low-income residents, promote economic opportunities for low- and moderate-income residents through small business assistance, improve a low-income neighborhood through public park investment, and serve extremely low-income, and vulnerable residents with needed services. Affordable housing, supported through a property clearance project in a prior year, was constructed this year.

The high cost of housing and land is a substantial barrier to helping shelter residents and other people at risk for homelessness into stable and affordable housing. Because of the difficulty finding affordable housing to move into, residents often stay at the shelter longer and shelters stay at capacity for long periods which hampers their ability to provide shelter for other people living on the street. For some clients, more intensive case management is needed to find suitable housing, but for others the length of their stay is primarily a result of the lack of affordable housing to move into.

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

Funds provided emergency shelter and case management to unaccompanied youth with the goal of providing them with safe, permanent housing, while staying in school and gaining life skills. Additionally, Basic necessities and resource connection are provided to unsheltered residents reached through COAT's outreach efforts and case management for those who are especially vulnerable with more intensive needs. Funds also helped low-income seniors provide assistance and companionship to home-bound seniors, allowing them to stay in more affordable housing instead of moving to expensive senior or assisting living facilities. Funding was also allocated to support in-home childcare businesses with the intention of creating more childcare slots while support economic opportunities for low- and moderate-income residents. This program faced delays in their outreach campaign and struggled to recruit eligible businesses, but will continue efforts into program year 2024. Public Service funds also supported scholarships for childcare through the YMCA and Boys and Girls Club of Albany for low- and moderate-income families. Center Against Rape and Domestic Violence used carryover funds to provide emergency shelter and services to Albany residents leaving abusive relationships.

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

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

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

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

rehabilitation staff to ensure compliance is met and information is consistently provided to the homeowners they work with.

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

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

During the 2023 program year, the City took the following actions to reduce the number of poverty-level families in Albany:

- Small Business Grants: City CDBG funds were allocated to provide small business grants. The program has faced delays and challenges recruiting. This program will support low or moderate income business owners or create LMI jobs in 2024. Grants will go to new, expanding, or struggling childcare businesses to help address the childcare gap in Albany and support economic opportunities for low income residents.
- Provide public services: In 2023, the City allocated 15 percent of its annual entitlement award in public service grants to five agencies to serve Albany's elderly residents, homeless residents, and low-income families in need of affordable childcare using CDBG funds. Carryover funds were also used to assist survivors of domestic violence. These services work to reduce poverty and promote stability in the lives of low income and vulnerable residents. Childcare allows parents to find and maintain steady employment or seek education or training for better jobs. Services for homebound seniors allows seniors to stay in more affordable housing rather than more expensive assisted living facilities. Assistance accessing services and resources as well as connecting to housing providers helps unsheltered residents begin taking steps toward greater stability. Shelter for survivors of domestic violence also allows survivors the stability needed to become financially independent from abusers and find housing and employment, if needed. The youth shelter works with youth to prepare them for adulthood, including requiring they continue their education and help seeking jobs.

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

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

Conversation and coordination are ongoing with other primary institutional service providers to ensure CDBG funds are used for gaps in services and to leverage success of other programs. The CDC consulted

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

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

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

- The CDC consulted with service providers and shelters who work towards helping residents find and keep stable housing among helping them meet other urgent needs. The CDC meetings provided an opportunity for enhancing the existing coordination and delivery structure of the area's housing, homeless, health, and social service providers.
- Consultation with local shelters, Community Services Consortium, Linn-Benton Housing Authority, Farmworkers Housing Development Corporation, Habitat for Humanity, Albany Partnership for Housing and Community Development to discuss the needs of Albany's residents is ongoing.
- City representatives participated in the Homeless Engagement and Resource Team (HEART) meetings. HEART is comprised of various social service agencies; health, housing, and homeless advocates; and governmental agencies that work collaboratively to identify the needs of Albany's homeless and at-risk residents.
- City representatives participated in the Linn County Multi-Agency Coordination Group meetings. The MAC Group is comprised of elected officials, homeless outreach and shelter staff, emergency services, mental and behavioral healthcare providers, housing providers, and social service providers that work collaboratively to identify the needs of the homeless residents across the region and strategize on how to utilize limited state resources to address those needs.

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

- Embracing Diversity: City staff encourages the appointment of persons in protected classes to the Albany Community Development Commission and continues to reach out to agencies that work with persons of color to assess needs and identify impediments to fair housing. Staff attends monthly meetings of the Hispanic Advisory Council to foster relationships with Albany's Latinx community and assess needs that could be addressed with CDBG resources. The City is also

working to improve outreach and engagement with Spanish speaking residents, immigrants, and Latino residents.

- Linguistic and Cultural Barriers: The City of Albany Community Development Department has employees fluent in Spanish so they can respond to complaints and potential fair housing violations, receive comments on community needs or CDBG plans, and assist residents and customers. The City of Albany is working on ensuring press releases and other outreach efforts related to the CDBG program are available in English and Spanish with instructions on how to receive materials in Spanish by request. The City website is available in English and Spanish.
- Outreach: Staff have gathered public input through a housing discrimination survey, focus groups, and discussing housing discrimination with the HAC. This information will help inform the City's strategies on housing discrimination and affirmatively furthering fair housing. This process will continue into program year 2024.
- Education: The City of Albany partnered with Corvallis to offer a free fair housing training to property managers and landlords. This training offered by Fair Housing Council of Oregon provides education on fair housing laws, common fair housing issues or mistakes, and guidance on topics relevant to property managers.

CR-40 - Monitoring 91.220 and 91.230

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

While certain activities or programs are more complex and may present more risk than others, the City staff try to monitor every organization on-site at least once in a three-year cycle. This year, the City completed monitoring on two agencies, including one housing rehabilitation activity. The City also was selected for monitoring by HUD which provided another opportunity to review agencies for compliance with federal regulations and CDBG program requirements. Four additional agencies were reviewed as a part of this process. Additionally, the City strengthened its internal monitoring procedures.

The City follows these monitoring steps annually:

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

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

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

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

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

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

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

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

The city's citizen participation plan requires a minimum 15-day notice and comment period on the CAPER. An advertisement was published in the local paper, the Albany Democrat Herald, on Tuesday, September 10, 2024, announcing a 15-day review and comment period of the CAPER.

The CAPER, an announcement of the public hearing, and press release were available on the City's website on September 10, 2024. The City's press release and website content were viewable in Spanish, the most common language of minorities in Albany. Printed copies of the CAPER including the public hearing information were also distributed to both of Albany's libraries and available at City Hall.

An email was sent to CDBG interested parties on Tuesday, September 10, 2024, notifying them of the 2023 CAPER, the public comment period, and September 25th, 2024 City Council public hearing information.

The Albany City Council held a public hearing Wednesday, September 25, 2024, at 6:00 p.m. to hear public comments related to the City's Community Development Block Grant (CDBG) programs 2023 program year annual report, the city's performance administering the CDBG programs, and community needs that could be addressed by CDBG programs to assist Albany's low- and moderate-income residents.

No comments or testimony were received on the 2023 CAPER or community needs.

CR-45 - CDBG 91.520(c)

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

There were no changes to the program objectives in PY2023.

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

grants?

No.

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

Not applicable.

CR-45 - CDBG 91.520(c)

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

There were no changes to the program objectives in PY2023.

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

No.

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

Not applicable.

CR-58 – Section 3

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

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

Table 8 – Total Labor Hours

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

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The City did not have any Section 3 qualifying projects.