



**CITY OF ALBANY OREGON**  
**CONSOLIDATED PLAN**  
**FOR PROGRAM YEARS 2018 THROUGH 2022**  
**AND**  
**2018 ANNUAL ACTION PLAN**

**PREPARED FOR THE CITY OF ALBANY**  
**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**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)

### 1. Introduction

The City of Albany became an eligible Federal Entitlement Grantee in 2012 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. 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. The Plan 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 Consolidated Plan includes a profile of the community and its economy, an assessment of housing and community development needs, and the development of long-range strategies to meet those needs. The *Needs Assessment* section of the Plan captures housing and community needs identified throughout the public participation efforts and research. The *Strategic Plan* section of the Plan provides a framework for action to meet the needs of residents of the City, with emphasis on assisting its populations with greatest need.

The 2018-2022 Consolidated Plan is Albany’s second five-year plan covering federal years 2018 through 2022. The City estimates it will receive approximately \$380,000 to \$410,000 in CDBG funds annually. Over the five-year plan term, around \$1,700,000 is expected to be available for eligible activities that will meet the needs identified in the Consolidated 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 City will focus on partnerships and collaborations to foster successful projects and leverage funds to address Albany’s need for low-income and homeless housing, services for Albany’s special needs and low-income persons, and community and economic development needs.

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

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 2018-2022 Consolidated Plan and 2018 Action Plan goals and priorities continue from the 2013-2017 Plan with some refinement to reflect anticipated projects and partnerships in the next five years. The City will

continue to support programs that create or maintain affordable housing opportunities for Albany's low-income residents, support agencies that assist Albany's special needs and homeless residents; support programs that expand economic opportunities; and improve accessibility for Albany residents.

The following goals and objectives were identified and developed through agency consultations, citizen participation, community partnerships and capacity, and area resources.

**GOAL 1:** Create affordable housing opportunities through property acquisition and redevelopment and homebuyer down-payment assistance programs.

**GOAL 2:** Preserve and improve Albany's affordable housing through housing rehabilitation and weatherization programs.

**GOAL 3:** Reduce and prevent homelessness by providing housing and public services.

**GOAL 4:** Provide Albany's special needs and low and moderate-income residents with needed public services by supporting service agencies that serve highly vulnerable and underserved populations such as unaccompanied youth, persons with disabilities, homeless, elderly, and agencies that further fair housing.

**GOAL 5:** Enhance economic opportunities by investing in job readiness services, microenterprise development, and economic development programs that create jobs principally for low- or moderate-income residents.

**GOAL 6:** Improve access to opportunities including services, employment, schools, and amenities by investing in safety and accessibility improvements.

**GOAL 7:** Remove blighting influences to revitalize and strengthen neighborhoods by investing in the City's critical public infrastructure and housing needs.

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

The City's CDBG formula grants from 2013 through 2017 were used to address the goals and priority needs identified in the 2013-2017 Consolidated Plan. The City made the following accomplishments in the city's first consolidated plan period:

Maintain and Improve the Quality of Affordable Housing - The City partnered with three local agencies to provide housing rehabilitation and energy efficiency grants and loans to improve ten single-family, owner-occupied units and 11 units of multi-family housing.

Affordable Housing Opportunities – In the last program year, the City provided CDBG support to down-payment assistance programs to help low-income residents become homeowners. The City is partnering with Habitat for Humanity to acquire one residential property in an LMI census tract to remove dilapidated unlivable structures and construct new housing.

Reduce Homelessness - The city provided funding to a local shelter to acquire two houses for transitional supported housing, adding six transitional beds. Funds were provided to Jackson Street Youth Services to help

acquire a property that is now Albany's first youth shelter consisting of 10 beds. Public services grants were awarded to several agencies that provide services and counseling to help homeless residents gain skills and resources to get into permanent housing and to agencies that provide services to prevent homelessness and foster care placements.

Public Services - The City awarded competitive grants to agencies that work to reduce or prevent homelessness and work with other special needs residents, such as victims of rape and domestic violence and residents in recovery from addiction.

Removing barriers to accessibility and blighting influences in Albany's LMI Census Tracts. The City replaced a large stretch of a public bike/pedestrian path (Periwinkle Path) that had degraded to the point of being unsafe to use and added compliant ramps to access the path. Several blocks of infill sidewalks, curb ramps and street crossing signs improvements were made on 19th Avenue to provide a safe route to school and amenities for area residents. The City is replacing damaged sidewalk and added curb ramps on the Dave Clark Path and is completing a large public improvement project to remove blighting influences in an LMI census tract by remodeling a dated public park. The park-site had wetlands, which added to the cost and timeline to construct the project. The project will be complete in June 2018.

Increase Economic Opportunities - CDBG funds have supported microenterprise and small business development through free courses and one-on-one advising at the local Small Business Development Center, and the City started a small grant program for new businesses and has helped numerous microenterprises add jobs for low-mod residents.

#### **4. Summary of citizen participation process and consultation process**

The City followed its Citizen Participation Plan to comply with the Sections 91.100, 91.105, and 91.505 of HUD's Consolidated Plan regulations.

City staff, Community Development Commissioners (CDC), and the Mayor consulted with service providers and residents regarding housing and economic needs for seniors and the disabled, homeless persons, the Hispanic/Latino population, and Albany's low-income persons in developing the Consolidated Plan.

A survey was developed to collect citizen input on community needs to assist in prioritizing CDBG grant programs for the 2018-2022 Consolidated Plan and 2018 Annual Action Plan. The City received 105 citizen surveys, including nine from residents of Latino/Hispanic origin.

The City held a public open house December 12, 2017, to get input on draft priority needs. The public was invited through press releases in English and Spanish, emails to area agencies, service providers, the CDC, and to the City's Human Relations Commission. Eleven people attended the meeting.

The 2018-2022 Consolidated Plan and 2018 Action Plan were made available for 30 days beginning May 24, 2018 through June 22, 2018. A public hearing was held June 13, 2018 on the 2018-2022 Consolidated Plan and 2018 Action Plan and on the City's performance of CDBG programs.

## 5. Summary of public comments

Public comments received through surveys, consultations and public meetings are summarized below.

### Top Five-Year Needs Summarized

- Affordable housing, permanent supportive housing, transitional housing, rental assistance, housing rehabilitation, down-payment assistance
- Reducing homelessness, drug and alcohol treatment
- Jobs, job skills training, employment, better paying jobs
- Street repairs, sidewalks, transportation infrastructure, parks
- Code enforcement, street lights, safe neighborhoods

### Priority One Year Needs

- Affordable housing, housing rehabilitation, rent and utility assistance
- Employment opportunities
- Street improvements, street lights
- Code enforcement, safe neighborhoods

### Homelessness Priority Needs

- Shelter and/or transitional housing for women/children
- Youth shelter beds and transitional housing for unaccompanied youth
- Services and job skills training, employment programs
- Rental and deposit assistance
- Transitional /interim housing
- Permanent supportive housing for residents with special needs and addictions
- Services and job skills training, employment programs

### Economic Needs

- Business development assistance
- Job skills training, micro-enterprise development
- Start-up business financial assistance

### Public Services

- Services to prevent foster care placements and homelessness
- Healthy food boxes and meals, clothing, hygiene products
- Housing services
- Addiction services



- Senior services
- Childcare for LMI parents
- Health services

#### Community Development/Public Facilities and Infrastructure

- Code enforcement, cleanup of abandoned lots and buildings, removing blight
- Street repairs
- Street Lighting
- Accessibility improvements to facilities/schools

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

All comments were accepted throughout the process.

#### **7. Summary**

The Consolidated Plan reflects coordinated planning and citizen participation to identify the City's top priority needs and eligible projects that can be supported with CDBG funding. The data in the plan will provide community organizations, citizens, developers, and policy makers with the context of community development needs for Albany's low-income and special needs residents. The Plan also provides the HUD framework in which the City's CDBG program must be structured.

The goals in the Strategic Plan work to expand housing and economic opportunities for all residents within the City, improve access to opportunities, and improve livability by addressing blighted conditions and community development needs. The Plan outlines a variety of programs the City of Albany will pursue during the five-year period beginning July 1, 2018, to address identified community needs.

The U.S. Department of Housing and Urban Development (HUD) has compiled and provided most of the data found in this Consolidated Plan using 2009-2013 American Community Survey (ACS) data. City staff included the 2012-2016 ACS data when it was available.

# 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	N/A	
HOME Administrator	N/A	
HOPWA-C Administrator	N/A	

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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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. 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 the area’s housing, homeless, health and social service providers.

City staff convened a second meeting with area housing providers – including Linn-Benton Housing Authority, Willamette Neighborhood Housing Services, Community Services Consortium, Albany Partnership for Housing and Community Development, and Albany Area Habitat for Humanity to discuss Albany’s housing needs, potential projects, and partnerships.

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’s 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**

Community Services Consortium (CSC) is the Continuum of Care 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 and a few Albany Community Development Commission (CDC) members regularly attend the HEART monthly meetings, and a CSC staff person serves on the CDC. 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's 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**

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

1	<b>Agency/Group/Organization</b>	CITY OF ALBANY
	<b>Agency/Group/Organization Type</b>	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. 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>	The Community Services Consortium (CSC) is a community action agency that 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. 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, 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
	<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>	Willamette Neighborhood Housing Services (WNHS) is the Community Housing Development Organization (CHDO) in the area. The City consulted with staff on affordable housing needs and programs offered by WNHS. WNHS is overseeing housing rehabilitation and homebuyer down-payment assistance programs on behalf of the City.
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 some were poorly constructed and 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. Habitat was on the CDBG taskforce and assisted with developing the Plan. The City will consult and collaborate with Habitat to help low-income homeowners with decent housing.
7	<b>Agency/Group/Organization</b>	Linn Benton Health Equity Alliance
	<b>Agency/Group/Organization Type</b>	Services-Health Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy

	<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 attends meetings when possible to participate in regional discussions and training around access to opportunity, equity, diversity and healthy housing policies and programs. 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 has the largest homeless shelter with services in Albany. The City consulted with staff to help assess homeless needs and eligible CDBG activities. The shelter hired an employment coordinator to help long-term homeless gain skills in order to re-enter the workforce.
9	<b>Agency/Group/Organization</b>	Signs of Victory Mission
	<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>	Signs of Victory (SOV) is a homeless shelter with services in Albany, having recently expanded into a larger facility. The City worked with SOV to identify the highest priority needs to help homeless and at-risk residents. The shelter provides health care navigation services, 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 was consulted on the housing and services needs of homeless and at-risk youth in Albany. Prior year CDBG funds were awarded to provide youth case management and to open an emergency shelter. The Albany Youth House is open, and the City allocates funding for shelter services.
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 safe routes to schools and other improvements in low-income areas. Community development needs
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. A couple of representatives of Linn County were consulted for input regarding care and housing needs of many of the populations described in the Consolidated Plan. The County is involved in the Linn County Ten Year Homelessness Plan and in providing health and mental health care for individuals and families. Linn County Health staff also prepared a community health impact plan (CHIP) for the County and city staff served on a health assessment committee and will be serving on the committee as the County prepares to update the CHIP. City and county consultation and collaboration will continue to occur on various fronts on an ongoing basis. [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 Cascades West (CWCOG) staff about needs for seniors and persons with disabilities. City staff coordinated discussions around needs for entrepreneurs and microenterprises with several entities including CWCOG. Staff also consulted the 2015-2020 Comprehensive Economic Development Strategy
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 met with the new director and development director to discuss needs and funding opportunities.
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
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children 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>	CARDV is a non-profit organization that supports volunteers who advocate for the best interests of children who have been abused or neglected and are under the protection of the Juvenile Court in Linn County. City staff consulted with the director to assess projected five year needs to better serve Albany area victims
16	<b>Agency/Group/Organization</b>	C.H.A.N.C.E.
	<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 consults regularly with the director of C.H.A.N.C.E. (Communities Helping Addicts Negotiate Change Effectively) regarding programming needs to support residents in recovery and with mental health issues. C.H.A.N.C.E. programs and services are growing and expanding currently without needing CDBG assistance. C.H.A.N.C.E. 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 consults with FISH annually regarding needs to help residents at-risk of becoming homeless and homeless women with children. FISH also provides numerous services to low-income Albany residents including medication, snack packs for school-aged youth, food boxes, clothing, and mor
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>	DHS provided information on child abuse, domestic violence and foster home placements for the Plan. DHS is also working with Family Tree Relief Nursery on the Safe House project. Staff will consult with DHS for statistics and continuum of care coordination and service delivery throughout the Plan.
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>	The City convened Albany area economic development leaders to assess existing services and programs and identify needs for small businesses and for residents looking to start a business or grow their existing business. City staff consulted with Oregon Regional Accelerator and Innovation Network (RAIN) staff regarding services and opportunities to support Albany area entrepreneurs and startup companies. The City collaborated with RAIN to host a "meet up" event for entrepreneurs and microenterprises with existing mentors and service providers and developed a survey to assess interest in business incubator/shared work spaces. [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 director of the Albany Area Chamber of Commerce participated in city-convened economic development networking meetings to discuss small business needs and plan events to support entrepreneurs and startups. 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>	The Albany Millersburg Economic Development Corporation staff participated in city-convened economic development networking meetings to discuss small business needs and plan events to support entrepreneurs and startups. Consultation and meetings are ongoing. [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 attend regional meetings hosted by OHCS regarding affordable housing needs. The City evaluates funding opportunities and statewide housing data periodically.
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
	<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 In-Reach clinic staff regarding health care needs for homeless and low-income residents.
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.
28	<b>Agency/Group/Organization</b>	University of Oregon Sustainable Cities Initiative
	<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>	Two University of Oregon GIS classes mapped Albany socio-economic data, housing conditions, crime and accident reports, and community amenities and services to help the City identify and analyze access to opportunities by Albany protected class populations and to inform planning needs and investments by the City and area partners. The mapping analysis provided additional data to determine where accessibility improvements are needed.
29	<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 and housing options for those released from correctional institutions.
30	<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



<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Staff consults with HUD staff on environmental reviews and procedural questions and fair housing complaints.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

All agency types were consulted in preparation of the 2018-2022 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))**

City staff consulted with the City of Corvallis and the Linn Benton Housing Authority on housing and fair housing needs and collaboration opportunities. The Community Development Commission has annual agency consultations with the Community Services Consortium (regional continuum of care action agency), the Linn Benton Housing Authority, Cascades West Council of Governments, Linn County Health Services and Linn Benton Community College's Small Business Development Center.

City staff participate in regional housing planning activities coordinated by Oregon Housing and Community Services and other regional meetings relevant to housing, community, and economic development needs.

City staff consulted with other City departments including public works, economic development, police, and parks and recreation to collect data and identify any community development needs that should be included in the Consolidated Plan.

## **PR-15 Citizen Participation**

### **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 the 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 resident surveys, public meetings, and outreach to local service providers, public agencies, shelters, housing providers, the business community, Linn-Benton Community College, 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 broadened its efforts to reach unsheltered homeless residents with a survey made available at warming shelters in November and December 2017.

The City held a public open house December 12, 2017, to get input on draft priority needs, with a Spanish translator at the meeting. The public was invited through press releases in English and Spanish to attend the open house and participate in the community survey. Emails to area agencies, service providers, the CDC, and to the City's Human Relations Commission. The community wide survey was translated into Spanish and made available through social media and on the internet.

The City provided public notice in the Albany Democrat Herald of the June 13, 2018 City Council public hearing and the 30-day comment period and sent a press release out to area agencies and news sources and promoted these opportunities on social media.

Input from agency consultations, surveys, and public comments were evaluated by the CDC when determining priorities for the 2018-2022 Consolidated Plan and 2018 Action Plan.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Comments not accepted and why	URL (If applicable)
1	Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	December 12, 2017 - public forum was attended by 6 residents.	Suggestions included providing a mental health information kiosk on available services; street lights at Queen Avenue and Clay Streets; trash clean ups, provide dumpsters.	None	
2	Survey of Homeless Residents	Homeless - Sheltered and Unsheltered	52 homeless people took the survey.	causes of homelessness and priority needs of all homeless residents. The following needs were identified: Affordable housing- Rental and deposit assistance- Jobs and employment- Identification cards		
3	Survey of Homeless Residents	Non-targeted/broad community	110 residents completed an online survey - available in both English and in Spanish in print and on the City's website. A press release about the survey was distributed on Facebook.	Needs identified: Affordable housing, permanent supportive housing, transitional housing, rental assistance, housing rehabilitation, down-payment assistance- drug and alcohol treatment- Jobs, job skills training, employment, better paying jobs- Street repairs, sidewalks, transportation infrastructure, parks- Code enforcement, street lights, safe neighborhoods	All comments were accepted.	<a href="http://www.cityofalbany.net/cdbg">www.cityofalbany.net/cdbg</a>

4	Public Hearing	Non-targeted/broad community	6 people attended the June 13, 2018 public hearing on the 2018-2022 Consolidated Plan and 2018 Action Plan	<p>Liza Newcomb, Willamette Neighborhood Housing Services, spoke in support of the Consolidated Plan goals. CDBG funds revitalize communities, housing rehabilitation keeps people in their homes, reduces housing cost burden, removes blight, and supports goals of the Consolidated Plan.</p> <p>Clarice Frietas, Linn Benton Health Equity Alliance, spoke on behalf of 's Latino/Hispanic community and spoke in support of CDBG programs and the value in investing in housing all residents deserve safe affordable housing. A resident has to earn \$17.50 an hour in order to afford a two-bedroom apartment in Albany. Latinos constitute one twelfth of all households but one third live in poverty, and only homeownership rates are much lower than for the population overall. CDBG programs could better serve the Latino community and make more inclusive investments and professionally translate more materials into Spanish.</p> <p>George Matland, Signs of Victory Mission Shelter, in support.</p> <p>Annie McDonald, Albany Partnership for Housing and Community Development, in support.</p> <p>Tim Vaughan, resident, supports CDBG programs and need for housing rehabilitation.</p> <p>Rex Watkins, resident and residential property manager, appreciates funds being used to remove blighted conditions and improves parks but hopes that the City will maintain the parks. He supports the idea of purchasing blighted properties but does not think the City would be a good property manager. He acknowledged need for housing rehabilitation and suggested letting the county assessor 's office know about the funding.</p>	All comments were accepted.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Comments not accepted and why	URL (If applicable)
5	Newspaper Ad	Non-targeted/broad community	The City published notice of the 30 day comment period on the plans and notice of the June 13, 2018 public hearing.	The City received four written comments in support of the CDBG programs and residents expressed the need for more affordable housing. Charlie Mitchell, Linn Benton Community College Small Business Development Center director wrote in support of the 2018 Action plan and the City grant to the college for small business development and microenterprise assistance, which is helping turn ideas into businesses and transform existing businesses into thriving businesses. Three written comments were received in support of the CDBG program goals and plans to create more affordable housing. Resident Monica Serna specifically suggested CDBG funds be used to rehabilitate the trailer park on Salem Road by preparing the site for tiny homes. Annie McDonald with the Albany Partnership for Housing and Community Development expressed support for the City CDBG programs and partnerships and noted a demand for more studio and one-bedroom units to house Albany's homeless population. Written comments are included as attachments.	None.	
6	Survey of Homeless Residents	entrepreneurs and new businesses	26 surveys were received	A survey of shared work space needs was given to entrepreneurs and new businesses to assess the needs of entrepreneurs interested in starting a business, microenterprises and new businesses. Twenty-six surveys were received. There is interest in shared work spaces, collaboration and conference room space, and shared services.	All comments were accepted.	

**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 City supplemented the HUD-provided data with 2012-2016 ACS and 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. 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.

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

Housing Needs Assessment: Albany had roughly 19,700 households and 52,500 residents in 2016. An analysis of housing problems found that the greatest issue facing Albany households is housing affordability. Housing cost burden is more severe for Albany's households earning less than 50 percent of the area median income.

Additional five-year housing needs include maintaining and improving Albany's existing affordable housing and expanding housing opportunities for Albany's low-income elderly and non-homeless special needs populations.

Disproportionately Greater Need: Housing cost burden disproportionately affects Albany's minority households relative to non-minority households.

Public Housing: Linn Benton Housing Authority issues HUD Section 8 Housing Choice Vouchers to 947 Albany households. More than 1,190 Albany households are on the voucher waiting list.

Homeless Needs Assessment and Homeless Prevention: According to the 2017 annual one-night count, 180 people were homeless or in a shelter in Linn County January 2018. The Albany school district counted 272 homeless children in the 16-17 school year and 342 in the 15-16 year. Homeless needs identified include shelter and transitional housing for families with children and unaccompanied youth, as well as more permanent supportive housing opportunities.

Non-Homeless Special Needs: Albany’s service providers work to improve the lives of the elderly and other special needs populations, help homeless and those at risk of becoming homeless, counsel victims of abuse, and aid persons with mental and physical disabilities and persons with addictions. Due to the large need for public services and the HUD limit on funding that can go to services (15 percent), the City uses a competitive application process to evaluate public services needs that support the goals in this Consolidated Plan and the annual action plans. Needs identified for the next five years include help to keep seniors and disabled in their homes; support for victims of abuse; parenting and life skills training and counseling; case management; addiction recovery and support; job skills and employment training; dental and medical health care; affordable housing with supportive services; affordable daycare; transportation; and food.

Non-Housing Community Development Needs: Albany has four Low and Moderate Income (LMI) Census tracts where there is a higher concentration of older housing, lack of sidewalks, minorities, and households in poverty. Housing rehabilitation and public infrastructure improvements would benefit low income residents and improve neighborhood stability.

Despite an improved economy and lower unemployment rate, many residents are underemployed or are in low-wage jobs so there is need for job creation, skills development, and microenterprise assistance.

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

### Summary of Housing Needs

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 percent 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 households.

The assessment evaluates housing needs by tenure, income, and race/ethnicity. The tables that follow provide a snapshot of the housing issues experienced by Albany's low- and moderate-income (LMI) households. The map figures illustrate the concentrations of minority groups, and LMI households and housing issues within the City.

The 2013 CHAS data reports Albany had 19,279 households. Of these, 3,765 renters and 1,369 homeowners experienced housing cost burden of 30 percent; and 2,120 renters and 814 home owners experienced severe housing cost burden spending 50 percent or more of their income on housing.

**Table 5 - Population and Household Change 2000-2013 and 2000-2016**

Demographics	2000 Census (Base Year)	2013 Most recent full data set	% Change 2000-2013	2016 (ACS 1 yr)	% Change 2000-2016
Population	40,852	50,828	24%	53,146	30%
Households	17,374	19,297	11%	20,683	19%
Median Income	\$39,409	\$47,612.00	21%	\$58,693	49%

Data Source: 2009-2013 CHAS

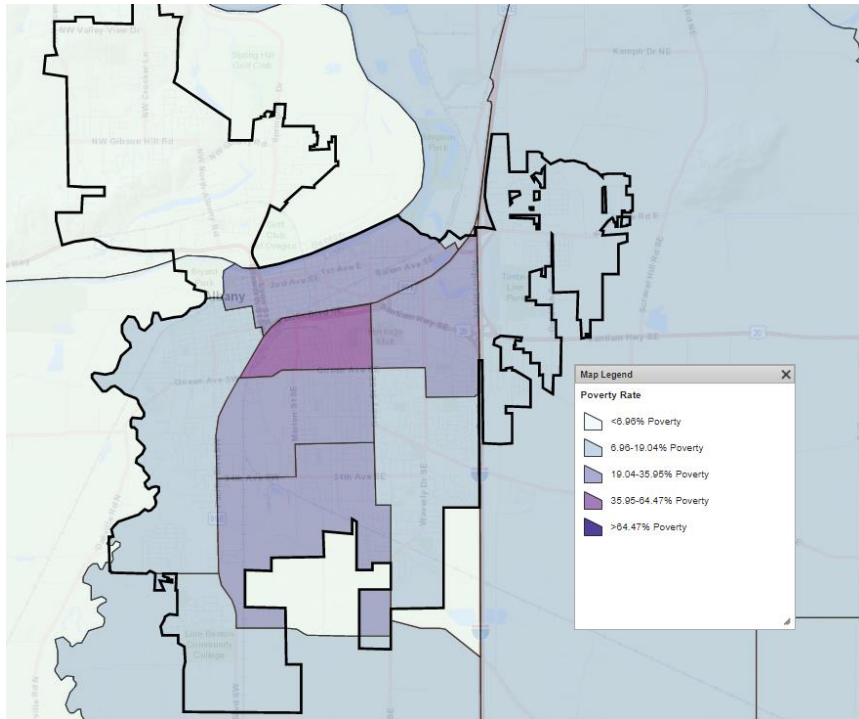
**Table 6 – Total Households by Household Size, Ages, and HUD Adjusted Median Family Income (HAMFI)**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	2,040	1,960	3,045	1,910	10,335
Small Family Households	845	760	1,185	660	5,620
Large Family Households	130	129	230	200	535
Household contains at least one person 62-74 years of age	265	250	620	500	2,060
Household contains at least one person age 75 or older	105	290	490	140	865
Households with one or more children 6 years old or younger	549	530	580	465	1,190

Data Source: 2009-2013 CHAS

### Poverty Rate by Location (Census Tracts)





## Housing Problems

Albany households earning less than the area median income with one or more housing problems had the following characteristics:

- Renters experience housing problems at a much higher rate than homeowners.
- Only renters lived in housing that lack complete plumbing or kitchen facilities.
- Albany had more households experiencing severe housing cost burden of 50% or more (2,870) than those experiencing cost burden between 30-50% (2,610).
- Two thirds of those experiencing severe housing cost burdens were extremely-low income households earning 30% or less of the HAMFI.
- 4,000 households earned less than 50% of the HAMFI.

According to the 2009-2013 CHAS data, 345 renter households and 95 owner-occupied households had more than 1.01 persons per room. Of these 160 Albany households experienced severe overcrowding, up from 54 households in the 2005-2009 data.

**Table 7 - Housing Problems (by Type of Problem, Tenure and Income**

	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	50	10	60	30	150	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	75	30	15	10	130	0	0	30	0	30
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	10	65	110	189	15	0	0	50	65
Housing cost burden greater than 50% of income (and none of the above problems)	1,125	730	125	10	1,990	215	210	370	85	880
Housing cost burden greater than 30% of income (and none of the above problems)	130	465	915	105	1,615	45	180	315	455	995
Zero/negative Income (and none of the above problems)	135	0	0	0	135	55	0	0	0	55

Data Source: 2009-2013 CHAS

**Table 8 - Housing Problems Summary**

	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>										
Having 1 or more of four severe housing problems*	1,255	780	270	165	2,470	235	210	400	135	980
Having none of four housing problems	300	640	1,365	605	2,910	65	335	1,010	1,005	2,415
Household has negative income, but none of the other housing problems	135	0	0	0	135	55	0	0	0	55

Data Source: 2009-2013 CHAS

\*Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

**Table 9 – Cost Burden Greater than 30 Percent**

	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	735	635	485	1,855	20	90	235	345
Large Related	95	110	55	260	15	24	70	109
Elderly	120	140	275	535	100	205	275	580
Other	410	360	345	1,115	140	80	115	335
Total need by income	1,360	1,245	1,160	3,765	275	399	695	1,369

Data Source: 2009-2013 CHAS

**Table 10 - Housing Cost Burden Greater Than 50 Percent by Household Size and Tenure**

	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	685	430	100	1,215	20	40	125	185
Large Related	95	40	0	135	15	24	15	54
Elderly	95	90	55	240	85	90	145	320
Other	350	180	0	530	110	55	90	255
Total need by income	1,225	740	155	2,120	230	209	375	814

Data Source: 2009-2013 CHAS

**Table 11 - 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	100	40	80	105	325	15	0	30	0	45
Multiple, unrelated family households	0	0	0	10	10	0	0	0	50	50
Other, non-family households	0	0	0	10	10	0	0	0	0	0
Total need by income	100	40	80	125	345	15	0	30	50	95

Data Source: 2009-2013 CHAS

**Table 11a– Crowding Information – 2/2**

	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	0	0	0	0	0	0	0	0

Data Source: 2009-2013 CHAS

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

According to the 2012-2016 ACS data, 25 percent of Albany ‘s households (5,015) are single person households. Of these, 1,989 single person householders are 65 years or older. The City estimates about 75 percent of the single person elderly households are female, which is the ratio of female widows to male widows.

Sixty percent of the 1,193 households on the Section 8 housing choice voucher waiting list are waiting for a one-bedroom, roughly 713 households. Twelve percent of households on the waiting list are elderly, 37 percent are disabled and 68 percent 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 2018, 53 percent, or about 500 disabled Albany households received Section 8 housing choice vouchers and roughly 440 households with a disabled resident were on the Section 8 voucher waiting list.

The Center Against Rape and Domestic Violence provided safe housing for 60 Albany residents, including 39 adults and 21 children in 2017. The Department of Human Services (DHS) reported 27 Albany households were receiving domestic violence support in 2016. There is at least one safe house for victims of sex trafficking in Albany. Adequate housing exists for current victims.

DHS reports indicate that one of the most common reasons for removing children from their homes is for physical abuse and neglect, and alcohol and drug abuse. In 2017, 279 Linn County children were in foster care. Family Tree Relief Nursery works with families at-risk for abuse to prevent abuse and to reduce the number of kids placed in foster care. C.H.A.N.C.E. works collaboratively with Linn County Alcohol and Drug and Parole and Probation divisions, Oxford House Chapter 19 and local recovery houses for housing placements for addicts in recovery.

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

Housing cost burden is Albany’s most common housing problem, with 5,134 households earning less than 80 percent of HAMFI paying more than 30 percent of their income on housing. Of these cost-

burdened households, 2,934 experienced severe housing cost burden. Renters accounted for 73 percent of Albany's cost-burdened households earning less than 80 percent of HAMFI.

Overcrowding was experienced by 440 households earning less than the median income, including 345 renter households. Of these, 370 were single-family households and 60 households consisted of multiple, unrelated families.

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

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

- Small related households earning less than 80 percent of HAMFI experienced the greatest incidents of cost burden and severe cost burden, accounting for 43 percent of households paying 30 percent or more on housing and 44 percent of those experiencing severe cost burden.
- Elderly households accounted for 21 percent of households experiencing housing cost burden.
- Single-family low-mod renter households had the highest incidents of crowding of all housing types.

### **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**

Two thirds of those experiencing severe housing cost burden were extremely-low income households earning 30 percent or less of the HAMFI (1,445 ELI households). These households are at imminent risk of losing their housing if a rent payment is missed.

Characteristics of extremely low income (ELI) families with children in the 2009-2013 CHAS included:

- 549 had one or more children six years old or younger;
- 845 were small related households (two to four members);
- 130 large households with five or more related members; and

Looking at characteristics of Albany's households in poverty as provided in the next table, minority residents have a much higher ratio of poverty than Whites. The 2018 poverty level for a one person household was \$12,600 and \$24,600 for a household of four.

More than one-third of female-headed households live below the federal poverty level, accounting for 3,188 people in the 2012-2016 ACS, and 3,193 children lived below the poverty line.

Low-income and extremely-low income individuals and families with children that are at imminent risk of losing their housing often lack one or more of the following: sustainable employment, affordable housing, affordable daycare, health care, inadequate transportation, or a local support system. Residents that experience housing cost burden are also challenged. Any unanticipated monthly expense can affect their ability to pay rent and other housing costs. 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

The Albany's Continuum of Care agency, Community Services Consortium (CSC), served 27 Albany households with rapid re-housing assistance and 105 households with short term rental assistance to prevent homelessness in 2017. 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 is taking longer than three months.

According to CSC, instability and an increased risk of homelessness are characterized more by lack of employment or mental or physical disabilities and a lack of affordable housing.

A survey of homeless residents reported the following causes of homelessness: unemployment, inability to afford rent, poor rental history and/or credit history, drug and alcohol addiction and mental illness as causes of homelessness. Several residents said they were homeless because they were kicked out of a friend or family's house.

**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**

Housing characteristics specific to the Albany market that could be linked with housing instability and increased risk of homelessness include the cost of housing, the age, and condition of housing.

Over the last decade, housing prices have increased at a much higher rate than incomes. The lack of affordable housing is the primary housing characteristic linked to instability and increased risk of homelessness. In the 2009-2013 ACS data, 5,480 Albany households earning less than 100 percent of the area median family income experienced housing cost burden, representing 61 percent of households below the median income.

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. The City receives complaints regarding living conditions in rental housing – such as the presence of black mold, leaking pipes, and electrical outlets that do not work.

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.

Albany Census Tract 204 has the high concentration of households earning less than 80 percent of the HUD adjusted median family income (MFI) also has the largest concentration of housing built before 1949 and has almost half of Albany's housing lacking either complete kitchen or plumbing facilities.

## **Discussion**

Housing cost burden is an issue for many Albany households earning less than the HAMFI. Roughly half of Albany's cost-burdened households pay more than 50 percent of their income on housing costs and are severely cost burdened. Most households that experience housing cost burden are renters.

Extremely low-income households, including low-income families with children, are most affected by housing problems, severe housing problems, and/or cost burden. As a result, these households are most likely to be threatened with homelessness or become homeless and enter homeless assistance programs.

Housing instability is one of the greatest challenges the Albany area. Without safe and affordable housing, all areas of people's lives may be negatively affected. Households experiencing housing cost burden, and especially those with severe housing cost burden, are at increased risk of losing their housing due to either a slight loss of income or increase in other monthly costs such as utilities, transportation, health care or daycare. Housing cost burden can lead to missed or late rent payments, increasing risks of evictions. Once evicted, it is much harder to find suitable affordable housing. Households could move from place to place, school district to school district, or from job to job, which leads to instability in the lives of parents and children today and in the future.

Most of Albany's thousands of extremely low-income individuals and families need more affordable housing and/or housing assistance to reduce housing costs. Over the last five years, Albany has added back most of the jobs lost in the recession. More jobs and job skills training opportunities are needed to employ residents, increase incomes, and provide workforce for businesses.

Housing age and condition are also variables in the quality of affordable housing. 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.

The City acknowledges the needs of low- and extremely-low income individuals and families and has set the following Plan goals and objectives to help address these housing issues:

**Goal:** Create affordable housing opportunities.

- Increase the supply of affordable housing for very low and extremely low-income households through acquisition, preservation and construction of housing that is affordable to low-income households.
- Help low-mod households become homeowners.

**Goal:** Preserve and improve affordable housing.

- Maintain and improve the quality and energy efficiency of Albany's existing affordable housing stock through housing rehabilitation programs.

**Goal:** Reduce and prevent homelessness.

- Help at risk residents stay in their homes with rental assistance and other housing-related services or with programs and services that reduce monthly living costs (such as food boxes and free clothing).
- Help homeless residents out of homelessness through public services that address issues around homelessness, help to repair damaged rental history or credit history, provide life skills and job skills development
- Provide transitional or permanent supportive housing units to move residents out of emergency shelters.
- Provide education and technical assistance to entrepreneurs and businesses to increase the number of jobs available to LMI persons.



## 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 greater rate (10 percentage points or more) than the income level as a whole. For example, if 60 percent of low-income households within a jurisdiction have a housing problem and 70 percent 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 low-mod households by race that experienced one or more of four housing problems - lacks complete kitchen or plumbing facilities; has more than one person per room, and/or has a housing cost burden greater than 30 percent or severe housing cost burden of 50 percent.

**Table 13 – Disproportionally Greater Need 0%-30% 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
Jurisdiction as a whole	1,660	190	190
White	1,305	175	155
Black / African American	15	0	0
Asian	50	15	10
American Indian, Alaska Native	40	0	25
Pacific Islander	0	0	0
Hispanic	195	0	0

**Data Source:** 2009-2013 CHAS; \*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%

**Table 14 – Disproportionally Greater Need 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
Jurisdiction as a whole	1,635	325	0
White	1,250	295	0
Black / African American	70	0	0
Asian	4	0	0
American Indian, Alaska Native	14	0	0
Pacific Islander	30	0	0
Hispanic	255	30	0

**Data Source:** 2009-2013 CHAS; \*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%

**Table 15 - Disproportionally Greater Need 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
Jurisdiction as a whole	1,900	1,155	0
White	1,540	860	0
Black / African American	0	0	0
Asian	10	15	0
American Indian, Alaska Native	55	0	0
Pacific Islander	0	0	0
Hispanic	225	230	0

**Data Source:** 2009-2013 CHAS; \*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%

**Table 16 - Disproportionally Greater Need 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
Jurisdiction as a whole	860	1,045	0
White	755	965	0
Black / African American	0	0	0
Asian	4	25	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	80	35	0

**Data Source:** 2009-2013 CHAS; \*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 2009-2013 CHAS, 6,055 households earning less than 100 percent of the area median income experienced one or more housing problem. Housing cost burden is the most common housing problem and is a disproportionately bigger problem for minorities, especially for American Indian and Alaskan Native residents in all income categories. There are disproportionately greater housing problems for Black/African American and Hispanic/Latino households in most income levels.

Comparing the percentage of minority populations experienced housing problems to the proportion of all minority households indicates that Hispanic or Latino households and American Indian and Alaskan Native households have disproportionately more housing problems. Extremely low-income Black or African-American households disproportionately more housing problems.

## 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

Per HUD regulations [91.205(b)(2), 91.305(b)(2), and 91.405], a grantee must provide an assessment for each disproportionately greater need identified. A disproportionately greater need exists when the members of racial or ethnic group at any income level experienced housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

Severe housing problems include:

- Lacks complete kitchen or plumbing facilities;
- Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms; and/or
- Housing cost burden of more than 50 percent of income.

**Table 17 – 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
Jurisdiction as a whole	1,490	365	190
White	1,130	350	155
Black / African American	15	0	0
Asian	50	15	10
American Indian, Alaska Native	40	0	25
Pacific Islander	0	0	0
Hispanic	195	0	0

**Data Source:** 2009-2013 CHAS; \*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%

**Table 18 – Severe Housing Problems 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
Jurisdiction as a whole	990	975	0
White	815	740	0
Black / African American	0	70	0
Asian	4	0	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
American Indian, Alaska Native	14	0	0
Pacific Islander	0	30	0
Hispanic	145	135	0

**Data Source:** 2009-2013 CHAS; \*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%

**Table 19 – Severe Housing Problems 50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	670	2,375	0
White	470	1,925	0
Black / African American	0	0	0
Asian	10	15	0
American Indian, Alaska Native	0	55	0
Pacific Islander	0	0	0
Hispanic	145	310	0

**Data Source:** 2009-2013 CHAS

\*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%

**Table 20 – Severe Housing Problems 80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	300	1,610	0
White	240	1,475	0
Black / African American	0	0	0
Asian	0	25	0
American Indian, Alaska Native	10	10	0
Pacific Islander	0	0	0
Hispanic	50	65	0

**Data Source:** 2009-2013 CHAS

\*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 in all income categories and Black/African Americans in the ELI income level, which is the only level where there were African American Households. The Hispanic/Latino and Asian households also experienced severe housing problems at a greater rate than the than the income level as a whole for all incomes.

More discussion follows in NA-25 and NA-30.

## 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 percent of its gross income on housing related costs. Table 19 summarizes housing cost burden data for Albany and each racial and ethnic group, including households with no cost burden (less than 30 percent), cost burden (30-50 percent), severe cost burden (more than 50 percent), 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 within that income level combined.

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

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	12,115	3,900	3,090	185
White	10,850	3,385	2,465	155
Black / African American	30	70	15	0
Asian	195	4	64	10
American Indian, Alaska Native	80	65	55	25
Pacific Islander	10	30	0	0
Hispanic	750	320	380	0

Data Source: 2009-2013 CHAS

### Discussion:

Albany’s minorities have a greater incidence of housing problems within their race and income levels than citywide. A greater percentage of Black/African American, Pacific Islander, and American Indian/Alaska Native households experience housing cost burden than other races. The Hispanic, American Indian and Asian households had a disproportionately greater incidence of severe housing cost burden over 50 percent.

Three quarters of both African American and Pacific Islander households experienced housing cost burden. Approximately 53 percent of American Indian and Alaskan Natives experience housing cost burden and 48 percent of Latino/Hispanic households. Compare these figures to 35 percent of White and 24 percent of Asian households that experienced housing cost burden in the 2009-2013 data.

## **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?**

According to data presented earlier in the Plan, Albany's minority low-income and extremely low-income households, those earning less than 50 percent of the area median income, experience housing cost burden and crowding than citywide and show a higher disproportionately greater need for affordable housing.

For households with very low-incomes (30-50 percent MFI), Latino, American Indian/Alaskan Native and Black/African Americans experienced a disproportionately greater need than the general population.

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

As the Latino/Hispanic becomes a larger percentage of Albany's population, it is critical to look at the needs of these residents and other minority populations. 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.

Minorities experienced greater incidences of housing cost burden and crowding, and fewer minorities are home-owners as demonstrated in the following table of 2012-2016 ACS data. Albany's Hispanic residents account for 12.6 percent of Albany's residents but only 7.9 percent of Albany's households. Only 3.8 percent of Albany's owner-occupied units are Latino/Hispanic households. Home ownership rates for Latino/Hispanic households was 28.7 percent, and 15.6 percent of Black or African American households, compared to 59.6 percent for all Albany households.

Comparing 2013 and 2018 plan data, more racial and ethnic minority populations are experiencing problems in 2018 relative to 2013, especially those with the lowest incomes.

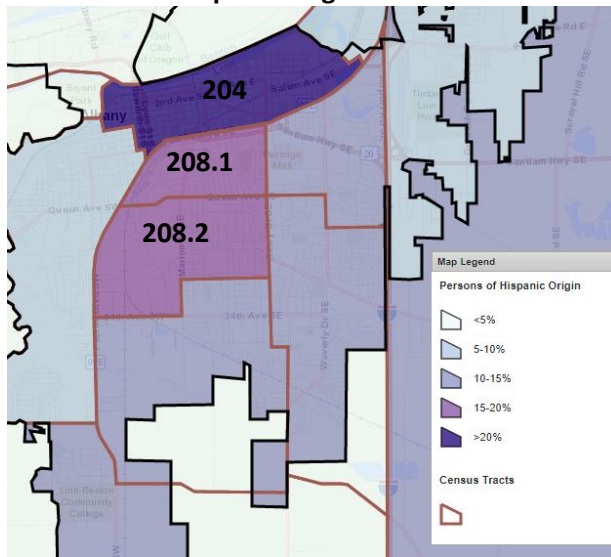
According to residents, many Hispanic individuals do not have a driver's license or access to a vehicle. This greatly affects where they chose to live and where they shop for food, and ability to get to jobs. The lack of bilingual services was identified as a barrier to accessing existing support services and health clinics in the last Consolidated Plan; however, service agencies have made progress in providing bilingual services.

Incomes are not keeping pace with rising housing costs. Linn County's mean renter wage was \$11.72 in 2015 and the hourly wage needed to afford a two-bedroom apartment at HUD's fair market rent is \$16.88. Minimum wage earners need to work 66 hours a week to afford the average two-bedroom rental in 2015.

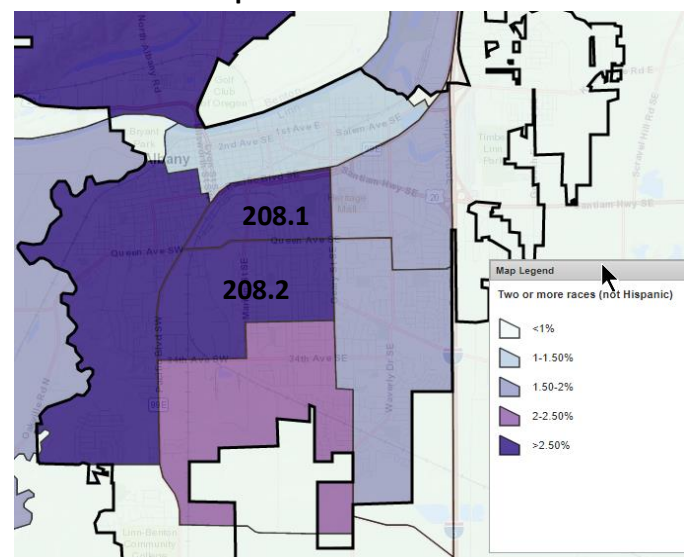
**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Households of Hispanic origin and two or more races are concentrated in the center of the City in low-mod Census Tracts 204, 208.1, 208.2, and 205. Persons of Hispanic origin constitute 15-20 percent in Census Tracts 208.1 and 208.2 and over 20 percent in Tract 204. The percentage of residents of two or more races not of Hispanic origin are highest in Census Tracts 208.1 and 208.2. The percent of non-English speaking households is highest in Tract 205, followed by Tract 204. (See map figures in SP-10.

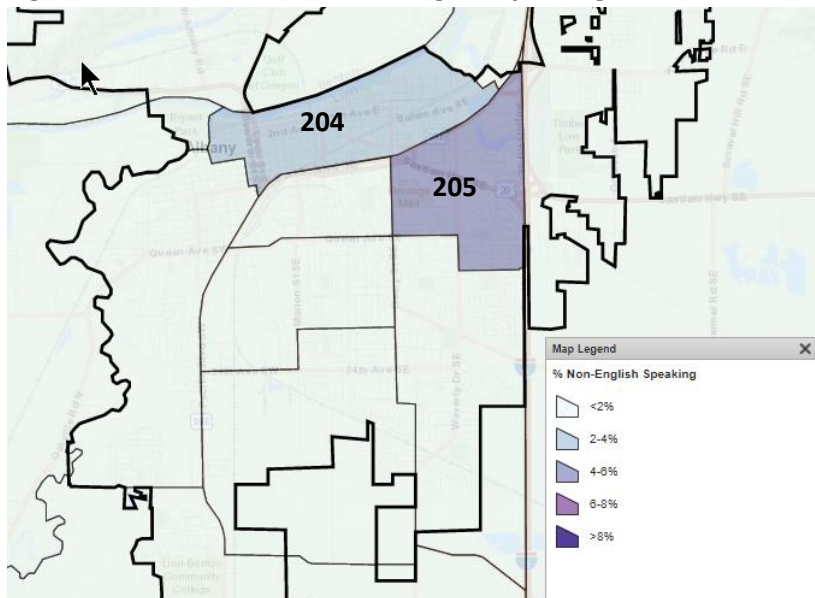
**Figure 1 – Concentration of Residents Of Hispanic Origin**



**Figure 2 – Concentration of Two or More Races Not Hispanic**



**Figure 3: Concentrations of Non-English-Speaking Households**





## 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 February 2018, 947 Albany households representing 1,909 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, generally equal to 40 percent of their adjusted monthly income. LBHA pays the landlord the balance of the rents on behalf of the households.

According to the HUD data, 101 Albany public housing residents were a non-white race and 119 residents were of Hispanic/Latino origins.

Linn Benton Housing Authority provided race and ethnicity statistics for the current 2018 Section 8 Voucher holders and for Albany households on the waiting list. In February 2018, there were 109 Hispanic/Latino Albany households receiving vouchers and 38 American Indian/Alaska Native households, 19 African American households, five Asian households, and four Hawaiian/Pacific Islander households.

**Table 22 – Public Housing by Program Type Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	32	0	2,290	0	2,201	33	0	56

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

Data Source: PIC (PIH Information Center)

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

	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	9,006	0	11,135	0	11,142	11,329	0
Average length of stay	0	4	0	5	0	5	0	0
Average Household size	0	1	0	2	0	2	1	0
# Homeless at admission	0	0	0	11	0	11	0	0
# of Elderly Program Participants (>62)	0	6	0	495	0	482	3	0
# of Disabled Families	0	21	0	889	0	818	25	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

Data Source: PIC (PIH Information Center)

**Table 24 – Race of Public Housing Residents by Program Type**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	27	0	2,189	0	2,105	31	0	53
Black/African American	0	0	0	29	0	27	0	0	2
Asian	0	1	0	17	0	17	0	0	0
American Indian/Alaska Native	0	4	0	49	0	46	2	0	1
Pacific Islander	0	0	0	6	0	6	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Data Source: PIC (PIH Information Center)

**Table 25 - Ethnicity of Public Housing Residents by Program Type**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	1	0	119	0	113	1	0	5
Not Hispanic	0	31	0	2,171	0	2,088	32	0	51

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

Data Source: PIC (PIH Information Center)

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

Persons with disabilities represent roughly 16 percent of the city population over five years old but constitute 37 percent of Albany households on the housing choice voucher waiting list. LBHA does not own any public housing units and did not have information on the number of households needing an accessible unit.

According to the HUD provided data, most families request accessibility features. Albany's families with Housing Choice vouchers have a much higher percentage of persons with a disability, representing 53 percent.

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

As of 2018, 947 Albany households received Housing Choice vouchers, representing 1,909 Albany residents. Of these households, one-third are families with children, 30 percent are elderly households, and more than half are households with a disabled member. The average household size is two, despite 33 percent of voucher holders being families with children. Three-quarters of the voucher holders are female-headed households.

The Linn Benton Housing Authority (LBHA) Section 8 voucher program does not have a time limit on how long a family can remain on the program and funding is being cut which means the wait for a voucher can be several years. The data indicate the average length of stay on the vouchers is five years for most voucher holders and two and a half years for disabled residents with a special purpose voucher.

LBHA's voluntary Family Self-Sufficiency Program (FSS) helps residents become self-sufficient and off the voucher program, either as home owners or market rate renters. The FSS program includes the individual savings account incentive program to encourage residents to save money to buy a home or get a degree. There is more demand for the FSS program than funding allows. As of 2018, LBHA had 32 active Albany resident Section 8 Voucher holders on our FSS Program. LBHA serves five Albany residents participating in the individual development account savings program who are graduates of the FSS Program, but no longer have a Section 8 Voucher.

This data indicates that Housing Choice Voucher holders need housing that is affordable and safe for elderly and disabled persons and families with children. Increasing the turnover rate of those receiving public assistance would better utilize the already existing program funds.

As of March 2018, 1,193 Albany households were on the waiting list for Section 8 tenant-based vouchers, representing 2,197 Albany residents, including 720 children. Another 2,100 households were on the LBHA's housing voucher waiting list for housing in Linn and Benton counties, representing 4,600 residents.

Albany households on the waiting list include 443 households with a disabled resident (37 percent), 143 are elderly (12 percent), and 811 (68 percent) are female-headed households. Sixty percent of households on the waiting list qualify for one-bedroom units, 26 percent qualify for two-bedroom units and the rest qualify for larger units. One of the challenges voucher holders face is finding the right size units.

Albany's rental housing supply does not align well with the needs of households on the LBHA waiting list. Based on 2016 American Community Survey Data, only 10 percent of Albany's housing stock consists of studio and one-bedroom units, yet 60 percent of waiting list households only qualify for one-bedroom unit. Residents within the two-county area may need to expand their search for housing in other cities or areas due to the limited supply of affordable housing.

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

Households with a disabled resident constitute a large percentage of voucher holders, 53 percent, and those waiting for a housing choice voucher, 37 percent, compared to the population at large, 16 percent.

Female-headed households account for three-quarters of Albany's housing choice voucher holders and more than two-thirds of those waiting for vouchers. Female-headed family households constitute 15 percent of the population at large, but 46 percent of the population living less than 125 percent of the poverty level. (The 2018 Oregon poverty level ranges from \$12,060 for one-person household to \$20,420 for a three-person household.)

Children account for one-third of the residents waiting for a housing voucher, while only nine percent of Albany residents are under 18. Elderly households accounted for 12 percent on the waiting list and 10 percent of households overall and 14 percent of Albany's population.

### **Discussion**

While Albany doesn't have any public housing units, the publicly supported affordable housing units combined with Section 8 vouchers provide approximately 1,500 households with affordable housing.

Approximately 3,400 Albany households have one or more severe housing problems, with most problems being housing cost burden. There are 1,193 households waiting for Section 8 vouchers which may include some households with severe housing problems. A majority of households with severe housing problems are renters and non-elderly small or large related households.

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

### Introduction:

Albany is committed to preventing and addressing issues of homelessness for Albany residents. The City became actively involved working with local agencies addressing Albany's chronic homeless population in early 2006 when it ordered a long-established homeless camp to be shut down and cleared out to accommodate expansion of city facilities. City staff participate in the local Homeless Engagement and Resource Team (HEART), which is an advocacy group working 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 in 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 30, 2017, in Linn County conducted by Community Services Consortium (CSC). CSC is the continuum of care agency for Linn, Benton, and Lincoln counties.

**Table 25 – Linn County Point in Time Count Data January 30, 2017**

Linn County	TOTAL	Sheltered	Unsheltered
Homeless People	180	113	67
Households	167	106	61
Families with Children	3	0	3
Under 18	21	4	17
Age 18 - 24	18	13	5
Over 24	141	83	58
Hispanic/Latino	16	6	10
Disability (alcohol or drug abuse or mental health issues)	5	5	0
Victims of Domestic Violence	34	22	12

Data Source: Community Services Consortium 2017 PIT

**Table 26 - 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)	0	5	200	150	50	180
Persons in Households with Only Children	19	2	30	30	28	180
Persons in Households with Only Adults	94	60	400	300	250	180
Chronically Homeless Individuals	33	24	60	5	5	365
Chronically Homeless Families	0	2	4	0	0	365
Veterans	3	16	35	5	15	180
Unaccompanied Child	28	7	80	30	50	60
Persons with HIV	0	0	0	0	0	0

Data Source:

Community Services Consortium 2017 PIT data, and Greater Albany Public School District, McKenny Vento 16-17 homeless count, Albany Helping Hands, Signs of Victory Mission, Jackson Street Albany House

Comments:

**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 persons becoming homeless in Albany each year. Consultations with local emergency shelter staff found that most people entering the homeless assistance system are a result of the lack of employment or low-paying jobs; high rents; victims of drug abuse or domestic violence; or those with disabilities and mental illness. Household types that are more affected than others are typically single-parent women and chronically mentally ill men.

In January of 2018, the two large shelters were at capacity, filling 203 beds, four rooms for families and the youth shelter had 10 residents. It is estimated that approximately 350 residents staying at the shelters became homeless over the past year, and approximately 50-60 are chronically homeless.

The Albany Helping Hands Shelter (AHH) reported that 11 of their clients were successful in leaving the shelter in 2017; 17 residents went into permanent supportive transitional housing. Most of the 189 residents that stayed at the Signs of Victory shelter exited homelessness, with most residents staying less than a month, and a few residents staying four to six months. AHH reported stays averaging 6 to 9 months for clients to save money, get jobs, and wait for housing becomes attainable.

Reviewing the PIT count data, shelter-provided data, and the McKinney Vento school-aged children counts, it appears that approximately 500 people experiencing homelessness in Albany per year.

Families with Children. The Greater Albany Public Schools district 2016-2017 homeless count of students in the district indicated there were a total of 272 homeless children and youth, including 80 unaccompanied youth. The 2016-17 school year total was lower than the 2015-16 count of 342 identified students. GAPS staff indicated the lower 2016-17 figures could be attributed to new staff, as staff has discovered several students that were not included.

Since SOV opened, the four rooms for families have been full. Staff report that at one time, 32 children were staying at the shelter. Community Outreach (COI), a shelter in Corvallis, also serves Albany area residents and families with children. In November of 2017, 10 adults and 14 kids were staying at COI.

City staff estimated that Albany had about 60 homeless families in the 16-17 school year, subtracting out the 80 unaccompanied youth.

Unaccompanied Youth. McKinney Vento counts for the 16-17 school year counted 80 unaccompanied youth. The Albany youth shelter served 28 Albany youth in 2017; 26 youth exited homelessness through reuniting with their families or finding other secure housing.

Veterans. The 2017 PIT count for Linn County found that 16 of the 19 veterans counted were unsheltered. AHH served 28 veterans in 2017. SOV served 12 Veterans in the first quarter of 2018.



**Table 27 - Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	392	0
Black or African American	22	0
Asian	42	0
American Indian or Alaska Native	3	0
Pacific Islander	2	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	32	0
Not Hispanic	445	0

**Data Source**

**Comments:**

Signs of Victory 2018 first quarter, Albany Helping Hands 2017 data

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

The 2017 PIT count for Linn County included five unsheltered people in households with children accounting for three families, and 21 people in households with only kids (homeless youth). Benton County counted 52 homeless people in families with children and 39 in households with only kids in 2017. According to the Community Outreach shelter staff in Corvallis, almost half of their guests are from Albany. The Albany Helping Hands shelter refers families with children to Community Outreach in Corvallis and to Albany’s newly enlarged Signs of Victory Mission shelter. It is estimated that Albany had about 60 homeless families in the 16-17 school year.

Most of the families of the 272 homeless children and youth counted by the school district were sharing housing with friends or relatives; 16 percent were in a shelter, five percent were in a hotel or motel, and five percent were unsheltered – likely living in their vehicles.

**Table 28 - Greater Albany Public School District Homeless Summaries by Grade**

<b>School Year</b>	<b>Total Homeless</b>	<b>Elementary Grades K-5</b>	<b>Middle School Grades 6-8</b>	<b>High School Grades 9-12</b>	<b>Unaccompanied Homeless Youth</b>
2015-2016	342	142	61	139	96
2016-2017	272	103	59	110	80

**Data Source:** Greater Albany Public School District

Using the McKinney Vento 2016-2017 school year homeless count of 272, and subtracting out the 80 unaccompanied youth, it is estimated that Albany had about 60 homeless families in the 16-17 school year.

There were two 2-person Veteran households reported in the 2017 PIT but these households are likely not households with children.

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

Race and ethnicity data derived from the 2017 CSC point in time homeless count is included in the table below. Comparing the percentages of the homeless minority populations to the percentage of these races present within Albany’s population, the American Indian/Alaskan Native and Black/African American and persons with more than one race had higher rates than their overall representation in the population of Albany as a whole.

**Table 29 - Race of Homeless Counted in 2017 PIT**

RACE/ETHNICITY	2017 PIT		1 <sup>st</sup> Q SOV		2017 AHH	
	Number	Percent	Number	Percent	Number	Percent
White	153	78%	159	84%	80	74%
Black or African American	7	4%	7	4%	8	7%
American Indian/Alaska Native**	18	9%	17	12%	7	7%
Native Hawaiian or Pacific Islander	2	1%	0	-	1	1%
Asian	0	0	1	1%	1	1%
Multiple Races	16	8%	0	-	0	
<b>Total</b>	<b>180</b>		<b>189</b>		<b>108</b>	
Hispanic/Latino	16	8	5	3%	11	10%

**Data Sources:** Community Services Consortium 2017 PIT, Signs of Victory Mission (SOV), and Albany Helping Hands (AHH)

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

The causes of homelessness are many and varied. The 2017 PIT counted 34 homeless victims of domestic violence, 19 veterans, and four adults with serious mental illness in Linn County. Data from Albany Helping Hands emergency shelter said that 55 residents had mental illness and 28 were Veterans. Signs of Victory data found that only seven residents of 189 (including children) were employed, so most homeless residents are unemployed.

According to a survey of people staying at the warming centers through November and December 2017 the top causes for becoming homeless were family issues, insufficient income, lack of affordable housing, drug and alcohol addiction, and evictions.

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.

Although Albany has added new jobs and incomes have increased, housing costs have also increased. If trends reflected in the short-term data continues, Albany may see an increase in the rise of homeless families who are coming from previously stable living conditions.

**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.

Although Albany has added new jobs and incomes have increased, housing costs have also increased. If trends reflected in the short-term data continues, Albany may see an increase in the rise of homeless families who are coming from previously stable living conditions.

## **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 Census and American Community Survey data provide the basis of the needs analysis.

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

More than one-third of Albany's residents 65 and older have a disability (2,783) – including hearing, vision, cognitive, ambulatory, self-care and independent living difficulties.

The 2012-2016 ACS data reports that 16 percent of the Albany population has a physical or cognitive disability. A 2017 DHS report noted 940 Linn County residents participated in the developmental disabilities programs provided by Linn County. Linn County Mental Health (LCMH) served 187 new clients with developmental disabilities, and a total of 1,096 residents in FY 16-17.

In January 2017, LCMH had 4,673 clients actively enrolled in mental health services in Linn County. LCMHS works closely with the Oregon Health Authority through its Addictions and Mental Health Services division.

In FY 16-17, Linn County Alcohol and Drug provided treatment services to 184 youth and their families and 817 adults, up from previous years. Many residents assisted are homeless or at risk of homelessness when entering treatment.

Albany has 10 Oxford Houses that provide housing for roughly 110 adults. About 30 percent of the Oxford House residents are also released offenders.

The Center Against Rape and Domestic Violence (CARDV) provided services to victims of domestic violence or sexual assault in the area. CARDV sheltered 39 Albany adults and 21 children in 2017,

responded to 1,364 calls from Albany residents, met with 145 Albany residents in court, and had a total of 260 unduplicated in person contacts.

Approximately 1,600 Linn County residents were on supervised parole or probation in 2017; 225 people currently on parole or probation for sexually related offenses; 827 registered sex offenders live within Linn County.

The following types of child abuse were reported in Linn County in 2017: 232 cases of neglect, 51 cases of child sexual abuse, 38 cases of physical abuse, five cases of mental abuse, and 201 threats of harm.

There were 190 children in foster care in Linn County on September 30, 2016, and 632 children received exams, forensic interviews, or trauma counseling. A 2017 annual report found 279 children between the ages of 0 and 17 served at least one day in foster care in Linn County. The median number of days spent in foster care was 417. The most common reasons for removing children from their home and placing them in foster care included parent alcohol or drug abuse, physical abuse, and neglect abuse. Many parents were unable to cope and in 33 cases there was inadequate housing.

Family Tree Relief Nursery (FTRN) provides case management and parenting education services to parents and children that are at high-risk for maltreatment. FTRN served 514 children in 2017 through their programs and provided services to 65 families, leaving 133 families on the waiting list for services. Most of FTRN's clients are below the poverty level. Almost half of Albany's enrolled families are Spanish speaking.

Albany's ABC House is a child abuse intervention center serving Benton and Linn Counties. The ABC House provided 4,765 people with individual or family counseling, family support, and referrals for other needed services in 2017.

According to Oregon HIV/AIDS database, 54 residents were living with AIDS in Linn County in 2017 and 73 residents had HIV without AIDS. 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?**

Housing and Community Services and Oregon Cascades West Council of Governments (OCWCG) data and surveys indicate more affordable housing is needed for the elderly, residents with special needs, and residents with mental and physical disabilities.

A OCWCG survey indicated the elderly and disabled residents need affordable housing and require varying degrees of assisted housing and related supportive services. Finding housing that is both affordable and accessible is a basic challenge for seniors and others with physical disabilities. Some are restricted to seniors but not all. Twelve percent of households on the Section 8 voucher waiting list are elderly and 37 percent of households on the wait list have a disabled member (443 households).

Many seniors and disabled persons do not qualify for Medicaid or they exceed the asset limitations. These elderly, especially the frail elderly, will need long-term services and support, but will be challenged affording the care.

**Table 30 - Albany Total Population with a Disability**

	<b>Under 17</b>	<b>18 to 34</b>	<b>35-64</b>	<b>65 and older</b>	<b>Totals</b>
<b>Total Population by Age Group</b>	<b>12,796</b>	<b>12,353</b>	<b>18,873</b>	<b>7,307</b>	<b>51,329</b>
Population with a Disability	1,101	1,224	3,117	2,783	<b>8,225</b>
With a hearing difficulty	163	271	457	1,124	<b>2,015</b>
With a vision difficulty	253	576	141	498	<b>1,468</b>
With a cognitive difficulty	786	794	1,445	889	<b>3,914</b>
With an ambulatory difficulty	38	167	1,662	1,720	<b>3,587</b>
With a self-care difficulty	48	91	614	664	<b>1,417</b>
With an independent living difficulty	0	487	1024	997	<b>2,508</b>

Data Source: 2012-2016 ACS

Oregon Housing and Community Services reports there were 2,909 chronically mentally ill persons residing in Linn County in 2016 and only 49 beds for persons with developmental disabilities and 24 adult foster homes with a capacity of about 100 people. Linn County Mental Health (LCMH) works to keep adults and youth with developmental disabilities in their homes through residential programs, supported living and transportation programs. LCMHS operates a 7-bed residential treatment facility and contracts with multiple mental health residential service providers for an additional 34 beds.

While some opportunities for appropriate, assisted housing exist, there is more supportive housing needs than there are resources for people with a mental illness transitioning from homelessness, and for people in need of a higher level of care and support. Transitional housing also needed, which would allow some placement even temporarily until a longer-term living situation and supports can be figured out.

Linn County’s Alcohol and Drug division (LCAD) provides housing vouchers for residents with alcohol and drug addictions. Staff at a local recovery support center (C.H.A.N.C.E.) indicate there is ongoing demand for drug free housing for recovering addicts in treatment.

There is currently no comprehensive detoxification and rehabilitation services facility in Albany to help make the transition out of addiction successfully to be able to live independently. Samaritan Health Services and Linn County recently committed to constructing a 16-bed drug and alcohol treatment and recovery facility in Lebanon, a neighboring city. The facility will be under construction before the end of 2019.

The Center Against Rape and Domestic Violence reported there is enough safe housing to meet local demands. Priority needs for CARDV include an office/store front in Linn County to increase access to services.

There is an ongoing need to reduce the number of children entering foster care. Parents need coaching and training, help with addictions, and anger management. The Family Tree Relief Nursery (FTRN) reports a demand for supportive housing for parents recovering from addictions and that are at high risk for abusing their children. FTRN served 514 children in 2017 through their programs and provided services to 65 families, leaving 133 families on the waiting list for services.

Albany's ABC House is a child abuse intervention center serving Benton and Linn Counties. They provide child abuse assessments for local children when there are concerns of abuse and neglect. Doctors specializing in child abuse medicine give children head-to-toe medical exams and trained child interviewers talk with children about what really happened to them. The ABC House provided 4,765 people with individual or family counseling, family support, and referrals for other needed services in 2017.

**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, there were 46 males and eight females living with AIDS in Linn County in 2017 and another 48 males and 25 females have HIV without AIDS. Hispanics are twice as likely to have aids and HIV is more likely to progress to AIDS; however, they are five times less likely to access services. Between 1997 and 2017, a total 82 new cases of aids were reported in Linn County over the 20 year period. Linn and Benton counties share a staff person devoted to serving people with HIV/AIDS, their families, friends, and loved ones.

**Discussion:**

Albany is fortunate to be served by the various programs offered by the Linn County Health Services Department (LCHS) and the Senior and Disability Services Division of Cascades West Council of Governments (OCWCOG), the primary providers for Albany's special needs populations. These agencies coordinate with other service providers to deliver a comprehensive package of wrap-around support services. The prevention and comprehensive support services is providing positive results.

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:**

Sunrise Park was most frequently mentioned as a City facility that needs to be improved on survey responses and is one of the few city parks that has not been updated with new amenities. It is in one of Albany’s low income census tracts, Tract 208.01. Prior year CDBG funds have been allocated to remodeling the park, providing new play equipment, a parking lot, and new paths and lighting, in addition to needing new equipment. Bids came in over budget, so additional funding is needed to complete improvements to this park.

There are also areas within the City in the four low-mod Census Tracts that lack sidewalk and curb ramps, street lighting, and other public improvements to enhance safety, walkability and livability.

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

The City assessed public facility needs through consultations with city staff, inventory of city facilities, review of citizen comments provided in public forums and through citizen surveys.

### **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., 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.

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

City staff and University of Oregon students surveyed Albany’s low-mod Census Tracts to determine public improvement and accessibility needs. Several areas in the City that need sidewalk improvements accessible curb ramps. Priority improvements include areas where the City has received complaints of inadequate curb ramps and aging sidewalks along routes to schools, public facilities, and downtown.

Neighborhood meetings also identified areas where sidewalks and safety improvements are desired for safer routes to schools.

### **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;
- 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;

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

To date, the prioritization of funds for public services needs has been determined through agency consultations, citizen input, 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.

The U.S. Department of Housing and Urban Development (HUD) has compiled and provided most of the data found in this Consolidated Plan using 2009-2013 American Community Survey (ACS) data. City staff included the 2012-2016 ACS data when it was available.

According to the 2012-2016 ACS, Albany had 20,995 housing units, including 19,730 occupied units. Owner-occupied units accounted for 60 percent (11,754), and 40 percent (7,976) were renter-occupied. Housing tenure has stayed relatively flat since 2000.

In the 2012-2016 ACS, the homeowner vacancy rate was 1.3 percent and the rental vacancy rate was 4.1 percent.

Almost 10 percent of Albany's housing units are studio or one-bedroom units; roughly 30 percent are two-bedroom units, and 60 percent contain three or more bedrooms.

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

### Introduction

The 2012-2016 ACS data reports a total of 20,995 Albany housing units with 19,700 occupied units of which 58 percent are owner-occupied and 42 percent are renter occupied. Housing tenure has stayed relatively flat since 2000. Of the 1,242 vacant units reported, there was a homeowner vacancy rate of 1.2 percent and a rental vacancy rate of 5.1 percent. Albany’s rental vacancy rates dropped to 4.1 percent in the 2012-2016 ACS data and in 2018, was estimated to be less than two percent.

According to the American Community Survey, Albany’s housing mix has not changed greatly over the last few decades. Looking at Table 26, the percentage of single-family detached units increased slightly between the 2009-2013 ACS and the 2012-2016 ACS – going from 63 percent to 66 percent, while the percentage of multi-family units declined. Almost 10 percent of Albany’s housing units are studio or one-bedroom units, roughly 30 percent are two-bedroom units, and 60 percent contain three or more bedrooms.

Half of Albany’s rental housing units are two-bedroom units, 27 percent are three or more-bedroom units, while 84 percent of owner-occupied units of three or more bedrooms.

**Table 31 – Residential Properties by Housing Type / Number of Units**

Property Type	2009-2013		2012-2016	
	Number	Percent	Number	Percent
1-unit detached structure	13,150	63%	13,887	66%
1-unit attached structure	969	5%	869	4%
2 units	2,738	13%	991	5%
3-4 units			1,087	5%
5-9 units			1,152	6%
10-19 units			801	4%
20 or more units	1,089	5%	1,019	5%
Mobile Home, boat, RV, van, etc	1,212	6%	1,189	6%
<b>Totals</b>	<b>20,721</b>	<b>100%</b>	<b>20,995</b>	<b>100%</b>

Data Source: 2009-2013 and 2012-2016 ACS Data

**Table 31a - Unit Size (Number of Bedrooms) by Tenure for Occupied Units**

	TOTAL	Owners		Renters	
	Number	Number	Percent	Number	Percent
No bedroom/Studio	340	72	1%	268	3%
1 bedroom	1,564	106	1%	1,458	19%
2 bedrooms	5,326	1,654	14%	3,672	47%
3 or more bedrooms	12,067	9,638	84%	2,429	31%
<b>Total</b>	<b>19,297</b>	<b>11,470</b>	<b>100%</b>	<b>7,827</b>	<b>100%</b>

Data Source: 2009-2013 ACS Data

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

Albany has 535 affordable housing units that were assisted with federal or state funds and tax credits and are restricted to households below 80 percent of the area median income. The funding requires different terms of affordability.

The most common form of affordable housing in Albany is the housing choice voucher distributed by Linn Benton Housing Authority (LBHA). 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, generally equal to 40 percent of their adjusted monthly income. LBHA pays the landlord the balance of the rent on behalf of the families.

There were 947 Albany households receiving Section 8 housing choice vouchers from LBHA and 1,193 on the waiting list for vouchers in January 2018. Most of these households only qualify for one-bedroom units. Only 9.8 percent of Albany's housing stock are studios or one-bedroom units.

**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. Albany lost 60 affordable housing units to market rate housing since 2011.

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 46 units set to expire in 2018 and 74 units with a subsidy that is set to expire in 2019. 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?**

Albany does not have enough housing that is affordable to households earning less than 80 percent of the area median income, primarily affordable rental housing. In 2013, 3,125 of Albany's renter households and 1,405 owner households earning less than 80 percent of the area median income experiencing housing cost burden.

The state estimates Albany has 2,392 renters experience severe housing cost burden paying 50 percent or more of their income for housing. Housing prices have increased substantially in the last two years, so the number of households experiencing housing cost burden have likely increased.

According to the 2010-2014 CHAS, Linn County had a deficit of 2,875 units affordable to residents earning 30 percent of the area median family income (MFI), and a deficit of 4,285 for households earning less than 50 percent of MFI, and the County needed 1,130 more units affordable to households earning less than 80 percent of MFI.

**Table 32 - Housing Cost Burden by Household Size and Tenure**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	540	340	195	1,075	130	55	340	525
Large Related	55	60	10	125	0	10	60	70
Elderly	210	285	235	730	160	290	155	605
Other	540	405	250	1,195	65	35	105	205
Totals by Income	1,345	1,090	690	3,125	355	390	660	1,405

Data Source: 2009-2013 CHAS

The state estimated Albany needed 955 long-term affordable housing units in 2017. Albany’s 559 regulated long-term affordable housing units include 264 units for any age families (FAM), 207 are for elderly households (ELD), and 39 for persons with developmental or physical disabilities (DD).

Due to the high percentage of Albany renters and home-owners experiencing housing cost burden, the multi-year waitlist for Section 8 vouchers, and the shelters operating at full-capacity, there is need for more affordable housing of all types.

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

According to the 2010-2014 CHAS, Linn County had a deficit of 2,875 units affordable to residents earning 30 percent of the area median family income (MFI), and a deficit of 4,285 for households earning less than 50 percent of MFI, and the County needed 1,130 more units affordable to households earning less than 80 percent of MFI.

The state estimated Albany needed 955 long-term affordable housing units in 2017. Albany’s 535 regulated long-term affordable housing units include 264 units for any age families (FAM), 207 are for elderly households (ELD), and 39 for persons with developmental or physical disabilities (DD).

The following data characterizes the 1,193 Albany households on the Section 8 housing choice voucher waiting list:

- A total of 2197 people, 720 of them children.
- 37% of the households are disabled.
- 12% of the households are elderly.
- The head of households are 32% male and 68% female.

Section 8 voucher holders have had a hard time finding units that are affordable to rent and 60 percent of households on the waiting list only qualify for one-bedroom units. Only 9.8 percent of Albany's housing stock are studios or one-bedroom units.

**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 households only qualify for one-bedroom units. Section MA-15 that follows will discuss housing affordability in detail.

Most of the housing constructed over the last five years has been single-family housing that is not affordable to residents earning less than the area median family income. Several market rate multi-family housing complexes are under construction, however very few one-bedroom units are being built.

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

### Introduction

Until recently, housing was affordable to most income levels. Low housing inventory and high demand have caused home prices and rents to steadily increase since the recession, and housing costs continue to rise. As a result, many Albany households are housing cost burdened (paying more than 30 percent of their incomes toward their housing costs) or severely cost burdened (paying more than 50 percent towards housing costs) than the 2009-2013 or 2012-2016 data reports.

The 2016 median sales price of an Albany house was \$239,000, which represents a 41 percent increase since 2011 when the average was \$170,000, the low point in the last decade for home sales. According to local realtors, Albany houses priced up to \$250,000, or priced well and in good condition, are selling quickly and often with multiple offers (Corvallis Gazette Times, Feb 19, 2017). Very few houses are currently on the market for less than \$250,000. The average sales price in December 2017 for an Albany house in Linn County was \$271,663, and \$340,807 in North Albany in Benton County.

Rents increased substantially over the last few years despite adding 392 multi-family units and 24 duplexes between 2013 and 2015. The 2016 American Community Survey estimated the median rent at \$851 up from \$658 in 2013, representing an increase of 29 percent. The median contract rent increased from \$597 in the 2009-2013 ACS data to \$851 in the 2012-2016 data. 2017 rents start at \$600 for a studio, \$800 to \$1200 for two-bedroom units, and \$1,000-\$1,800 or more for 3 or more-bedroom units or houses. The number of households paying less than \$500 for rent dropped from 1,644 in 2013 to 500 in 2016 while the number of households paying \$1,000 or more in rent increased from 10 percent of households in 2013 to 29 percent of households in 2016.

**Table 33- Cost of Housing**

	2000 Census (Base Year)	2009-2013	% Change (2000-13)	2012-2016 ACS	% Change (2000 -16)
Median Home Value	124,500	175,100	41%	179,900	44%
Median Contract Rent	512	658	29%	851	66%

Data Source: 2000 Census (Base Year) and 2009-2013 and 2012-2016 ACS Data

**Table 34 - Owner Occupied w/Mortgage Payments in 2016**

Amount Paid	2009-2013		2012-2016	
	Households	Percent	Households	Percent
Less than \$500	0	0%	134	1.6%
\$500-999	115	1.4%	1,155	13.8%
\$1,000-1,499	270	3.4%	3,949	47.2%
\$1,500-1,999	990	12.4%	2,184	26.1%
\$2,000-2,499	3,050	38.1%	627	7.5%
\$2,500 or more	2,176	27.2%	310	3.7%
<b>Total</b>	<b>8,012</b>	<b>100.0%</b>	<b>8,366</b>	<b>100.0%</b>

**Table 35- Rent Paid 2009-2013 compared to 2012-2016**

Rent Paid	2009-2013		2012-2016	
	Households	Percent	Households	Percent
Less than \$500	1,644	21.0%	500	9%
\$500-999	5,390	68.9%	4,840	62%
\$1,000-1,499	714	9.1%	1,946	25%
\$1,500 -1,999	46	0.6%	218	2.8%
\$2,000 or more	33	0.4%	86	1.1%
<b>Median Rent</b>	<b>\$597</b>			
<b>Total</b>	<b>7,827</b>		<b>7,782</b>	

Data Source: 2009-2013 and 2012-2016 ACS

**Table 36 - Housing Affordability**

% Units affordable to Households earning	Renter	Owner
30% HAMFI	290	No Data
50% HAMFI	740	265
80% HAMFI	4,205	1,150
100% HAMFI	No Data	2,675
<b>Total</b>	<b>5,235</b>	<b>4,090</b>

Data Source: 2009-2013 CHAS

**Table 37 - Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	557	661	878	1,278	1,491
High HOME Rent	651	699	842	964	1,055
Low HOME Rent	513	550	661	763	851

Data Source Comments: 2017 HUD FMR and HOME rents for Linn County, OR

Looking at the Housing Needs Assessment data provided earlier in the Plan, housing cost burden is an issue for many Albany’s households earning less than 80 percent of the AMI; and 4,755 households in poverty (earning below 50 percent of HAMFI). These households include a mix of individuals, elderly, small and large households.

**Table 38-Housing Cost Burden by Tenure and Area Median Income (AMI)**

Tenancy Type	Extremely Low Income 0-30% AMI		Very Low Income 30-50%AMI		Low Income 50-80% AMI	
	Cost Burden > 30%	Cost Burden > 50%	Cost Burden > 30%	Cost Burden > 50%	Cost Burden > 30%	Cost Burden > 50%
Owner HHs	45	215	180	210	315	370
Renter HHs	130	1,125	465	730	915	125
<b>Totals</b>	<b>175</b>	<b>1,340</b>	<b>645</b>	<b>840</b>	<b>1,230</b>	<b>495</b>

Data Source: 2009-2013 ACS



The table below calculates 30 percent of Albany’s Household incomes as reported in the 2012-2016 ACS to determine the amount Albany households can afford to spend on housing-related expenses.

**Table 39 - Albany Household Incomes (in 2016 inflation adjusted dollars)**

			<b>30 % of Gross Monthly Income</b>
<b>Total households</b>	<b>19,730</b>	<b>100 %</b>	
Less than \$10,000	1,256	6.4%	\$250
\$10,000 to \$14,999	1,188	6.0%	\$250 - \$375
\$15,000 to \$24,999	2,257	11.4%	\$375 - \$625
\$25,000 to \$34,999	2,182	11.1%	\$625 - \$875
\$35,000 to \$49,999	2,964	15.0%	\$875 - \$1,250
\$50,000 to \$74,999	3,612	18.3%	\$1,250 - \$1,875
\$75,000 to \$99,999	3,083	15.6%	\$1,875 - \$2,500
\$100,000 to \$149,999	2,162	11.0%	\$2,500 - \$3,750
\$150,000 to \$199,999	551	2.8%	\$3,750 - \$5,000
\$200,000 or more	475	2.4%	\$5,000+
Median household income	\$50,135		

Data Source: 2012-2016 American Community Survey

**Table 40 - 2017 Monthly Affordable Housing Costs by Household Size**

Household Size	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
60% of median	\$579	\$662	\$744	\$827	\$893	\$960
80% of median	\$773	\$883	\$993	\$1,103	\$1,191	\$1,280
100% = median	\$966	\$1,103	\$1,241	\$1,378	\$1,489	\$1,600
120% of median	\$1,159	\$1,324	\$1,489	\$1,654	\$1,787	\$1,920

Data Source: HUD 2017 Income Limits

Almost 35 percent of Albany’s households earned less than \$35,000 in 2016. Comparing incomes with rents in the next section, very few households earning less than \$35,000 can afford fair market and HOME rents for a two-bedroom unit. Households earning less than \$35,000 struggle to afford efficiencies, one- and two-bedroom dwelling units.

### Monthly Rent

Fair Market Rents (FMRs) are gross rent estimates that include rent **plus the cost of all tenant-paid utilities**. FMRs are set to the dollar amount at which 40 percent of the standard-quality rental housing units are rented, excluding non-market rental housing (e.g., public housing). The data is calculated at the county level and is used to set rents for subsidized housing. The fair market and HOME rents in Table 33 provide figures on housing costs that are affordable to Albany’s low-income residents. HUD provides a utility allowance based on the type of heat. Table 41 includes the current utility allowance range provided by HUD.

**Table 41 – Monthly Rents: 2018 HUD Fair Market and HOME Rents**

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
2017 Fair Market Rent (including utilities)	\$557	\$661	\$878	\$1,278	\$1,491

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
2017 High HOME Rent Limit (65% AMI)	\$651	\$699	\$842	\$964	\$1,055
2017 Low HOME Rent Limit (50% AMI)	\$513	\$550	\$661	\$763	\$851
<b>2018 Fair Market Rent</b>	<b>\$584</b>	<b>\$689</b>	<b>\$916</b>	<b>\$1,332</b>	<b>\$1,512</b>
2013 Fair Market Rent	\$469	\$543	\$734	\$1,069	\$1,172

Data Source: 2013, 2017 and 2018 HUD FMR and HOME Rents for Linn County, Oregon

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

Comparing household incomes with the cost of housing in Albany, it is easy to see why 2,550 Albany households earning 100 percent or less of the HAMFI experience housing cost burden of more than 50 percent. Affordable housing is least attainable for Albany’s households earning less than zero percent of the Hud area median family income (HAMFI).

- Earning 30 percent of HAMFI: 290 units were affordable to Albany renters earning 30 percent yet 1,340 households experienced sever housing cost burden earning.
- Earning 50 percent of HAMFI: 740 rental units and 265 owner units were affordable; yet 1,195 renter households and 390 owner households experienced housing cost burden.

Increased rents and housing prices, Albany has lost most of its affordable market rate housing. Albany’s housing market is not meeting the affordability needs of its residents. For example, a family of four earning 50 percent of the HAMFI earned \$29,850 in 2017 and could afford monthly housing costs of about \$750. There are very few two or more-bedroom units available at this price.

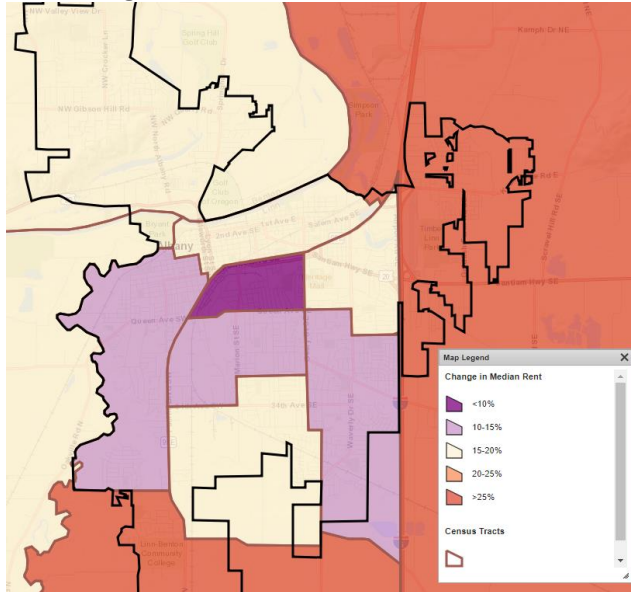
### How is affordability of housing likely to change considering changes to home values and/or rents?

The cost of housing has risen more than incomes between 2013 and 2018. Between 2013 and 2018, Albany’s fair market rents increased between 27 to 29 percent. The 2018 HUD median income for the Albany MSA increased only 7 percent, from \$55,800 in 2013 to \$59,700 in 2018. Figures 4 and 5 show the percent change in median rent and median housing value by Census Tract. Most of the City experienced rent increases between 10-20 percent, with some areas increasing more than 25 percent. Housing values increased by more than 15 percent, with most areas seeing increases between 25 and 45 percent.

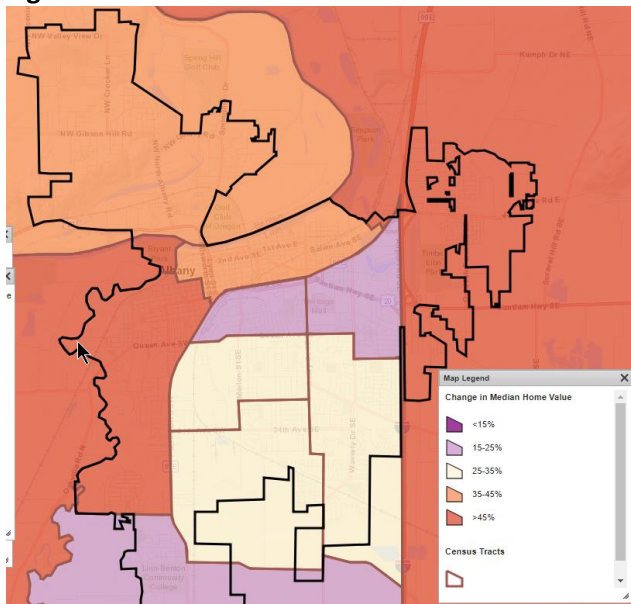
Vacancies are low, also affecting housing affordability, and very few houses were for sale in 2018. Areas with the highest increases in value are areas primarily zoned for single-family development. Rising interest rates and the limited availability of contractors for repairs may affect the cost to rehabilitate Albany’s aging housing stock, which tends to be more affordable to rent or buy than newer construction.

More areas of the City are becoming more out of reach for Albany’s low- and moderate-income families. The lowest cost housing and areas with the smallest percent increases in values and rents are concentrated in the center of the City.

**Figure 4. Percent Increase in Rents**



**Figure 5. Percent Increase in Median Home Value**



As housing prices increase, home ownership may become unattainable for many households. Interest rates are also increasing, making it costlier to own a home or to construct new affordable housing. Single-family homes are averaging more than \$250,000. A \$250,000 home would have a monthly mortgage of approximately \$1,700, assuming 10 percent down, a 4 percent interest rate for 30

years, and a 2 percent rate for taxes and insurance. Yet, single-family houses over \$250,000 are out of reach for most workforce households.

Albany's housing market is also influenced by housing markets in nearby communities. When Corvallis' vacancy rates are low, and housing is unaffordable, many Corvallis residents and college students look for housing in Albany. Albany has more housing variety than nearby Lebanon so many Lebanon area workers live in Albany.

### **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 2018 local fair market rents (FMR) are slightly higher than the 2017 FMR's published by HUD and reported in Table 31 for most unit sizes. Albany's vacant one-bedroom rents are higher, and vacant two and three-bedroom units are generally lower. Apartment rents are lower for older apartments and higher for newer complexes.

Albany's affordable housing stock is limited and in high demand. Consultations with affordable housing providers to assess needs for this Consolidated Plan found that more permanent supportive housing units, and more affordable housing were the greatest need over the next five years. Linn Benton Housing Authority staff noted a lack of land available for affordable housing and that increased rents means it is taking longer for housing choice voucher holders to find housing.

#### **Discussion:**

Data indicates affordable housing is becoming less attainable for many Albany households and individuals. Over the five-year term of this Consolidated Plan, the City and community housing partners will need to work together to address housing affordability. Several housing-related goals were identified and incorporated into the strategic plan to increase affordable housing opportunities for Albany's residents.

1. Maintain and improve the quality and energy efficiency of affordable housing through housing rehabilitation and weatherization programs;
2. Support the acquisition of or new construction of affordable housing, especially to households earning less than 50 percent of the HAMFI; and
3. Assist low and moderate-income residents in becoming homeowners.

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

### Introduction

According to the 2012-2016 ACS data, 58.5 percent of Albany’s housing units were built before 1980, representing 12,282 units. Due to the substantial age of most of the housing stock, many houses need rehabilitation, and many are likely to contain lead paint. Despite the high number of older houses, a relatively small number of homes were identified as substandard and not suitable for rehabilitation, and very few houses had three or more housing conditions, including housing cost burden and over-crowding.

According to RealtyTrac, there were 27 Albany properties in some state of foreclosure in February 2018, up 60 percent from 2017, with 14 bank-owned properties up for auction. Zillow reports Albany had 17 houses in foreclosure and 23 homes were noted as pre-foreclosures in March 2018. 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.

### Housing Condition

Table 42 displays the number of housing units by tenure based on the number of housing conditions per unit. Selected conditions are the same housing problems identified in the Needs Assessment and include: (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) has more than one person per room, and (4) cost burden greater than 30 percent. Housing cost burden was the Albany’s biggest housing problem, accounting for most of the units listed in the Table 42. Only 331 housing units had two housing conditions and 21 had three conditions.

Despite the large number of Albany dwellings built before 1980, only 150 housing units were considered substandard by HUD lacking complete plumbing or kitchen facilities in the 2009-2013 CHAS (Table 7), and all were renter-occupied units. Comparing the figures in Table 7 to more recent 2012-2016 ACS data, 36 owner-occupied units and 155 rental units lacked complete kitchen facilities and 24 rental units lacked complete plumbing facilities.

**Table 42 - Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,126	27%	3,945	50%
With two selected Conditions	67	1%	264	3%
With three selected Conditions	0	0%	21	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,277	72%	3,597	46%
<b>Total</b>	<b>11,470</b>	<b>100%</b>	<b>7,827</b>	<b>99%</b>

Data Source: 2009-2013 ACS

**Table 43 - Year Unit Built**

Table 43– Year Unit Built, Year Unit Built	Owner-Occupied		Renter-Occupied		TOTALS	
	Number	Percent	Number	Percent	Number	Percent
2000 or later	3,044	25.9%	909	11.3%	4,115	19.6%
1980-1999	2,363	20.1%	1,922	24.1%	4,576	21.8%
1960-1979	3,679	31.3%	3,342	41.9%	7,369	35.1%
1940-1959	1,493	12.7%	1,061	13.3%	2,771	13.2%
1939 or earlier	1,175	10.0%	742	9.3%	2,141	10.2%
<b>Total</b>	<b>11,754</b>		<b>7,976</b>		<b>20,995</b>	

Data Source: 2012-2016 ACS

Albany has 12,282 housing units built before 1980, now over 38 years old. While many houses have been improved and updated, many units need updated heating, electrical, plumbing, and weatherization. Homes built before 1950 are likely to need lead-based paint abatement.

City staff estimate 50 trailers built before 1978 are located on lots or in trailer parks that are not suitable for rehabilitation. Many of these units have metal windows, lack adequate insulation and have issues with mold, among other things. Staff estimates 10 site-built houses are not suitable for rehabilitation.

**Table 44 - 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	6,032	53%	4,610	59%
Housing Units build before 1980 with children present	1,775	15%	1,000	13%

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

**Vacant Units**

A dwelling unit is defined as abandoned if one or more of the following conditions exist:

- mortgage, tribal leasehold, or tax payments are at least 90 days delinquent; or
- a code enforcement inspection has determined that the property is not habitable, and the owner has taken no corrective actions within 90 days of notification of the deficiencies; or
- the property is subject to a court-ordered receivership or nuisance abatement related to abandonment pursuant to state or local law or otherwise meets a state definition of an abandoned home or residential property.

In March 2018, staff inventoried 33 housing units known to be vacant or abandoned based on visual inspections, and foreclosures and real estate offerings.

**Table 45 - Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	11	1	12
Abandoned Vacant Units	1	0	1
REO Properties	21	0	21
Abandoned REO Properties	unknown		

According to RealtyTrac, there were 27 Albany properties in some state of foreclosure in February 2018, up 60 percent from 2017, with 14 bank-owned properties up for auction. Zillow reports Albany had 17 houses in foreclosure and 23 homes were noted as pre-foreclosures in March 2018. 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.

## 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 percent 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.

A visual inspection of several neighborhoods around the City has confirmed at least one exterior issue (siding, roofing, foundation) and many units have more than one repair needed. Typically, the exterior condition is an indicator of the interior conditions that may need to be fixed or systems that may need to be replaced.

## 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.

**Table 46 – Risk of Lead-Based Paint**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
Total Number of Units Built Before 1980	6,032	53%	4,610	59%
Housing Units build before 1980 with children present	1,775	15%	1,000	13%

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

According to the 2012-2016 ACS data, Albany had 3,564 housing units that were constructed before 1950, and 9,028 units that were constructed between 1950 and 1979 (ACS Table S2504).

Census Tract 204 has the highest concentration of housing units built before 1950 with the greatest risk of having lead. Census Tracts 204, 205 and 208.2 have a high concentration of housing units constructed between 1950 and 1980. These census tracts are also the neighborhoods with more police incidents reported at residents, resulting in less safe neighborhoods.



Figure 6 - percent Rental Housing Built Before 1949

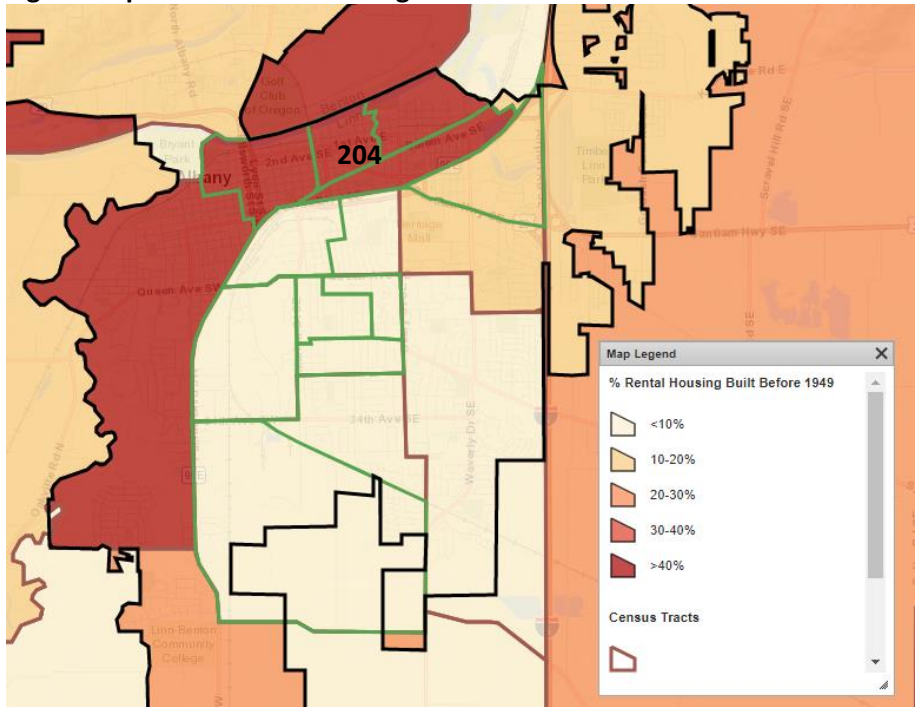
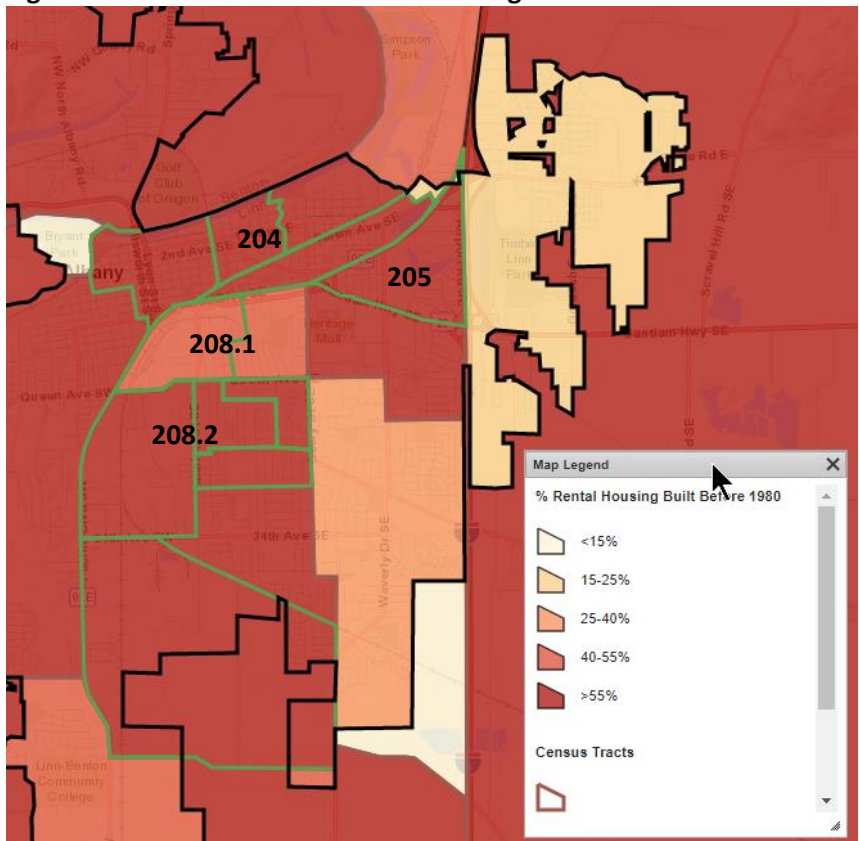
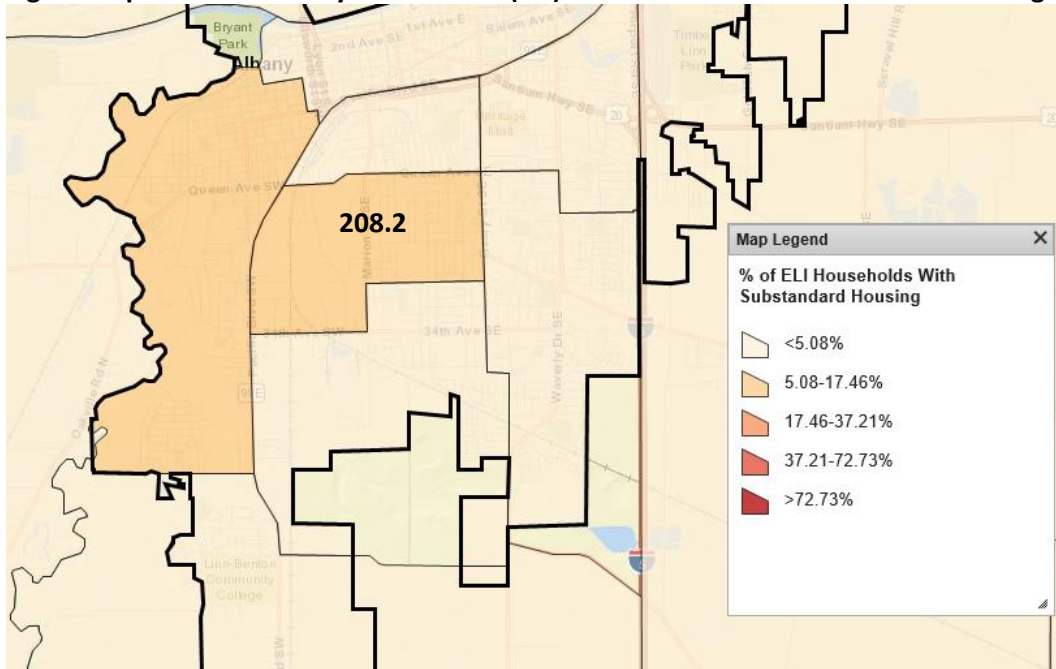


Figure 7 - Concentration of Rental Housing Built before 1980



**Figure 8 - percent Extremely Low Income (ELI) Households with Substandard Housing Conditions**



**Discussion:**

Due to Albany’s aging housing stock, there is need for both owner and renter-occupied housing rehabilitation assistance to keep monthly costs affordable and increase the longevity of a home’s useful life by addressing routine maintenance and needed systems repairs or upgrades and improving energy efficiency. In addition, there are several absentee landlords that are not maintaining their rentals thereby affecting the livability and safety of older neighborhoods.

Given the uncertainty about the exposure of children and elderly to the risks of lead-based paint, it will be important to ensure houses built before 1978 are tested for lead and lead safety standards and practices are followed regardless of the occupants.

## 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 approximately 2,451 assistance vouchers in use in Benton and Linn counties. Approximately 3,300 households on the Housing Authority’s Section 8 Voucher waiting list in February 2018, including 1,193 Albany households.

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.

**Table 47 - 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	32		2,451	0	2,451	227	0	900
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

### 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 105 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. Kaiser Limited Partnership owns 96 units, and Brooklawn has 79 units.

## **Public Housing Condition**

Albany's long-term affordable housing ranges in age from the 1970s to the newest development completed in 2016. Compared to other housing of similar ages, Albany's affordable housing is in relatively good condition based on an exterior visual assessment.

Many of Albany's older long-term affordable housing units are being improved by owners, some with affordable housing preservation funds. Several complexes still need updates and improvements.

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

Albany's long-term affordable housing ranges in age from the 1970s to the newest development completed in 2016. Compared to other housing of similar ages, Albany's affordable housing is in relatively good condition based on an exterior visual assessment.

Many of Albany's older long-term affordable housing units are being improved by owners, some with affordable housing preservation funds. Several complexes still need updates and improvements.

Several publicly assisted affordable housing complexes need to be painted and re-roofed. Some stairs and landings could be replaced to ensure they comply with current building codes.

Interiors were not assessed at all complexes; however, based on discussions with property owners, some units need updated kitchens, baths, and flooring.

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

Albany does not have any public housing.

### **Discussion:**

Albany CDBG programs have funded a housing rehabilitation and weatherization program to improve housing quality and livability. The City will try to acquire a few substandard housing units not suitable for rehab to replace the blighted units with new (or newer) affordable housing units.

The City is also using 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 fortunate to have three homeless shelters and several agencies that assist residents that are homeless or at risk of becoming homeless. These providers, including the City of Albany and homeless advocates, participate in the Homeless Engagement and Resource Team (HEART). HEART members work closely to collaborate and coordinate services to avoid duplication and inefficiencies.

The provision of shelter, 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.

**Table 48 - 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)	32	0	18	56	0
Households with Only Adults	203	35	17	62	0
Chronically Homeless Households	60	0	0	0	0
Veterans	12	0	0	0	0
Unaccompanied Youth	10	0	0	0	0

**Data Source Comments:** Albany Helping Hands; Signs of Victory Mission; Albany Partnership for Housing & Community Development; Chapter 19 Oxford Houses;

### 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

Health Services. Samaritan Health Services provides, through the *Albany InReach Clinic*, provides adults and children in the greater Albany area with basic health care for those who do not have health insurance and regardless of their ability to pay. Services are currently provided once a week by appointment, and dental vans throughout the year.

Linn County Public Health (LCPH) services focus on prevention and select interventions to prevent the spread of disease and reduce health risk. LCPH also provides tobacco cessation and prevention services and maternal child health services to women with infants and children.

Linn County Alcohol, Drug and Addiction (LCAD) division is the primary provider of services and programs to homeless and non-homeless residents struggling with addiction issues.

LCAD provides 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.

The Corrections Treatment Program was created to give persons on probation or post-prison supervision an opportunity to address their substance abuse and mental health issues. The corrections Treatment Program is committed to assisting in treatment and rehabilitation of offenders who desire to change circumstances in their lives and break the cycle of drug dependence, while also addressing mental health issues and criminal thinking and behaviors.

Mental Health Services. Many persons requesting homeless services in Linn County present behavior of mental illness in addition to substance abuse issues or dependency problems. Linn County Mental Health Services (LCMHS) 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.

Employment Services. The AHH shelter provides job skills training, resume and job search support to residents. SOV shelter also helps residents find employment and connect to services. C.H.A.N.C.E., 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.**

More than 25 agencies work to provide supportive services to homeless individuals and families or those at-risk of becoming homeless. Services to adults included: case management, information and referral, life skills, transportation, advocacy, clothing, hygiene kits, work experience/job training, health services, re-entry veterans and counseling.

All three shelters provide hot meals daily and free clothing closets for homeless and non-homeless residents in needs, in addition to small household items. A couple of local churches also provide hot meals throughout the week and through Love Inc., support a clothing closet. Signs of Victory mission also provides weekly (monthly) food boxes to families in need.

**Emergency Shelter Beds**

- Albany Helping Hands (AHH) at has capacity for 110 individuals, including 4 rooms set aside for families; however, families with children no longer stay at this shelter because AHH houses sex offenders. They have a seasonal warming center for 35 additional homeless persons.
- Signs of Victory Mission (SVM) recently opened a larger shelter for individuals and *homeless families with children* with a capacity of 105.
- Jackson Street Youth Shelter’s Albany House opened in 2015 with 10 beds for *unaccompanied youth*.
- Corvallis agencies provide 83 shelter and transitional beds for families and individuals and 14 beds for families and single women who are victims of domestic violence.

**Supportive Housing**

- Albany Helping Hands has five transitional houses with a capacity of approximately 17 people/beds.
- 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 10 adults.
- 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. In 2018, 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.

### **Other Services**

- Community Services Consortium (CSC) is the area's non-profit Community Action Agency that develops, manages, and provides services and support to individuals and families who lack sufficient financial resources to meet their basic needs. CSC runs the rapid-rehousing program for homeless residents, provides rental assistance, utility assistance, job training, housing rehabilitation, and weatherization, and operates the local food bank.
- FISH of Albany is a non-profit organization providing emergency services (food, clothing, car seats, baby food and formula, diapers, medicine, crutches, hygiene supplies, bicycles, and transportation) for those in need. FISH provides nutritious snacks to school age children who spend their weekends in homes experiencing food instability. The Snacks for Packs program began with seven packs at one school and are now providing over 90 packs to 5 schools weekly.
- InReach Services is a community-based health care system serving the greater Albany area that provides basic health care to individuals and their families regardless of their ability to pay. Services are currently provided at a weekly drop-in medical clinic, weekly clinic at local homeless shelters, and dental vans throughout the year.
- Greater Albany Public School District assists homeless and at-risk children in the district with hygiene, showers, food, and connection to services and housing.
- Salvation Army offers emergency food boxes, clothing, rent, utility, prescription, and transportation assistance.



## 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**

Oregon Housing and Community Services collects data regarding the housing needs of the special needs populations around the state at the county level, the most recent data is from 2012. Albany has numerous facilities for different special needs populations; however, there is clearly demand for more special needs housing.

The 2012-2016 ACS estimated 889 residents 65 and older with a cognitive difficulty, 1,720 with an ambulatory difficulty, 664 with a self-care difficulty, and 997 with an independent living difficulty. Elderly housing in Albany includes 192 subsidized low income/affordable units set aside for the elderly or people with disabilities, 306 assisted living units; 336 nursing home or Alzheimer care facilities, and 100 adult foster care home beds, and numerous market rate independent living and congregate care facilities.

**Table 49 - Linn County Housing Needs Analysis, 2012**

<b>Albany</b>	<b>Units</b>	<b>Population</b>	<b>Linn % w/ Housing Available</b>	<b>OHCS 2012 Priority</b>	<b>Oregon % w/ Housing Available</b>
Alcohol & Drug Rehab	0	1,843	0.0%	1	1.5%
Chronically Mentally Ill	49	2,909	1.7%	1	2.2%
Developmental Disability	71	6,778	10.5%	2	8.7%
Domestic Violence	32	45	71.9%	3	11.0%
Elderly	454	4,626	11.3%	2	11.3%
Farmworkers	2	3,348	0.1%	1	2.1%
Frail Elderly	65	743	8.7%	2	16.5%
HIV / AIDS	0	59	0.0%	1	1.70%
Physically Disabled	22	381	5.8%	2	20.5%
Released Offenders	50	218	1.8%	1	7.9%

**Data Source:** Oregon Housing and Community Services Needs Analysis

The growing elderly population is likely to increase demand for supportive housing in the future. Many seniors and people with physical disabilities are below the poverty level, adding more challenges to finding affordable care and housing.

Helping residents stay in their homes as long as possible may be the most cost-effective option if services can be provided. The Senior Companion Program provided by Oregon Cascades West Council of Governments matches low-income mobile seniors 55 and over with home-bound seniors in exchange for a small stipend. The companions aid adults who have difficulty with daily living tasks, such as shopping or paying bills, and give families or professional caregivers much-needed time off. As a result, many seniors can remain independent in their homes instead of having to move to costlier institutional care.

Oregon Housing and Community Services reports there were 2,909 chronically mentally ill persons residing in Linn County in 2016 and only 49 beds for persons with developmental disabilities and 24 adult foster homes with a capacity of about 100 people. Additional units are needed to provide supportive housing for people with a mental illness transitioning from homelessness, and for people in need of a higher level of care and support.

Linn County Health Services (LCHS) has a rental assistance grant that serves 25 residents with mental health disabilities with housing, case management and peer support but more residents are in need. LCHS prioritizes support to the most vulnerable residents – those with psychotic diagnosis, those with increased contacts with the legal and hospital systems, and those that have difficulty communicating and negotiating their way in the community. A majority of Albany’s chronically homeless residents suffer from some form of mental illness.

LCMH’s Developmental Disabilities staff monitors residential program and foster care placements for adult and children with developmental disabilities. LCMH works closely with housing providers to provide case management, transportation, and vocational services people with disabilities. The department has helped to create 1,000 living wage jobs for residents with developmental disabilities in the three counties.

Linn County’s Alcohol and Drug (LCAD) division provides housing vouchers for residents with alcohol and drug addictions. Efforts are underway in Linn County to provide four detoxification rooms at the new Signs of Victory shelter facility locally and construction of a 16-bed regional facility in Lebanon, 12 miles from Albany, should be underway by the end of 2019.

The 54 residents were living with AIDS in Linn County in 2017 live independently in the community. Linn and Benton counties share a staff person devoted to serving people with HIV/AIDS, their families, friends and loved ones.

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

Linn County Health Services coordinates care for persons returning from mental and physical health institutions to find placements for adults who are ready to transition into the community. In 2014, all residential mental health services became the responsibility of Samaritan Health Service's Inter Community Health Network. Samaritan and LCHS work closely together to support residents returning or being discharged from institutions.

Linn County Parole and Probation works closely with the local shelters and with C.H.A.N.C.E. to find housing for residents prior to being discharged.

**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, and for acquisition to add more affordable housing to the inventory.

**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:

- allocated funds to help at-risk families reduce stresses and factors that lead to child abuse,
- senioffset costs for senior citizens in poverty be companions to frail elderly,
- healthy foodboxes, furnitures, mattresses and sheets, and
- case management to at-risk youth and unaccompanied youth.

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

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

The Albany Comprehensive Plan polices promote a variety in housing choices and types that correspond to the needs of city residents and policies encourage the development of affordable housing and housing to meet the needs of residents with special needs.

The Albany Development Code includes residential development standards, uses and densities of housing by zone. Over the years, the City has incorporated many affordable housing strategies into its land use regulations such as mixed-use zones, flexibility in lot sizes in subdivisions, accessory apartments, and density bonuses for housing constructed for households earning less than the area median income.

The primary issue is lack of affordable housing to Albany's very low-income and extremely low-income households (earning less than 50 percent or 30 percent of the area median income). This level of affordable housing is challenging to construct without financial assistance, flexibility from development standards or constructing with market rate housing.

#### **Land Development Policies**

The City reviewed Albany's zones, development standards, and housing policies for any negative effects of public policies on affordable housing and residential investment.

Residential Zoning Districts. The City has two medium-density residential zones that allow for a variety of housing types with density up to 25 or 35 units an acre. The City does not have minimum density requirements. Four residential zones primarily allow single-family detached housing. Consequently, housing prices in the single-family districts are more expensive and there is a higher home-ownership rate.

Mixed Use Zoning Districts. Albany has numerous mixed-use zones that provide options for developing a variety of housing types that are often found to be more affordable due to size and use of the land including small-lot housing, attached housing and apartments.

Accessory Dwelling Units. This form of infill housing can provide affordable housing options throughout the City and can be a source of income the primary homeowner. Albany currently allows accessory dwelling units and is amending standards to allow larger units and detached units where single-family housing is permitted.

Infill Development. New single-family and duplexes on infill properties must provide a garage or carport if 50 percent or more of the houses within 150 feet have them. Garages can add cost to construction making housing less affordable.

Housing Variety and Density. Lots may be up to 30 percent smaller if the average lot size is met. Planned developments or cluster developments allow for more variety in lot sizes and housing types in exchange for setting aside open space. New development is not required to provide a mix of housing sizes or types or meet minimum density standards.

Affordable Housing Incentives. The City has one sliding scale density bonus for projects that provide a percentage of units affordable to households with income up to 1.2 times the median income. The incentives do not specifically address housing for very-low and extremely-low income households.

Available Land. Albany's 2006 residential buildable land inventory indicates a lack of land zoned for medium density and multi-family development. Most of the vacant residential land is zoned for detached single-family. Housing demand has sparked interest in most of the remaining land zoned for multi-family within the City limits.

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

### Economic Development Market Analysis: 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.

Unemployment dropped between the 2009-2013 and 2012-2016 data. Linn County’s unemployment rate has declined to a seasonally adjusted 4.8 percent in February 2018.

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.

**Table 50 - 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	673	29	4	0	-4
Arts, Entertainment, Accommodations	2,079	1,870	12	14	2
Construction	1,120	726	7	6	-1
Education and Health Care Services	3,336	2,749	20	21	1
Finance, Insurance, and Real Estate	819	909	5	7	2
Information	296	238	2	2	0
Manufacturing	2,707	1,909	16	14	-2
Other Services	839	770	5	6	1
Professional, Scientific, Management Services	1,176	678	7	5	-2
Public Administration	0	0	0	0	0
Retail Trade	2,374	2,419	14	18	4
Transportation and Warehousing	718	553	4	4	0
Wholesale Trade	741	329	4	2	-2
Total	16,878	13,179	--	--	--

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

**Table 51 - Albany Population in Labor Force**

	<b>2009-2013</b>	<b>2012-2016</b>
Civilian Employed Population 16 years and over	21,252	22,654
Unemployment Rate	11.7%	6.3%
Unemployment Rate for Ages 16-24	31.5%	n/a
Unemployment Rate for Ages 25-65	7.2%	n/a

Data Sources: 2009-2013 ACS and 2012-2016 ACS

**Table 52 - Labor Force**

<b>Occupations by Sector</b>	<b>Number of People (2009-2013)</b>	<b>Median Income (2009-2013)</b>	<b>Number of People (2012-2016)</b>
Management, business and financial	4,539	\$52,425	7,722
Farming, fisheries and forestry occupations	1,026	\$31,217	
Service	2,845	\$41,250	4,108
Sales and office	5,222	\$23,281	5,224
Natural Resource, Construction, extraction, maintenance and repair	1,549	\$42,029	2115
Production, transportation and material moving	910	\$42,465	3,485

Data Sources: 2009-2013 ACS and 2012-2016 ACS

**Table 53-Travel Time to Work**

<b>Travel Time</b>	<b>2009-2013</b>		<b>2012-2016</b>	
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	16,058	81 percent	16,566	78 percent
30-59 Minutes	3,169	16 percent	3,797	18 percent
60 or More Minutes	624	3 percent	860	4 percent
<b>Total</b>	<b>19,851</b>	<b>100 percent</b>	<b>21,223</b>	<b>100 percent</b>

Data Sources: 2009-2013 ACS and 2012-1016 ACS

## Education

According to the 2012-2016 American Community Survey, 66.4 percent of Albany’s residents had some higher education attainment, with 40.0 percent of residents having some college or Associates Degree. At least 26.4 percent of the workforce population had a bachelor’s degree or higher. Just under 10 percent of the residents 25 and over received less than a high school education. Albany’s population had a higher percentage with some college or an associate degree than Oregon overall, but a lower percentage of residents had a bachelor’s degree or higher.

**Table 54 - Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	2009-2013			2012-2016		
	Civilian Employed	Unem-ployed	Not in Labor Force	Civilian Employed	Unem-ployed	Not in Labor Force
Less than high school graduate	1,404	261	1,069	1,362	337	828
High school graduate (includes equivalency)	3,947	449	1,991	3,787	451	1,888
Some college or Associates degree	7,657	950	2,706	7,947	748	2,477
Bachelor's degree or higher	4,688	233	998	5,486	241	1,321
<b>Totals</b>	<b>17,696</b>	<b>1,893</b>	<b>6,764</b>	<b>18,582</b>	<b>1,777</b>	<b>6,514</b>

Data Sources: 2009-2013 ACS and 2012-1016 ACS

**Table 55 - Educational Attainment by Age, 2009-2013**

	Age					Total	
	18-24	25-34	35-44	45-65	65+	25 +	Percent
Less than 9th grade	169	70	428	394	338	1,230	3.7%
9th to 12th grade, no diploma	676	631	489	722	565	2,407	7.3%
High school graduate, GED, or alternative	1,581	1,812	1,422	3,153	2,105	8,492	25.7%
Some college, no degree	1,669	2,386	2,154	3,620	1,739	9,899	30.0%
Associate degree	228	924	833	1,396	307	3,460	10.5%
Bachelor's degree	184	1,341	948	1,971	890	5,150	15.6%
Graduate or professional degree	0	297	475	916	686	2,374	7.2%

Data Source: 2009-2013 ACS

**Table 55a - Educational Attainment by Age, 2012-2016**

	Age	25 and older	
	18-24 yrs	Number	Percent
Less than 9th grade		905	2.6%
9th to 12th grade, no diploma	540	2,473	7.2%
High school grad, GED, or alternative	1,587	8,214	23.9%
Some college, no degree		10,289	29.9%
Associate degree	2,295	3,4704	10.1%
Bachelor's degree	220	5,801	16.9%
Graduate or professional degree	0	3,272	9.5%

Data Source: 2012-2016 ACS

“Simply having about the right number of bachelor’s degrees (for example) does not imply that we have the right number of people with the right bachelor’s degrees” (Pat O’Connor). The job preparedness of



young people entering the job market does not correspond with the Oregon Employment opportunities.

**Table 56 Educational Attainment – Median Earnings in the Past 12 Months**

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	20,287
High school graduate (includes equivalency)	25,318
Some college or Associate's degree	27,154
Bachelor's degree	45,848
Graduate or professional degree	44,500

Data Source: 2009-2013 ACS

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

Albany’s major employment sectors according to 2009-2013 ACS data in Table 39 include:

- education and health care services (2,749 jobs);
- manufacturing (2,707 jobs);
- retail trade (2,419 jobs)
- arts, entertainment, and accommodations (2,079 jobs); and
- professional, scientific, management, administrative and waste management services (1,176 jobs).

2012-2016 ACS data presented in Table 39a shows the occupations of Albany residents by industry sectors. The median income for jobs in these sectors is \$22,835, excluding manufacturing, which is well below the national average of \$37,180 for these sectors (American Community Survey and Bureau of Labor Statistics).

From February 2017 to February 2018, Linn County’s private sector gained 2,360 jobs and the public sector lost jobs. The largest job gains were in

- Education and Health Services (1,250, 21.9 percent),
- Manufacturing (480, 6.2 percent), and
- Construction (250, 9.6 percent).

Linn County’s seasonally adjusted unemployment rate was 4.4 percent in December 2017, down from 10.5 percent in 2013.

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

Albany area manufacturers and the construction industry have workforce development needs. Skilled workers are needed in the rare metals and specialty alloys industry, food processing, healthcare, and industries with engineering and fabrication capacity.

A 2017 survey of entrepreneurs and start-ups that have attended Oregon Regional Accelerator and Innovation Network (RAIN) events indicates demand for shared work space.

The City of Albany participated in a workforce development taskforce with the Albany Area Chamber of Commerce, the Albany-Millersburg Economic Development Corporation, Linn-Benton Community College, area schools, and local companies to coordinate the needs of manufacturers with training and education providers to train students for the existing and future needs of area employers. This is a community-wide approach to proactively focus on workforce solutions for current and future openings. The goal is to develop a training pathway for the 70 percent of K-12 students who will not go on to four-year institutions. The Task Force has created an industry-funded position to link students in local high schools with training, internship, and career-day opportunities with our local manufacturers.

In 2015, the City of Albany award 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.

Numerous area industries, educational institutions and local governments have collaborated to develop and implement the Pipeline to Jobs program. The program is a partnership between educational institutions, local industries 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 goal of the Workforce Development Program funded by the City of Albany beginning in 2015 is to produce 500 graduates within five to seven years to fill industry positions. This investment in workforce development will help retain and grow existing industries and encourage family-wage jobs.

The City of Albany's urban renewal district has provided funding to businesses within the district to support business growth and job creation. In addition, urban renewal funds supported the Historic Albany Carousel and Museum, which opened in August 2017, drawing thousands of visitors to downtown. Funds are also supporting a large streetscape project to be completed in June 2018 that includes replacement sidewalks; curb ramps and street lighting to improve accessibility; and safety and walkability in the downtown core.

### **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, Albany needs workforce training in the following sectors:

- *Manufacturing* – There is 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.

The skills interviewees most frequently identified as needed are basic computer skills, electronic charting, interpersonal communication skills, and customer service. The Community Services Consortium has partnered with the National Career Readiness Certificate program to place job seekers with businesses. However, with “the high number of workers projected to reach retirement age in the next few years, nearly three-quarters of all projected openings will be for replacement jobs while only about one-quarter will be new jobs created by business startups or expansions”[1].

### **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 Linn-Benton-Lincoln Workforce Investment Board 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. initiatives 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. Literacy and poor English create barriers for minorities to participate in existing programs.

The table that follows outlines the different job training programs, skill development, job searching assistance, on the job training, and business workshops and classes offered to Albany residents.

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

**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.

This Consolidated Plan strategy will align with the CEDS goal to “build on the region’s entrepreneurial culture and assets” by developing funding mechanisms to provide microenterprise financing.

It is anticipated that the City will work closely with Linn Benton Community College, Albany-Millersburg Economic Development Corporation, the Albany Chamber of Commerce, Oregon Cascades West Council of Governments, Oregon Regional Accelerator and Innovation Network, Oregon State University, and the Linn Benton Lincoln Workforce Investment Board to identify and act on collaborative opportunities to enhance regional economic development efforts.

### **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.

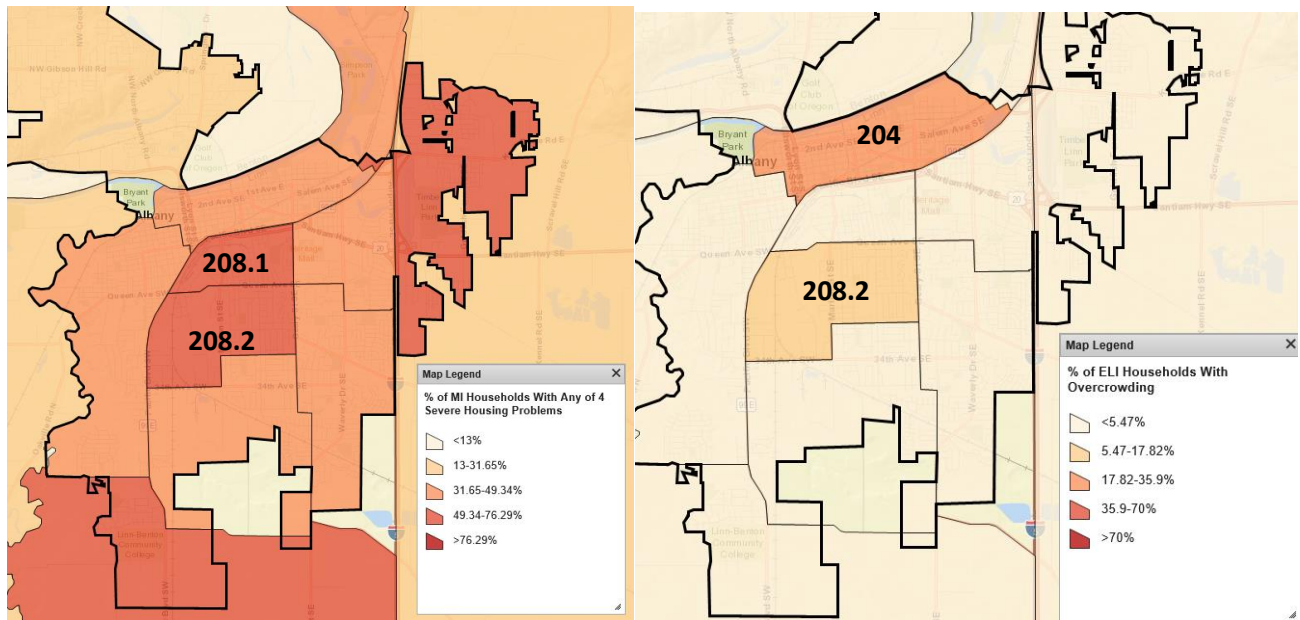
## MA-50 Needs and Market Analysis Discussion

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

For purposes of this discussion a concentration of households with multiple housing problems is considered to occur when the percentage of households with multiple problems in a Census Tract is ten or more points higher than the percentage for the City of Albany as a whole.

According to the HUD CHAS 2009-2013 data, there were three Census Tracts that were more affected by multiple housing problems than the City overall – tracts 204, 208.1, and 208.2. The housing problems included: having one or more housing problem (lacking complete plumbing facilities, lacking complete kitchen facilities, housing costs greater than 30 percent of income, and more than one person per room).

**Figure 10 – Households with Severe Housing Issues      Figure 11 Households with Overcrowding**



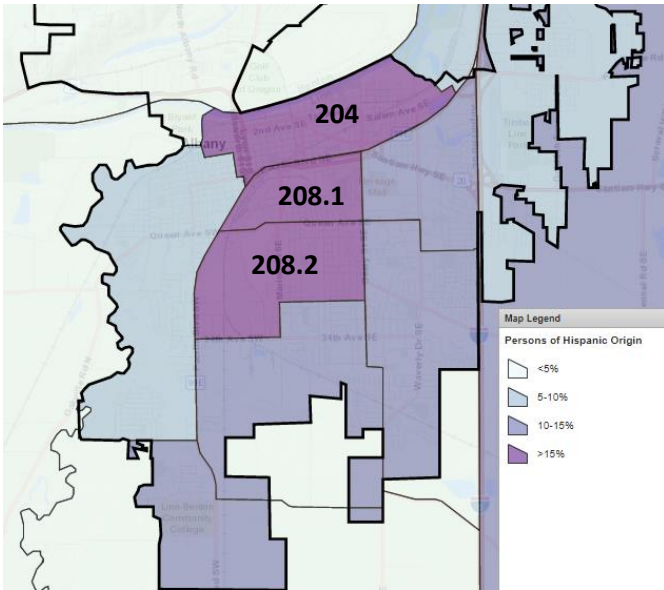
Minority and Hispanic/Latino residents and extremely low-income (ELI) households are more affected by housing problems than residents citywide.

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

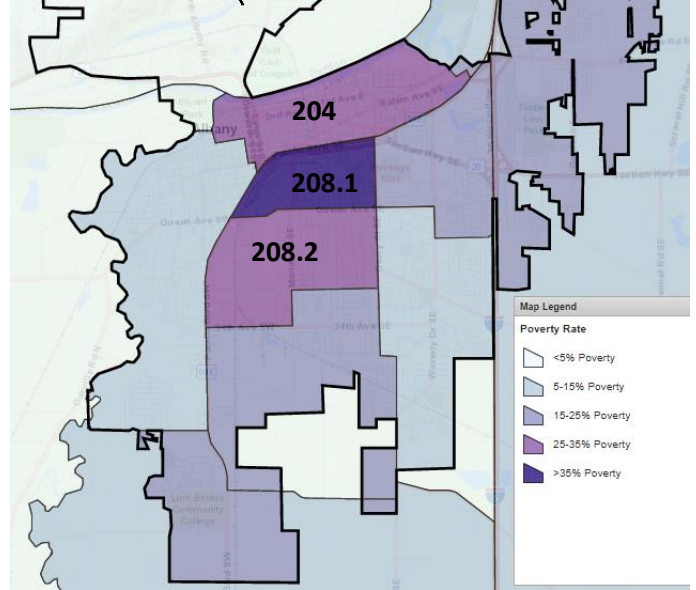
Minorities are concentrated in Census Tract 208.2 with 24.5 percent of Hispanic origin, followed by Tract 208.1 with a 21.8 percent Hispanic/Latino population. Tract 204 includes the next highest concentration of persons of Hispanic origin at 18 percent.

Poverty rates are higher in these tracts. Tract 208.1 had a poverty rate of 43.6 percent, and 208.2 had a rate of 34.7 percent compared to a poverty rate of 19.5 percent citywide. Tract 204 had a poverty rate of 27.7 percent.

**Figure 11 - Concentration of Persons of Hispanic Origin**



**Figure 12 - Concentration of Persons in Poverty**



**Figure 13 - Concentration of Albany's ELI Households (earning < 30% of AMI)**

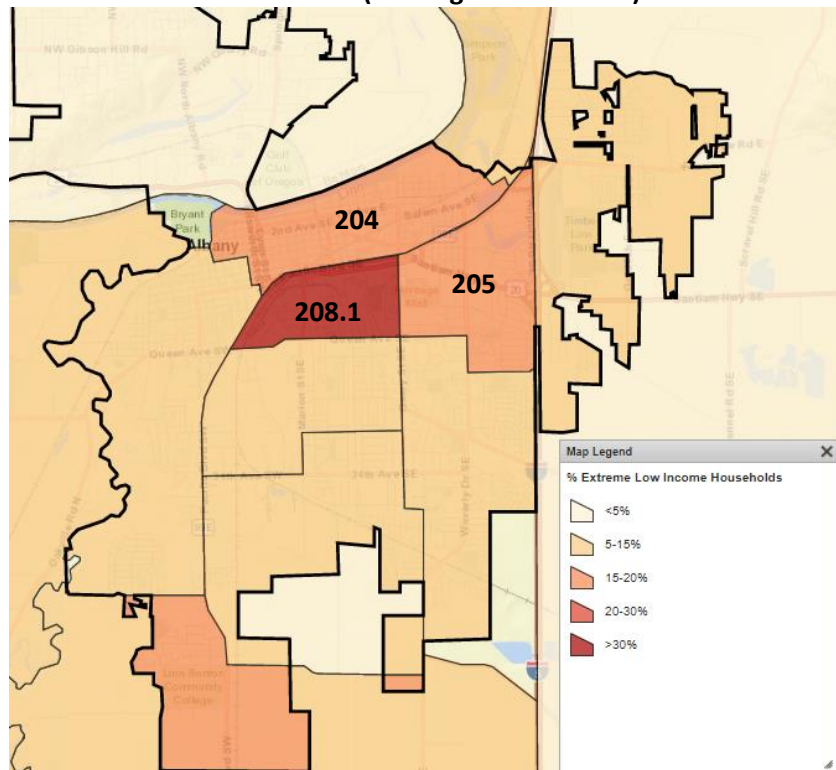


Figure 14. Concentration of Albany's Very Low-Income Households (earning 30-50% of AMI)

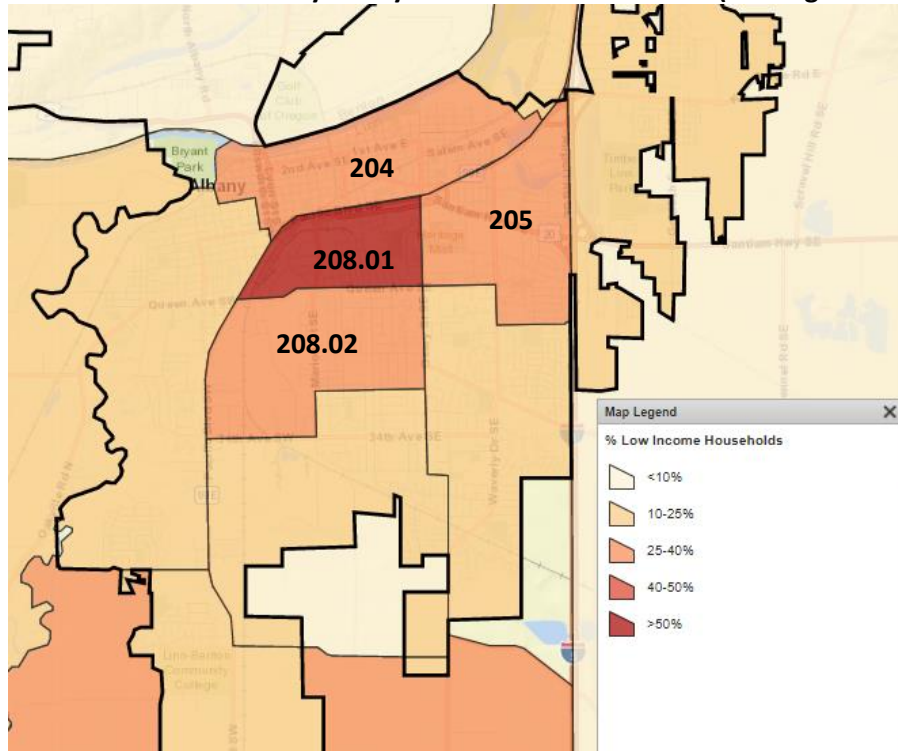
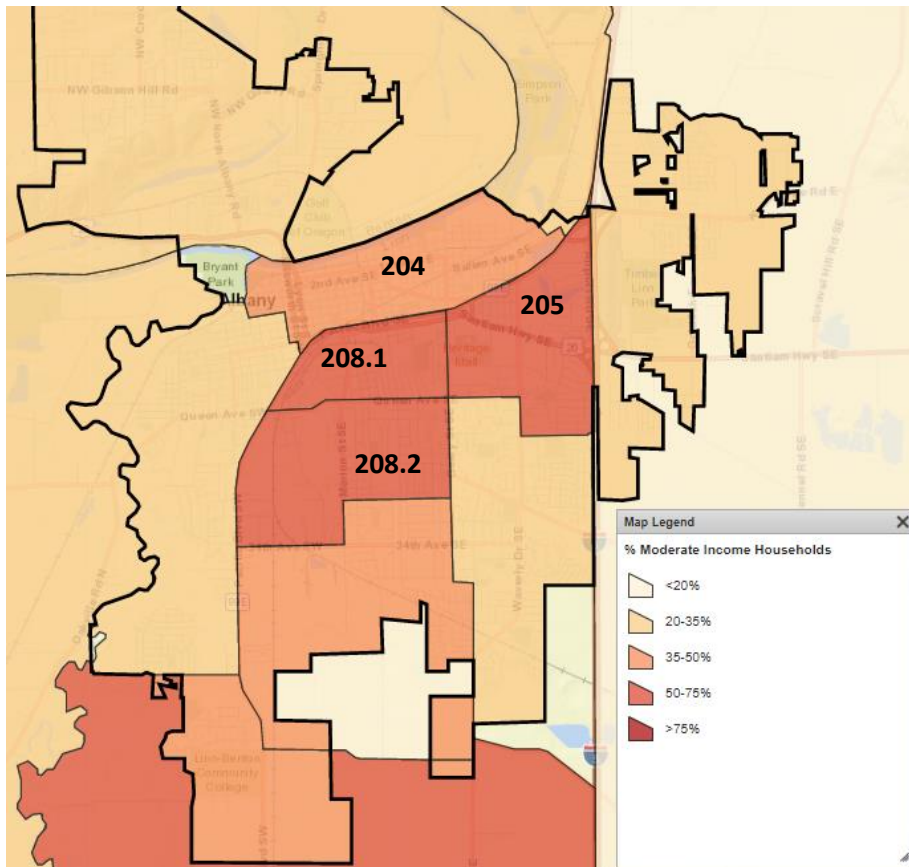


Figure 15 - Concentration of Moderate Income Households (earning 50 to 80% of the median income)





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

Census Tract 204 had the highest concentration of housing built before 1950 at 53.5 percent. Census Tract 208.2 had 66 percent of housing units built between 1950 and 1979.

Census Tracts 208.01 and 208.02 have a high concentration of renters at 65 and 76 percent respectively compared to 40 percent citywide.

The median 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 208.1 was \$136,100, \$143,900 in Tract 208.2, and \$139,200 in Tract 204 compared to \$175,100 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, one emergency 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 208.1 and 208.2 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 Sunrise Elementary School and 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.

### **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.

# 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 2018 through 2022 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 needs for Albany's LMI households. Albany's aging housing stock needs rehabilitation to provide livable environments for many of Albany's LMI households.

The City's 2018 CDBG program year allocation is \$410,906. The City projects that funding levels will be slightly reduced through the period of this Consolidated Plan, for a total of approximately \$1.9 million in CDBG funding over the five-year life of the Plan, averaging \$380,000 a year.

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 and walkability, increase economic opportunities, and support agencies that serve Albany's homeless, low-income, and special needs populations.

### Geographic Priorities

The City plans to target funds for residential property acquisition, housing rehabilitation, and public accessibility improvements into Albany's Low and Moderate Income qualified census tracts – 204, 205, 208.1 and 208.2. The City is not seeking HUD approval for a Neighborhood Revitalization Strategy Area currently.

The City of Albany's anti-poverty strategy for the 2018-2022 Consolidated Plan period will include allocating CDBG resources to programs that:

- Increase economic opportunities workforce, microenterprise, and small business development;
- Support social service agencies that work to improve the livelihood of low income and special needs residents; and
- Improving existing affordable housing and creating affordable housing opportunities.

## **Priority Needs**

The following priority needs will provide the programming focus over the next five years:

1. Increase the supply of affordable housing through home ownership programs, property acquisition and rehab or new construction.
2. Preserve and improve the quality and energy efficiency of existing affordable housing to reduce housing cost burden and remove blighting influences in neighborhoods.
3. Address issues around homelessness to reduce the number of homeless residents.
4. Support non-homeless residents with special needs with public services.
5. Provide economic opportunities for LMI residents.
6. Improve access to opportunities, services, and amenities for LMI residents.
7. Remove blighting influences to strengthen neighborhood livability in LMI neighborhoods.

## **Goals**

The following Consolidated Plan goals were identified to be addressed between 2018 and 2022:

1. Create affordable housing opportunities.
2. Preserve and improve affordable housing.
3. Reduce and prevent homelessness.
4. Provide needed public services.
5. Enhance economic opportunities for LMI residents.
6. Improve access to opportunities.
7. Remove blighting influences to revitalize and strengthen neighborhoods.

## **Barriers to Affordable Housing**

The Consolidated Plan analysis concluded that there is not sufficient affordable housing available for Albany residents and especially for Albany's households earning less than 50 percent of the HAMFI. The City of Albany will invest CDBG funds into programs to increase affordable housing opportunities for residents including down payment assistance for home buyers, acquisition of blighted properties for affordable housing, and housing rehabilitation to maintain existing affordable housing stock.

The City will be updating zoning standards to allow accessory apartment units in more situations, which can create affordable infill housing without needing available land.

The City will collaborate with other housing providers and service providers to determine the most successful strategies to remove barriers to affordable housing over the plan period.

## **Homelessness Strategy**

The City of Albany takes an active role in supporting agencies programs that move Albany's homeless residents into safe shelter with services, and eventually into permanent housing.

The document provides goals and objectives and a set of strategies to reduce homelessness and address causes of homelessness in Albany.

### **Lead-Based Paint Hazards**

Lead-based paint hazards are primarily present in residential rehabilitation projects and in acquisition of residential properties. The City requires subrecipients that administer housing rehabilitation and down-payment assistance programs to use a lead-safe housing checklist and distribute on housing constructed before 1978. The checklist outlines the federal requirements for the Residential Lead-Based Paint Hazard Reduction Act 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. CDBG subrecipients provide a copy of "Protect Your Family from Lead" brochure recipients of a housing rehabilitation loan or grant or down-payment assistance when housing was constructed prior to 1978. Lead safety pamphlets are available on the City's website and at City Hall.

### **Anti-Poverty Strategy**

The City of Albany's anti-poverty strategy for the 2018-2022 Consolidated Plan period will include allocating CDBG resources to programs that:

- Increase economic opportunities workforce, microenterprise, and small business development;
- Support social service agencies that work to improve the livelihood of low income and special needs residents; and
- Improving existing affordable housing and creating affordable housing opportunities.

### **Monitoring**

The City of Albany Community Development Department will monitor the activities of subrecipients of CDBG funds. The City will also carefully screen subrecipients prior to awarding funding to ensure agencies have the experience and capacity to meet applicable CDBG and HUD regulations. The purpose of monitoring will ensure that the intended community benefits of the City's investments are being achieved, and that the federal regulations that apply to those investments are being followed. As needed the City will provide technical assistance and training to make sure recipient agencies have the capacity and understanding needed to achieve compliance.

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

**Geographic Area**

**Table 5 - 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>	More than half of the housing units in Tract 204 were built before 1950 (56 percent) and another 31 percent were built between 1950 and 1979.  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 districts resources, housing and building stock.

	<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.
	<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.
	<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 208.1
	<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 208.1 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>	Tract 208.1 and 208.2 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 208.1 had the highest poverty rate (44 percent) of the four low-mod Census Tracts and compared to 20 percent citywide. There is a higher concentration of persons of Hispanic Origin.
	<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>	
<b>3</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>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>	No	
<b>4</b>	<b>Area Name:</b>	Census Tract 208.2
	<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 208.2 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>	Tract 208.1 and 208.2 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 208.2 has the highest percentage of households with one or more children under 18 years of age, at 46 percent, and the second highest poverty rate of 35 percent. Tract 208.2 also has the lowest homeownership rate of the four low-mod districts, at 35 percent.
<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>	Prior year CDBG resources were used to rehabilitate Sunrise Park and remove blighted conditions. A new path with lighting is still needed to connect the park play area to 24th Avenue. There are some older homes that could be renovated.
<b>Are there barriers to improvement in this target area?</b>	No



## General Allocation Priorities

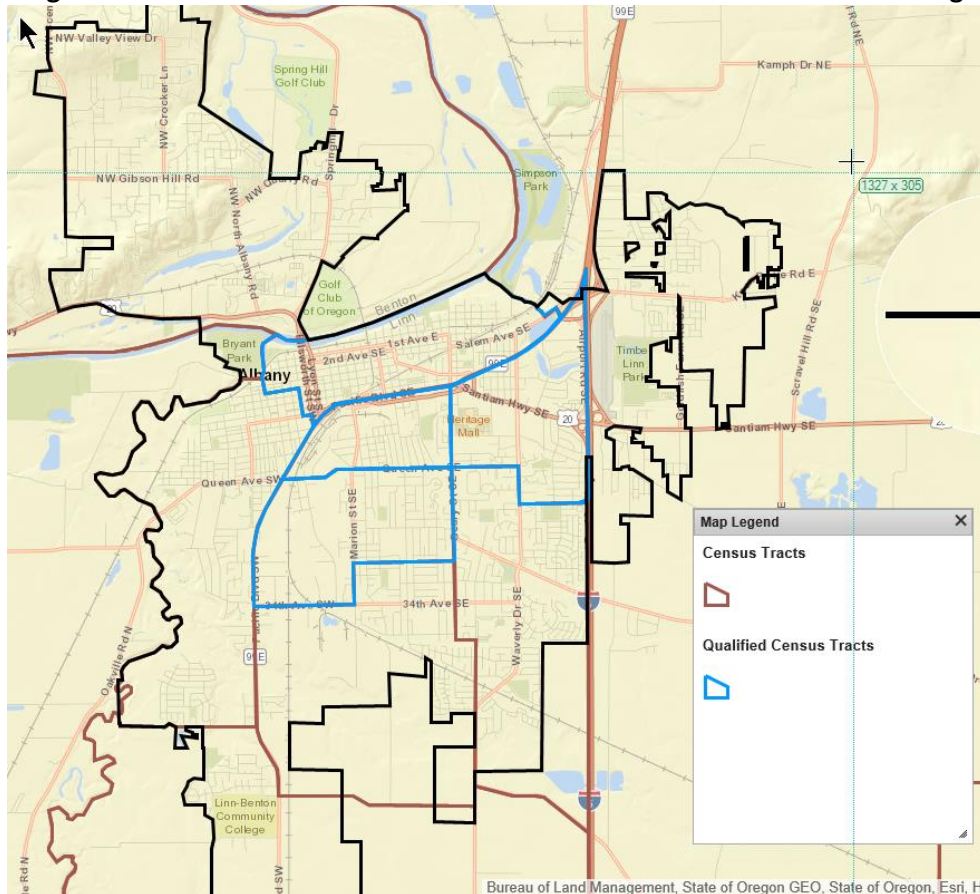
Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Albany has elected to direct CDBG investments into the city’s Low and Moderate-Income Census Tracts – tracts 204, 205, 208.1 and 208.2 as identified by the American Community Survey and CHAS data. 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.

### Target Area Census Tracts - Consolidated Plan and Continuum of Care Planning Tool



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

### Priority Needs

**Table 57– Priority Needs Summary**

1	<b>Priority Need Name</b>	Increase affordable housing opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Mentally Ill Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	<b>Geographic Areas Affected</b>	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2
	<b>Associated Goals</b>	Create affordable housing opportunities
	<b>Description</b>	The City of Albany will allocate CDBG resources to increasing the supply of affordable housing for Albany's low and moderate income residents through down payment assistance to LMI home buyers and acquisition of blighted residential properties
	<b>Basis for Relative Priority</b>	Albany does not have enough affordable housing to meet the needs of Albany residents. Data indicates that thousands of households experienced severe housing cost burden.
2	<b>Priority Need Name</b>	Improve Existing Affordable Housing
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2
	<b>Associated Goals</b>	Preserve affordable housing
	<b>Description</b>	CDBG funds will be allocated for housing rehabilitation of single-family units owned and occupied by LMI households and for long-term affordable publicly-supported multi-family housing units.
	<b>Basis for Relative Priority</b>	The City hopes to improve the quality and livability of Albany's existing affordable housing, reduce housing cost burden for LMI households, increase energy efficiency, and improve the livability and sustainability of Albany's lowest income neighborhoods.  Many LMI home owners can't afford to maintain their housing. Building safety, structural integrity, and energy efficiency improvements are needed for many of Albany's housing units, especially dwellings built before 1980. Some of Albany's publicly supported affordable housing units need repairs and improvements that non-profit agencies can't afford.
<b>3</b>	<b>Priority Need Name</b>	Reduce Homelessness
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Census Tract 204 Census Tract 208.1

	<b>Associated Goals</b>	Create affordable housing opportunities Reduce and prevent homelessness Provide needed public services
	<b>Description</b>	The city will continue to support programming at local emergency shelters through public services grants for operating expenses, case management, life skills programs, job skills programs, healthy food, wellness and housing services.
	<b>Basis for Relative Priority</b>	Lack of affordable housing has increased the number of homeless residents and families with children.
4	<b>Priority Need Name</b>	Help non-homeless residents with special needs
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle 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 208.1 Census Tract 205 Census Tract 208.2
	<b>Associated Goals</b>	Provide needed public services
	<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, help residents in recovery, prevent child abuse, provide job skills training, and short-term rental assistance.
5	<b>Priority Need Name</b>	Enhance economic opportunities for LMI residents
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Middle Persons with Physical Disabilities Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Create economic opportunities
	<b>Description</b>	Enhance economic opportunities by investing in job readiness services, 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. Many Albany area industries need skilled laborers.
6	<b>Priority Need Name</b>	Improve access to opportunities
	<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 208.1 Census Tract 205 Census Tract 208.2
	<b>Associated Goals</b>	Improve access to opportunities

	<b>Description</b>	Improve access to opportunities in Albany’s low-income areas to services, employment, schools, transportation, quality housing, and amenities by investing in safety and accessibility improvements.
	<b>Basis for Relative Priority</b>	Residents and University of Oregon students identified street and sidewalk repairs and safety improvements needed in Albany’s low-income census tracts.

**Narrative (Optional)**

The priority goals and strategies identified in the City’s 2018-2022 Consolidated Plan are based on the needs identified in the Needs Assessment and Market Analysis sections of this Consolidated Plan. Those sections include analysis of Census data that was refined with local statistics and community input through agency consultations and citizen participation.

The goals and strategies are intended to address the needs of the community by supporting efforts to create and retain affordable housing opportunities, address the needs of homeless residents - especially homeless families and young adults, support community members with special needs, and to benefit low income residents. The City intends to target CDBG funding to activities that will address these priority needs and that will primarily benefit those with the lowest incomes or the lowest income neighborhoods. Many program activities identified in the five-year Consolidated Plan period will address more than one of these needs.

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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
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	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.
Rehabilitation	The City proposes to continue supporting housing rehabilitation programs to improve Albany's affordable housing stock and reduce housing costs burden for LMI residents.
Acquisition, including preservation	Acquisition of residential property for affordable housing is an activity anticipated in this Consolidated Plan period.

**Table 6 – Influence of Market Conditions**

	2000	2016	% Change
Population	40866	50828	24
households	17380	19297	11
Median Income	39409	47612	21

**Table 7 - Demographics 2000-2016**

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

### Introduction

The City will receive CDBG funds in the amount of \$410,906 in PY 2018. The City anticipates grant awards averaging \$380,000 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	410,906	0	0	410,906	1,500,000	CDBG funds will leverage private funds, grant funds and other public funds.



**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 and may leverage city street repair funds, and possibly state or private funds depending on the activity.
- The housing rehabilitation program will develop a revolving loan fund and will be paired with federal weatherization fund grants.
- Down payment assistance loans and grants will leverage private savings of homebuyers.
- Affordable housing and economic development projects are expected to leverage other local, state, federal and/or private funds.
- Emergency and transitional housing loans or grants will leverage private sources and foundations and may leverage other state and federal funding sources.
- Microenterprise assistance will leverage state education 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 publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Albany owns a few properties in one of the City’s low and moderate-income Census Tracts, Tract 204. The tract runs south from the Willamette River to Pacific Boulevard and includes downtown. 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. For example, the housing rehabilitation revolving loan activity will likely be in the form of no-interest repayable loans that will generate program income in future recipients.

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

The City of Albany will carry out the 2018-2022 Consolidated Plan activities through a collaborative effort with public and private partners.

Housing rehabilitation and down payment assistance programs are continuing in this Consolidated Plan and existing partnership with Willamette Neighborhood Housing, Linn-Benton Housing Authority and Community Services Consortium to carry out these activities.

Public services grants have been competitive to date, and requests for proposals are anticipated to determine priority needs for Albany’s special needs and homeless populations.

The City is currently partnering with Albany Area Habitat for Humanity to acquire one residential property. Permanent partnerships for property acquisition and new construction have not been decided. Depending on the opportunities that arise, the City will engage in partnerships with non-profit housing providers for acquisition and new construction.

Economic development programs will be carried out by the City departments and with Linn-Benton Community College’s Small Business Development Center.

Public improvements will be planned and coordinated with the City’s Public Works and Parks and Recreation departments.

**Table 8 - Institutional Delivery Structure**

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
WILLAMETTE NEIGHBORHOOD HOUSING SERVICES	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

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Signs of Victory Mission	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
Furniture Share	Non-profit organizations	Non-homeless special needs public services	Other
Linn County Health Services	Government	Homelessness Non-homeless special needs public services	Other

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

Albany is fortunate to have strong collaboration among non-profit and government agencies that serve Albany’s homeless and special needs residents with a variety of services and programs as specified in the table that follows.

The primary gap in service delivery relates to the availability of affordable housing.

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

**Table 58 - Homeless Prevention Services Summary**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<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	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X	X	X
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

**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)**

There are several service providers in Albany working to address the needs of homeless persons and families. All services are available to Veterans and persons with HIV.

Samaritan Albany InReach Services operates a health clinic on Thursday evenings for persons who do not have health insurance. Linn County Health Services department provides counseling and screening services for persons with HIV and accounts for all the services identified in the “Targeted to People with

HIV” column in the table above. Linn County Health Services also serves persons with mental health and substance abuse issues.

Albany’s two adult/family homeless shelters serve homeless individuals with counseling, transportation, life skills training, healthcare navigation, and most of the services listed in the above tables. Each shelter provides counseling and case management, meals, hygiene products, blankets, and clothing to anyone, including the chronically homeless individuals.

Signs of Victory Mission has a wellness center that provides a needle exchange and wellness services in partnership with Samaritan Health Services.

Jackson Street Youth Services operates a shelter and drop-in center in Albany for homeless and at-risk youth.

The Center Against Rape and Domestic Violence, an agency that provides emergency and transitional shelter for individuals and families fleeing domestic violence, also provides advocacy and supportive services for clients in shelter or living elsewhere in the community.

**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**

Most area agencies participate in monthly HEART meetings, which provide an opportunity for networking and collaboration on addressing needs and in program delivery. Linn County Health Services divisions staff - including mental health, alcohol and drug, and developmental disabilities – have formed numerous partnerships with other agencies to deliver programs that provide comprehensive supportive services, treatments, and care.

The primary gap in service delivery relates to the availability of affordable housing. More families and households with children are experiencing homelessness. The new Signs of Victory shelter provides four shelter rooms for families and women with children in Albany, but demand exceeds capacity.

There is a need for housing for persons recovering from drug and alcohol addiction and a medical detoxification facility to avoid transporting residents out of the area to be served.

**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 numerous priority needs within the City and the Community Development Commission (CDC) developed goals and identified and developed programs with area agencies to address priority needs.

The City of Albany staff and CDC members will continue to collaborate with service providers to strengthen partnerships among agencies already providing services and to leverage CDBG funds with other sources. The City will oversee CDBG subrecipients through regular reporting and monitoring of the activities and outcomes.

## 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	Create affordable housing opportunities	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2	Increase affordable housing opportunities Reduce Homelessness	CDBG: \$566,700	Homeowner Housing Added: 2 Household Housing Unit  Direct Financial Assistance to Homebuyers: 10 Households Assisted  Buildings Demolished: 2 Buildings
2	Preserve affordable housing	2018	2022	Affordable Housing	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2	Improve Existing Affordable Housing	CDBG: \$400,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Reduce and prevent homelessness	2018	2022	Homeless	Census Tract 204 Census Tract 208.1	Reduce Homelessness	CDBG: \$150,000	Homeless Person Overnight Shelter: 500 Persons Assisted  Homelessness Prevention: 10 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide needed public services	2018	2022	Homeless Non-Homeless Special Needs Fair housing	Census Tract 204 Census Tract 208.1 Census Tract 208.2	Reduce Homelessness Help non-homeless residents with special needs	CDBG: \$118,600	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
5	Create economic opportunities	2018	2022	Economic Development		Enhance economic opportunities for LMI residents	CDBG: \$95,600	Homelessness Prevention: 50 Persons Assisted  Businesses assisted: 10 Businesses Assisted
6	Improve access to opportunities	2018	2022	Non-Housing Community Development	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2	Improve access to opportunities	CDBG: \$178,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

**Table 9 – Goals Summary**

## Goal Descriptions Table

1	<b>Goal Name</b>	Create affordable housing opportunities
	<b>Goal Description</b>	Create affordable housing opportunities through property acquisition and redevelopment and homebuyer down-payment assistance programs.
2	<b>Goal Name</b>	Preserve affordable housing
	<b>Goal Description</b>	Preserve and improve Albany’s affordable housing through housing rehabilitation and weatherization programs.
3	<b>Goal Name</b>	Reduce and prevent homelessness
	<b>Goal Description</b>	Reduce and prevent homelessness by providing housing and public services to homeless residents that help them transition out of homelessness.
4	<b>Goal Name</b>	Provide needed public services
	<b>Goal Description</b>	Provide Albany’s special needs and low and moderate-income residents with needed public services by supporting service agencies that serve highly vulnerable and underserved populations such as unaccompanied youth, persons with disabilities, homeless, elderly, and agencies that further fair housing.
5	<b>Goal Name</b>	Create economic opportunities
	<b>Goal Description</b>	Create economic opportunities by investing in job readiness services, microenterprise development, and economic development programs that create jobs principally for low- or moderate-income residents.
6	<b>Goal Name</b>	Improve access to opportunities
	<b>Goal Description</b>	Improve access to opportunities including services, employment, schools, and amenities by investing in safety and accessibility improvements.

**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)**

The City does not received HOME funds. Not Applicable.



## **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**

The Albany Comprehensive Plan polices promote a variety in housing choices and types that correspond to the needs of city residents and policies encourage the development of affordable housing and housing to meet the needs of residents with special needs.

The Albany Development Code includes residential development standards, uses and densities of housing by zone. Over the years, the City has incorporated many affordable housing strategies into its land use regulations such as mixed-use zones, flexibility in lot sizes in subdivisions, accessory apartments, and density bonuses for housing constructed for households earning less than the area median income.

The primary issue is lack of affordable housing to Albany's very low-income and extremely low-income households (earning less than 50 percent or 30 percent of the area median income). This level of affordable housing is challenging to construct without financial assistance, flexibility from development standards or constructing with market rate housing.

#### *Land Development Policies*

The City reviewed Albany's zones, development standards, and housing policies for any negative effects of public policies on affordable housing and residential investment.

Residential Zoning Districts. The City has two medium-density residential zones that allow for a variety of housing types with density up to 25 or 35 units an acre. The City does not have minimum density requirements. Four residential zones primarily allow single-family detached housing. Consequently, housing prices in the single-family districts are more expensive and there is a higher home-ownership rate.

Mixed Use Zoning Districts. Albany has numerous mixed-use zones that provide options for developing a variety of housing types that are often found to be more affordable due to size and use of the land including small-lot housing, attached housing and apartments.

Accessory Dwelling Units. This form of infill housing can provide affordable housing options throughout the City and can be a source of income the primary homeowner. Albany currently allows accessory dwelling units and is amending standards to allow larger units and detached units where single-family housing is permitted.

Infill Development. New single-family and duplexes on infill properties must provide a garage or carport if 50 percent or more of the houses within 150 feet have them. Garages can add cost to construction making housing less affordable.

Housing Variety and Density. Lots may be up to 30 percent smaller if the average lot size is met. Planned developments or cluster developments allow for more variety in lot sizes and housing types in exchange for setting aside open space. New development is not required to provide a mix of housing sizes or types or meet minimum density standards.

Affordable Housing Incentives. The City has one sliding scale density bonus for projects that provide a percentage of units affordable to households with income up to 1.2 times the median income. The incentives do not specifically address housing for very-low and extremely-low income households.

Available Land. Albany's 2006 residential buildable land inventory indicates a lack of land zoned for medium density and multi-family development. Most of the vacant residential land is zoned for detached single-family. Housing demand has sparked interest in most of the remaining land zoned for multi-family within the City limits.

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

The following strategies were identified for evaluation over the five-year Plan period to determine if future policy changes could create opportunities for affordable housing.

Accessory Dwelling Units. Accessory dwelling units can provide additional housing units typically at a much lower cost since they utilize existing infrastructure. In response to a state mandate, the City is in the process of modifying standards to allow accessory dwelling units anywhere a single-family residence is allowed. New regulations will allow larger units and reduce other requirements to make them an attractive way to add additional housing units.

Available Land. Housing market pressures from Corvallis and other areas where housing has been more expensive has fueled increases in Albany's rents and home values. The city has experienced an uptick in development of multi-family and single-family units and there is very little land available for medium and higher density housing. The City should evaluate its residential land supply to ensure there is enough land available to meet the needs of Albany residents by providing more affordable housing choices.

Zoning Standards. The City should evaluate the types of housing units allowed in its zoning districts, including traditional single-family districts, to allow more variety and flexibility in housing types and rather use performance zoning or maximum densities by zone and design standards for compatibility of infill development. Development standards such as minimum parking, minimum lot sizes, maximum lot cover and heights in Albany's residential and mixed-use zones should be evaluated to remove barriers to achieving the minimum density standards. The City could consider minimum density requirements to achieve the highest and best use of available land.

Infill Development Standards. The City should evaluate the infill development standards to ensure they are not creating barriers to affordable housing, such as requiring garages or carports.

Affordable Housing Incentives. The City allows a sliding-scale density bonus for housing that is affordable to households earning up to 1.2 times the area median income (more density for housing that is more affordable). The City should evaluate these incentives and develop incentives for housing that is affordable to households earning less than 50 percent of the area median income.

The State of Oregon has been pro-active in adopting new laws to promote affordable housing. With the ban on inclusionary zoning lifted, local governments can require up to 20 percent of new units to be affordable housing in new multifamily developments with at least 20 units so long as they also offer incentives to defray builders' losses. The state now allows cities and counties to levy a construction excise to subsidize affordable projects and help for first-time homebuyers.

## **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. CSC coordinated the development of the *Ten-Year Plan to Address Issues Around Housing and Homelessness in Linn County* (Ten-Year Plan) published in 2009 and coordinated the 2012 update. The Ten-Year Plan identifies numerous strategies to reach out to homeless persons, especially the chronically homeless persons, and unaccompanied youth, to assess their needs. The following priority goals were identified from the Ten-Year Plan:

- Prevention services for those at risk of homelessness;
- Increase capacity of homeless persons to become self-supporting or get into supportive housing;
- Create an education and awareness program to remove societal stigma about homelessness as well as to advocate for answers.
- Create a system of collection technology and methodology to better account for homeless program outcomes.

Since the Ten-Year Plan was published, HEART member agencies have worked to implement these strategies and to identify the gaps and needs in services to the homeless. Progress on goals include:

- Annual homeless resource fair reaches out to unsheltered to provide opportunities to engage in services with area service providers;
- Jackson Street Youth Services opened the Cornerstone Outreach center to reach at-risk youth and a 10 bed youth shelter opened in Albany in 2015 for unaccompanied youth;
- Signs of Victory Mission has expanded into a larger facility with 97 beds, four rooms for families, and one detoxification room which has brought residents off the streets;
- A coordinated data collection system was developed and is being implemented by CSC and other agencies.
- Linn County Health Services provides counseling and support to persons in jail with mental health issues to address needs and develop plans prior to their release. Linn County also provides crisis services on-site and off-site and an afterhours crisis line.



Most of the chronically homeless populations suffer from some form of mental illness. The Plan calls for more transitional living programs for those suffering from mental illness and more permanent supportive housing units are needed for the mentally ill.

The City has maximized the distribution of Public Service funding allowances to partner with organizations that serve the homeless and non-homeless special needs populations in the community. The City has ongoing consultations with providers to assess other needs that could be eligible for CDBG funding.

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

Albany has two emergency shelters for adults and families that can accommodate 206 people and a youth shelter that provides 10 beds. Signs of Victory Mission (SOV), expanded into a larger facility and has four rooms for families with children. Albany Helping Hands (AHH) serves Albany's homeless and chronically homeless sex offenders, felons, and several residents with mental illness. AHH refers families with children to SOV, and likewise, SOV refers sex offenders and felons to AHH.

Lack of affordable housing is increasing the length of stay at shelters. Residents at AHH stay between 6 and 9 months. More transitional housing with supportive services is needed to help transition people out of homelessness, including housing for women with children, families, sex offenders and persons in recovery.

Addiction is a leading cause of homelessness and a leading cause of domestic violence and sexual assault, which can lead to homeless victims. There is need for more alcohol and drug rehabilitation housing with recovery support, counseling, and case management services.

Several agencies are working together to fund and build a local detoxification facility in Linn County. Residents with addictions often become chronically homeless. Successful detoxification and rehabilitation are essential in success of residents in recovery that have integrated back into society.

**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. According to the 2017 point in time (PIT) homeless count and city surveys the leading causes of homelessness included insufficient income, lack of affordable housing, drug and alcohol use, poor rental history/evictions, and criminal history.

Shelters and agencies that work with the homeless note that clients often need more than 30 days to resolve homeless issues and causes. The shortage of affordable housing is increasing shelter stays. Stays at one shelter were averaging 6 to 9 months in 2017. Shelter operators indicate a need for more transitional housing, especially for households with children, felons, and persons with mental illness, until more permanent affordable housing is available.

The 2018 survey of homeless residents and providers also said that first and last month's rent and security deposit assistance is needed to help subsidize and stabilize persons and families transitioning out of homelessness. More case management and skills training are needed to help persons to increase the capacity of homeless and at-risk persons to be self-supporting.

Strategies to address issues related to homelessness include:

- Drug and alcohol treatment and recovery programs;
- Rapid-rehousing assistance;
- Transitional supportive housing; and
- Coordinated crisis management and counseling.

Plans for a local comprehensive detoxification and rehabilitation services facility are underway. Linn County and Samaritan Health Services have committed to constructing a 16-bed treatment and recovery facility in neighboring Lebanon before the end of 2019.

The Jackson Street Albany House youth shelter works with Albany area unaccompanied youth to help them safely reunite with family members or into other stable housing. In 2017, 26 of the 28 Albany residents served at the shelter successfully exited homelessness. Jackson Street needs more shelter beds for youth ages 10-17 and transitional supported housing for older youth ages 18-24. 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.

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, and manages federal ESG funds and a rapid rehousing program for homeless residents.
- C.H.A.N.C.E. 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.

In 2017, CSC led efforts to develop a better data collection and coordination system that could be used agencies to reduce duplication and time on intake and to coordinate care and resources among agencies. This coordinated intake and assessment system should improve needs assessments and coordinated care delivery.

**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**

Linn County Parole and Probation provides individuals being discharged from jail a housing voucher for one month. CHANCE coordinates housing placements for residents in recovery. HEART provides informational/supply bags to the Linn County jail for distribution to released convicts that includes referral information to help them connect to services and shelter upon release. Linn County Mental Health works with the State Hospital to find placements for adults who are ready to transition into the community through the Community Integration Team.

Linn County received a “jail diversion” grant in 2016. The purpose of the grant was to intervene, and as appropriate, divert individuals with mental illness from the criminal justice system. LC provides a full time Mental Health Specialist to the Linn County Correctional facility to perform mental health assessments, provide treatment to inmates with mental health issues and offer ongoing behavioral health consultation to jail staff and leadership. In 2016, this program served 1,284 Linn County jail residents.

The hospital coordinates with local shelters and Linn County Health Services staff to pick up homeless persons discharged from hospitals and coordinate needs and housing placements.

It is much more cost-effective and less disruptive to keep a family or individual in existing housing than to place them back 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:

- Foreclosure counseling or refinance 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; and
- Life skills, parenting, healthy living and nutrition classes.

## **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 a 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 took steps the last five years to provide lead safety information to owners of older homes and to develop and revise program procedures for residential projects that receive CDBG funding to include lead testing, lead-safe work practices, and lead hazard reduction measures.

The City will take the following actions to reduce lead-based paint hazards and risks during the 2018-2022 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?**

The Linn County Health Services Department used to conduct lead paint screenings on request; however, lead tests are now performed by physicians and test results are unavailable. County staff recalls that in the many years of doing lead testing only a couple of cases of elevated blood levels were found. That said, any case of elevated blood levels is one too many when preventive measures can be taken to reduce or eliminate lead-based paint hazards.

It is unknown if the number of lead poisoning cases is reduced from earlier years since the City became an entitlement grantee.

State and federal lead-certification and training requirements for contractors should reduce the incidents and exposure to lead poisoning and hazards.

## **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 closely 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 2018-2022 Consolidated Plan, the City of Albany developed goals and strategies to help reduce the number of families and individuals in poverty.

American Community Survey data and maps provided by HUD helped the City understand the characteristics of residents in poverty and where they live.

Albany had a poverty rate of 21 percent in the 2012-2016 American Community Survey. Albany's minority populations have a much higher incidence of poverty than White non-Hispanic or Latino residents, with a 44 percent for persons of Hispanic or Latino origin and 46 percent for other races. Educational attainment is also a factor in poverty rates – 28 percent of persons without a high school degree or equivalent were in poverty, compared to only five percent of those with a bachelor's degree or higher were in poverty. Most residents in poverty are renters.

The City's anti-poverty goals include:

- Reducing the number of Albany residents living in poverty over the Consolidated Plan period; and
- Providing services to residents in poverty to keep them housed, provided with nutritious food and clothing, healthcare, parenting skills and support, and educational and job skills opportunities to improve their livelihood and sustainability.

The following objectives and strategies will be used over the five-year Plan period to reduce poverty and improve the self-sufficiency of Albany's lowest income residents.

#### Expand Economic Opportunities for Albany's Low-Income Persons

1. Support Job Creation. The City will work with area businesses and economic development related agencies to develop or expand programs that create jobs, offer microenterprise assistance, business assistance or training. The City will also provide grants to small businesses to assist in job-creation.
2. Support workforce development. 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.

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.

1. Support programs that help persons improve self-sufficiency by providing access to education, employment, health care, food, and financial stability.

2. Support programs that address risk factors for homelessness such as alcohol and drug addiction and gambling.

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.

1. Support housing rehabilitation and weatherization programs that reduce monthly housing costs and improve housing conditions.
2. Support programs that prevent foreclosure.
3. Support money management and savings classes and programs.
4. Help Low-Income residents become homeowners.

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

The City of Albany's poverty goals and programs are incorporated into the following Consolidated Plan strategies summarized below.

Create Affordable Housing Opportunities by supporting home ownership and opportunities to build equity and assets.

Preserve Affordable Housing Supply. CDBG funds are allocated for housing rehabilitation and weatherization to improve living conditions and reduce monthly housing costs.

Provide Needed Public Services. The City will support agencies that provide services to Albany's poverty-level families.

Enhance Economic Opportunities. The City will support microenterprise training and development programs, help businesses create jobs for low or moderate-income persons, and support workforce development and job skills training programs.



## **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:

1. 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.
2. 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.
3. 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.
4. 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 at these site visits.
5. 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.
6. 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.

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> Linn Benton Housing Authority Voucher Data
	<b>List the name of the organization or individual who originated the data set.</b> Linn Benton Housing Authority
	<b>Provide a brief summary of the data set.</b> The housing authority ran a report on the demographics of Albany households that receive housing choice vouchers and that are on the waiting list.
	<b>What was the purpose for developing this data set?</b> This data set was provided by the housing authority
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> The data covers the City of Albany
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> January 2018
	<b>What is the status of the data set (complete, in progress, or planned)?</b> complete
	<b>2</b>
<b>List the name of the organization or individual who originated the data set.</b> Census Bureau	
<b>Provide a brief summary of the data set.</b>	
<b>What was the purpose for developing this data set?</b>	
<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>	
<b>Briefly describe the methodology for the data collection.</b>	

	<p><b>Describe the total population from which the sample was taken.</b></p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>
<b>3</b>	<p><b>Data Source Name</b> City of Albany Vacant Properties</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> City of Albany Code Enforcement</p>
	<p><b>Provide a brief summary of the data set.</b> 2010 inventory of vacant and abandoned units done by field inspections by fire, building and police department staff after the 2010 arson fires.</p>
	<p><b>What was the purpose for developing this data set?</b> To assess future likelihood of arson fires in 2010.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> In addition to site drive-bys, staff reviewed city utility records.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2010</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b> complete</p>
<b>4</b>	<p><b>Data Source Name</b> 2017 Point in Time Count</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> Community Services Consortium</p>
	<p><b>Provide a brief summary of the data set.</b> The 2017 PIT data for Linn and Benton Counties</p>
	<p><b>What was the purpose for developing this data set?</b> Assess homeless needs</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2017</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p>

	<p><b>Describe the total population from which the sample was taken.</b></p> <p>180 Linn County homeless residents</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>
5	<p><b>Data Source Name</b></p> <p>American Community Survey, 2009-2011</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p>
	<p><b>What was the purpose for developing this data set?</b></p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p>
	<p><b>Briefly describe the methodology for the data collection.</b></p>
	<p><b>Describe the total population from which the sample was taken.</b></p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>
6	<p><b>Data Source Name</b></p> <p>2013 Point in Time Count</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Community Services Consortium</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The raw data from the 2013 point in time count was provided.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To get information about Albany's homeless population.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>January 2013</p>

	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The sheltered population data is collected from surveys filled out by the area shelters and transitional housing units. The unsheltered survey is administered by "street or known locations". The 2013 street known location survey was performed at Saint Mary's Soup Kitchen.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>