

RESOLUTION NO. 6322

A RESOLUTION ADOPTING ALBANY'S ANNUAL ACTION PLAN FOR FISCAL YEAR 2015 FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS AS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

WHEREAS, the City of Albany assessed the City's community development needs and set goals and priorities to address needs in a five-year Consolidated Plan for Fiscal Years 2013 through 2017; and

WHEREAS, the City is required to develop an Annual Action Plan that describes the actions, activities, and programs that will be delivered to address priority needs and goals identified in the Consolidated Plan; and

WHEREAS, the City of Albany Community Development Commission and staff have been working for the past eight months to identify and develop programs and activities to address the needs identified in the Consolidated Plan; and

WHEREAS, the Community Development Commission held a public comment period on April 14, 2014, and the City Council held a public hearing on April 23, 2014, and received comments in support of the Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council adopts the Annual Action Plan for Fiscal Year 2015, a copy of which is attached hereto as "Exhibit A".

DATED AND EFFECTIVE THIS 14th DAY OF May 2014.


Mayor

ATTEST:


City Clerk



CITY OF ALBANY

DRAFT ANNUAL ACTION PLAN FOR FISCAL YEAR 2015

FOR THE CITY OF ALBANY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS

**PREPARED BY THE CITY OF ALBANY, OREGON
COMMUNITY DEVELOPMENT DEPARTMENT
MAY 14, 2014**

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

1. Introduction

The 2013-2017 Consolidated Plan outlines goals and objectives that will be pursued over the five years to address Albany's low-income community development needs with Community Development Block Grant (CDBG) funds through activities identified in the Annual Action Plans. The Consolidated Plan goals and objectives were developed through the *Needs Assessment*, data analysis and evaluation, consultations with area agencies, and citizen input.

Albany's Annual Action Plan for Fiscal Year 2015 identifies programs and activities that will be supported with Community Development Block Grant funds. These activities will address community needs identified in the Consolidated Plan and each activity must meet one of three HUD defined National Objectives:

1. Benefit to low- and moderate- income (LMI) persons: Requires recipients to spend 70% of their CDBG funds to meet the LMI national objective;
2. Aid in the prevention or elimination of slums or blight; and
3. Meet urgent needs to alleviate emergency conditions.

2. Summarize the objectives and outcomes identified in the Plan

The City of Albany identified the following Consolidated Plan objectives and outcomes that will be addressed through application of CDBG resources in the 2015 Annual Action Plan.

Housing Affordability

Objective 1: Reduce the housing cost burden for Albany's low income households by reducing maintenance costs and monthly overhead costs of low-income households earning 60% or less of the HUD adjusted median family income (HAMFI).

Objective 2: Maintain and improve the quality of Albany's affordable housing supply through no-interest deferred loans for housing rehabilitation of low-income occupied housing.

Outcomes: Rehabilitate and/or improve energy efficiency in housing units occupied by low-income households.

Homelessness and Poverty

Objective 1: Expand the supply of housing for homeless families, youth and individuals.

Objective 2: Support the *Linn County Ten Year Plan to Address Issues Around Housing and Homelessness*.

Outcomes: Provide 4 emergency shelter beds for homeless or at-risk youth and 4 transitional beds for homeless families or individuals.

Community Development

Objective: Remove deteriorating and blighted conditions at public facilities in Albany's low-income census tracts.

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Outcomes: Replace or repair 400 lineal feet of Periwinkle Path and complete the Sunrise Park remodel. Both projects are in Albany Census Tract 208

Economic Development

Objectives: Expand economic opportunities for Albany's low and moderate-income residents by supporting microenterprise and small business development through training, technical, and financial assistance to create jobs or to help businesses in LMI areas with building or public improvements.

Outcomes: Businesses Assisted: 10; Jobs Created/Retained: 4

Public Services

Objectives: Support public service agencies and programs that improve the lives of Albany's special needs and low-income populations:

- Jackson Street Youth Shelter: Street outreach and case management to at-risk or homeless youth
- FISH: Provide shelter and services for homeless women with children
- CARDV: Albany hotel nights for victims of domestic violence
- C.H.A.N.C.E.: Pay GED costs and support for residents recovering from drug and alcohol addiction.

Outcomes: Public Service Activities other than LMI Housing Benefit: 100 people assisted

Fair Housing

Objectives and Strategies: The City and the Community Development Commission will work to reduce impediments to fair housing. The City will also contract with the Fair Housing Council of Oregon to provide training and counseling for Albany property owners, residents and developers.

Outcomes: Public Service Activities other for LMI Housing Benefit: 25 people assisted

3. Evaluation of past performance.

At the time the 2015 Annual Action Plan was prepared, the City was still launching its 2014 programs and activities.

4. Summary of citizen participation process and consultation process

The City followed its Citizen Participation Plan in carrying out the process to develop this FY 2015 Action Plan. The City gathered community input regarding needs, priorities, and projects outreach to land networking with local agencies, application proposals, public comments, and public hearings.

The Mayor appointed a Community Development Commission that includes the following representatives: social services, lending institution, housing industry, economic development, residents, the Albany Planning Commission, and the Albany City Council. They provide valuable input on community needs and programs. The Commission meets monthly and meetings are open to the public.

City staff and the Commission spent the first Plan year evaluating and assessing community needs related to economic development, housing, homelessness and public services. The Commission evaluated applications for public services, homeless housing needs and economic development programs that informed the programming and funding recommendations for the FY 2015 Action Plan.

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City staff and several Commissioners participate in local boards and committees that are devoted to reducing homelessness, delivering affordable housing, or providing services to Albany's low income, special needs, and minority residents.

5. Summary of public comments

No public comments were submitted regarding the DRAFT Annual Action Plan for Fiscal Year 2015 during the 30-day comment period. One person stated support for the plan.

The list below includes some of the public comments received in 2013 regarding community development needs that helped to identify the goals and objectives identified in the Consolidated Plan and in the FY 2015 Action Plan:

- Programs for housing rehabilitation and weatherization
- More industry wage jobs, job opportunities, job training, and placement
- More support for the homeless
- Homeless shelter for families with children and for youth
- More transitional and supportive housing
- Clean up Sunrise Park and Periwinkle Creek
- Abuse prevention services
- Parenting classes
- Teen counseling
- Programs to prevent children from going into foster care
- Strategic planning around housing and economic development opportunities for minorities
- More community gardens, safe routes to parks and gardens, more walking and bike paths to increase physical activity for families

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

None.

7. Summary

Albany's Fiscal Year 2015 Action 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 in this program year.

The FY 2015 Plan objectives and strategies will support programs that expand housing and economic opportunities for all residents within the City and to improve livability by addressing blighted conditions and community development needs.

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

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

Agency Role	Name	Department/Agency
Administration, Planning and Programming	City of Albany	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Albany will be responsible for preparing the Consolidated Plan, Annual Action Plans, and for administration of each grant program and funding source. The City’s Community Development Department staff will be responsible for administering Albany’s CDBG programs and ensuring compliance with HUD regulations.

The 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.

Consolidated Plan Public Contact Information

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

1. Introduction

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

The Annual Action Plan for Fiscal year 2015 priorities are the results of consultation with area agencies and service providers, community leaders, the public, and applicants for public services and homeless housing funding. The City consulted with other City departments to identify public facility and community development needs. The list of agencies and organizations consulted is listed in Table 2 (starts on page 8).

City staff attends and participates in meetings that include housing providers, health providers, and service agencies - primarily through the HEART (Homeless Enrichment and Rehabilitation Team) monthly meetings. HEART includes representatives from area leaders and service providers.

The membership of the Community Development Commission was purposefully diverse and will enhance coordination and communication among community leaders and service providers. Appointments to the Commission include a diverse representation of community leaders and interests, and currently includes the Community Services Consortium, a quasi governmental agency, Albany Area Habitat for Humanity, Linn Benton Community College Office of Diversity, Oregon State University Extension – Nutrition Education, Rural Oregon Continuum of Care, and the Albany City Council, Human Resources Commission and Planning Commission.

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

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

Three agencies in the Albany area are designated as Continuum of Care agencies - the Community Services Consortium (CSC), Linn-Benton Housing Authority (LBHA), and Community Outreach Incorporated. CSC and LBHA are located in Albany and serve Albany residents directly through a variety of programs. Community Outreach, an emergency shelter in Corvallis, serves some of Albany’s homeless families with children.

CSC is the lead local agency that plans and coordinates the network of services provided in Benton, Linn and Lincoln counties. As the state and federally recognized community action agency for the region, CSC acts 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).

Representative from CSC and LBHA served on the CDBG task force that helped guide the Consolidated Plan and the FY 2014 Action Plan. A representative from Albany Helping Hands, the City’s largest homeless shelter, and two homeless advocates also served on the task force.

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The City of Albany is also a partner in the Homeless Enrichment and Rehabilitation Team (HEART). HEART members include a broad range of service providers, homeless advocates, health providers, and governmental agencies within Linn County with the purpose to coordinate services and prioritize and address Linn County's homeless and housing needs. The HEART meets monthly.

There are quarterly meetings of the Committee to address issues surrounding housing and homelessness in Linn County, Oregon (homeless plan committee).

Both the HEART and the homeless plan committee work to identify and address the needs of Albany's homeless residents and residents that are at risk of becoming homeless.

The City held a meeting with area homeless service providers in late 2013 to determine needs that could be supported with CDBG funding in the 2014-2015 program year. Based on the needs identified, the City requested proposals for eligible CDBG activities that will address the needs of Albany's homeless residents.

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

The Community Services Consortium (CSC) receives Emergency Solutions Grants (ESG) funds for use in the City of Albany. The City consulted with the CSC regarding the allocation of ESG funds and the performance measures.

Prior to preparing their 2013-2015 biennial application for ESG funds, the CSC hosted a meeting with area providers to determine the priority service needs to address issues around homelessness and to prevent those at risk of becoming homeless to stay in their homes. Performance measures were identified in the master grant agreement and align with goals of the Ten Year Plan to Address Issues Around Homelessness and the CSC's long range plans. The CSC programs include rapid-rehousing and homeless prevention activities. They are also using a portion of the ESG funds for Homeless Management information System (HMIS) record keeping in order to better track program outcomes and to assist in identifying populations that need assistance.

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

Many Community Development Commissioners (CDC) represent some of Albany's area agencies and organizations. The CDC and City staff consulted with area service providers through two application cycles to identify needs that could be addressed in the 2014-2015 program year. Additional direct consultation by staff provided an opportunity for staff to clarify and expand on the City's understanding of community needs and funding priorities. A list of primary agencies that were consulted in the development of this Plan are outlined below. All agencies are listed in Table 2.

- 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, Benton, Linn and Lincoln Counties. CSC provides housing services, rental and utility assistance, job training and ESG funds to reduce homelessness in Albany.
- **Oregon Cascades West Council of Governments (OCWCOG)** is a voluntary association of twenty-one cities, three counties, the Confederated Tribes of the Siletz Indians and two port districts.

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OCWCOG helps communities collaborate to solve problems and connects member governments, businesses and individuals with a wide array of resources. OCWCOG also serves as a forum for cross-jurisdictional cooperation.

- **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.
- **Linn County Health Services** is the primary agency providing mental health services in Albany. The Mental Health division offers a Community Support Services team and crisis services for persons with mental illness and disabilities. The County also has an Adult Services Team that helps homeless or near homeless individuals overcome or prevent the conditions of homelessness by facilitating access to comprehensive community-based services by a team that includes representatives from many agencies.
- The **Linn-Benton Housing Authority (LBHA)** oversees HUD Section 8 housing activities in Albany and serves over 2,600 families in the two-county area.

Consolidated Plan Table 2 – Agencies, Groups, Organizations Who Participated in the Plan Process or Consultations			
Agency/Group/ Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
City of Albany	Local Government	All	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.
Albany Area Habitat for Humanity	Housing	Housing Needs Assessment, Special Needs Populations	The City consults frequently with Albany Area Habitat for Humanity on affordable housing needs and strategies through work on individual projects. The City will collaborate with Habitat regarding low-income housing needs.
Albany Helping Hands	Services-Homeless	Homeless Needs - all	Albany Helping Hands is the leading homeless provider in Albany. The City consulted with staff and board members regarding homeless needs.
Albany Partnership for Housing and Community Development (APHCD)	Housing Services - Housing, Services - Homelessness	Housing Needs, Homelessness	APHCD was consulted for affordable housing, transitional and permanent supportive housing needs. Consultation and coordination is ongoing.
Benton Linn Health Equity Alliance	Non-Profit	Housing Needs	The City consulted with staff regarding diversity and housing issues. The City will continue to consultations for guidance on housing policies and practices.
OSU Extension, Familia Activas	Other – Hispanic/Latino Community	Housing Needs, Non-Housing Community Development Needs	Staff members were consulted for help in seeking input from the Hispanic/Latino community on housing and community development needs. The City will work to build relationships within the Hispanic/Latino community.

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Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
City of Corvallis	Local Government	Process, Consultation	The City has consulted with Corvallis staff about their CDBG projects and fair housing issues.
Community Services Consortium (CSC)	Action Agency	Housing Needs Assessment, Anti-Poverty Strategy	The Community Services Consortium (CSC) was consulted directly for input about homelessness data, needs and existing programs, housing rehabilitation and weatherization programs, job training. Collaboration and consultation will be ongoing throughout the five year Consolidated Plan period.
HEART	Services - Homeless	Homeless Needs	Homeless needs and priorities.
Family Tree Relief Nursery (FTRN)	Services – Special Needs, Housing Services – Special Needs	Housing, Special Needs	Staff met with FTRN to discuss needs related to preventing child abuse.
Linn County Health Services	Housing Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homelessness Services-Health Health Agency Public Funded Institution/System of Care Other government-County	Housing Need Assessment Lead-Based Paint Strategy Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy	Various representatives of Linn County were consulted for input into the healthcare and services needs of many of the populations described in the Consolidated Plan. The county is involved in the Linn County Ten Year Homelessness Plan and in providing health and mental health care for individuals and families. City and county consultation and collaboration will continue to occur on various fronts on an ongoing basis.
Linn Benton Housing Authority (LBHA)	PHA	Housing – All, Public Housing – All	LBHA provided data regarding Section 8 housing choice voucher use in Albany. Coordination and consultation will continue and improve as the Consolidated Plan is implemented.
FISH of Albany	Services-Homeless	Homeless Needs - all	The City consulted with staff regarding homeless needs. FISH will receive funding to provide services to homeless families.

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Agency/Group/ Organization	Agency/Group/Or ganization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Jackson Street Youth Shelter	Services- Housing, Services- Homelessness	Housing Need Assessment Homelessness Strategy Homelessness Needs- Unaccompanied Youth	Jackson Street Youth Shelter was consulted on the housing and services needs of homeless and at-risk youth in Albany. The City is allocating funding to provide youth case management and to open an emergency shelter and expects to work closely with JSYS in the FY 15 Plan.
Oregon Cascades West Council of Governments (OCWCOG)	Housing Services-Elderly Persons Services- Person with Disabilities Services- Employment Regional organization Planning organization	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-Poverty Strategy	In the FY15 Plan, OCWCOG staff was consulted for economic development and senior housing needs. Consultation will be ongoing.
Center Against Rape and Domestic Violence (CARDV)	Services- Victims Services- Housing	Housing Need Assessment Non-Homelessness Special Needs	Consultation with CARDV was used to identify needs of victims of domestic violence. CARDV will receive funding to help provide shelter and services to survivors of domestic violence. This coordination will be ongoing.
C.H.A.N.C.E.	Services-Homeless	Services-Homeless	C.H.A.N.C.E., Community Helping Addicts Negotiate Change, was consulted for needs to reduce homelessness and addiction In Albany. CDBG funding will be provided for their GED program.
Community Outreach, Inc.	Housing Services- Children Services- Persons with Disabilities Services- Homeless	Homelessness Strategy Homeless Needs- Chronically Homeless Homeless Needs- Families with children Homelessness Needs- Veterans	Community Outreach, Inc. (COI) in Corvallis provides emergency shelter and services for families with children. The City will continue consultations with COI during the plan period to address the needs of Albany's homeless families with children and other support programs.

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Agency/Group/ Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Linn Benton Community College Small Business Development Center (LBCC SBDC)	Services-Education Services-Employment	Economic Development Anti-Poverty Strategy	The City will provide CDBG funding for the LBCC microenterprise and small business development programs that will increase economic opportunities for Albany's low-income residents and for Albany's Hispanic/Latino residents.
Fair Housing Council of Oregon (FHCO)	Housing Service-Fair Housing	Housing Need Assessment Fair Housing	The City will work with the Fair Housing Council of Oregon each year to carry out fair housing training activities for area landlords and tenants, and consults on the types and frequency of fair housing-related calls they receive from Albany residents. This consultation has and will continue to provide direction for future fair housing training, outreach and testing efforts.
U. S. Department of Housing and Urban Development	Housing Other Government-Federal	Housing Need Assessment Market Analysis	Much of the data presented throughout this Consolidated Plan was provided to the City through HUD training and publications. HUD also provided American Community Survey (ACS) data. Consultation with HUD regarding eligible activities, plans and monitoring will be ongoing.
Greater Albany Public School District (GAPS)	Housing Services-Children Services- homeless Services-Education Other government-Local	Homelessness Strategy Homeless Needs-Families with children	Consultation with the GAPS McKinney Vinto and youth services coordinator to work with homeless and highly mobile students residing in the Albany district. Consultations will be ongoing.

Table 2 – Agencies, groups, organizations who participated

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

NONE IDENTIFIED.

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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?
Linn County's 10 Year Plan to Address Issues Around Housing and Homelessness	HEART	The Strategic Plan goals support the Ten Year Plan to Address Issues Around Homelessness goals.
CSC FY 2013-2014 Budget & Multi-Year Strategic Plan	Community Services Consortium	The CSC provides numerous services and programs related to CDBG activities, such as housing rehab, weatherization, job training, homeless support.
Linn-Benton Housing Authority Long Range Plan	Linn Benton Housing Authority	The Strategic Plan goals support the plan goals.
Senior & Disability Services Area Plan for 1/1/13 to 12/31/16	Oregon Cascades West Council of Governments	The Strategic Plan goals support the plan goals.
City of Albany Strategic Plan FY 2013 through FY 2017	City of Albany	The Plan goals support the City's strategic plan goals for great neighborhoods, a safe city and healthy economy.
City 2006 Parks and Recreation Master Plan	City of Albany, Parks and Recreation Department	The Strategic Plan goals support the plan goals.
Cascades Wet Economic Development District 2010-2015 Comprehensive Strategy	Oregon Cascades West Council of Governments	The Plan goals align with the strategy of advancing economic opportunities within the region and partnering to improve workforce training and education.
Linn County Community Health Improvement Plan (CHIP)	Linn County	The CHIP identified health related needs such as access to health care and substance abuse, which are issues facing many homeless and low-income persons.

Table 3 – Other local / regional / federal planning efforts

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AP-12 Participation – 91.105, 91.200(c)

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

The City's first Consolidated Plan was submitted to HUD in mid-August of 2013. The public participation process for the Consolidated Plan has greatly informed the FY 2015 Action Plan priorities. The participation process included a public survey of residents and recipients of support that gathered the most information from Albany's citizens. As part of the Consolidated Plan process, the City held a public open house in June 2013; and public hearings were held July 24, 2013 and August 14, 2013.

The Annual Action Plan for Fiscal Year 2015 public input consisted of the following:

- The Community Development Commission reviewed applications at several meetings and heard presentations for requests for funding for eligible activities.
- The Community Development Commission held a public comment period on April 14, 2014.
- The City Council hearing was April 23, 2014.
- Public notification included a published notice regarding the City Council hearings and the 30 day comment period; a press release to local media sources, notices on the City Web site, emails to local agencies, service providers and interested parties.

During the 30-day public comment period, the FY 2015 Action Plan was available on the City's Website and was available at Albany City Hall and both of Albany's public libraries.

AP-15 Expected Resources

Introduction

The City of Albany will receive Community Development Block Grant (CDBG) funds in the amount of \$389,457 in program year 2014-15. This will be the City's second year as a CDBG entitlement grantee.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources \$	Total: \$		
CDBG	Public-Federal	Admin and Planning Economic Development Housing Public Improvements Public Services	\$389,457	\$0	\$402,361	\$389,457	\$1,100,000	CDBG will leverage private funds, grants, and other public funds

Table 56 - Expected Resources – Priority Table

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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 identified in the 2014-2015 program year was assessed for its need and the level of other resources available to ensure the activity is completed. In particular,

- The housing rehabilitation programs will create a revolving loan fund as no-interest loans are repaid. The program is being paired with the CSC's federal weatherization grant funds when feasible.
- Community development and neighborhood revitalization projects include public improvements to a city park, Sunrise Park, and one trail, the Periwinkle Path. The City is applying for state funding for these two facilities CDBG funding is anticipated to leverage state parks grants, local parks funds, and local fund-raising.
- Funding to remove barriers to accessibility will be used to supplement city funds for public street, sidewalk and facility repairs. Projects may leverage state or federal funds, depending on the activity.
- Emergency and transitional housing loans or grants will leverage private funding and may leverage other local, state and federal funding sources.
- Microenterprise assistance will leverage state education and federal small business funding.
- Funds allocated for public services will likely be gap financing for a non-profit organization that will provide the balance of funds needed for 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

Two park facilities owned by the City of Albany with deteriorating conditions and blighting influences were identified in Census Tract 208. The FY 2014 Action Plan identified improvements to these resources. These improvement projects will continue into the FY 2015 Action Plan.

The City does not anticipate using any City-owned properties in Fiscal Year 2015 for other CDBG eligible activities.

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AP-20 Annual Goals and Objectives

Goals Summary, Table 57

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	HUD Goal Outcome Indicator
1 - Reduce housing cost burden for LMI households. 2 - Maintain and improve the quality of affordable housing	2013	2017	Affordable Housing Special Needs	Local Target Areas (Census Tracts 204 and 208)	Rehabilitate aging affordable housing stock in LMI areas Increase energy efficiency and affordability in LMI areas	\$68,000	Low-income Housing Rehabilitated: 4
3 - Reduce the number of homeless persons	2013	2014	Homeless	Citywide	Provide safe emergency shelter unaccompanied youth; Move homeless into stable housing	\$43,800	Overnight/Emergency Shelter/Transitional or Permanent Supportive Housing Beds added: 6
4 - Remove barriers to accessibility	2013	2017	Non-Housing Community Development	Citywide	Curb ramp improvements; accessibility improvements at or near public facilities.	\$33,800	Public Facility or Infrastructure Activities other than LMI Housing Benefit: 20 persons benefited
5 - Eliminate blighting influences in low and moderate income (LMI) areas	2013	2014	Non-Housing Community Development	Local Target Areas	Sunrise Park redesign; Periwinkle Path repairs/replacement	\$58,500	Public Facility or Infrastructure Activities other than LMI Housing Benefit: 2,000 persons benefited
6 - Increase economic opportunities	2013	2014	Non-Housing Community Development	Citywide	Microenterprise assistance;	\$19,500	Businesses Assisted:10 Jobs Created/Retained: 2
6 - Increase economic opportunities	2013	2014	Non-Housing Community Development	Citywide	Job creation; Commercial rehab in LMI areas	\$29,550,	Businesses Assisted: 5 Jobs Created/Retained: 2
7 - Support agencies that provide public services	2013	2014	Affordable Housing Homeless Special Needs Non-Housing Community Development	Citywide	Assist homeless, low Income, and special needs populations	\$57,400	Public Service Activities other than LMI Housing Benefit: 100 persons assisted
8 -Further fair housing	2013	2014	Fair Housing	Citywide	Training, education and consultation	\$1,000	Public Service Activities for LMI Housing Benefit: 20 persons assisted

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Goal Descriptions

Albany's FY 2015 Plan goals are described below.

Goal 1: Reduce Housing Cost Burden for Albany's Low-Income Households.

Goal 2: Maintain and Improve the Quality of Albany's Affordable Housing Supply.

Housing Rehabilitation Loan and Essential Repairs Grant Programs

One of Albany's priority needs is to assist households that are experiencing housing cost burden – those households paying 30 percent or more of their incomes on housing cost and severe housing cost burden include households paying 50 percent or more of their incomes on housing related costs. Albany has large concentrations of housing units constructed before 1980 and the need for housing rehabilitation and energy efficiency improvements is anticipated to be high.

Many low-income homeowners cannot afford to make necessary home improvements to maintain the health and safety of their homes or replace operating systems and appliances. Low-income renters often live in buildings in need of major repairs, but making the improvements often results in rent increases that make the units less affordable.

The City is contracting with Community Services Consortium (CSC) to manage a revolving loan fund program for Albany property owners. The program will provide no-interest deferred loans to property owners of low-income housing for needed repairs. CSC will match the rehabilitation loans with federal weatherization grants to help improve energy efficiency and reduce monthly heating and cooling costs when feasible.

The Essential Repairs Grant program will provide small grants for health and safety repairs that are needed to make a dwelling unit eligible for weatherization assistance. These grants would correct any deficiencies prior to receiving weatherization services.

HUD Outcomes: Rehabilitate 4 housing units occupied by low-income households and improve energy efficiency in 4 housing units.

Goal 3: Reduce Homelessness

There are many homeless needs within the community. Priority needs include adding emergency shelter beds in Albany for families with children and unaccompanied youth. There are currently very limited housing options for these homeless and at-risk populations in Albany. CDBG funding will help FISH add services at their guest house for women with children and will help Jackson Street Youth Shelter make repairs to a house that was purchased to provide both emergency shelter and transitional housing for Albany's unaccompanied youth.

The second priority need is supportive housing to help transition residents, including special needs populations, out of homelessness into secure housing. Albany Helping Hands, a local homeless shelter will receive funding to purchase a house that will provide 2 transitional housing beds.

HUD Outcomes: Provide 4 emergency shelter beds and 2 transitional beds for homeless, at-risk and unaccompanied youth; and provide 4 transitional beds for homeless residents.

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Goal 4: Remove Barriers to Accessibility

The need for public infrastructure improvements specifically related to curb ramps on sidewalks is rising in importance as the community ages and the general population increases. Curb ramp placement and replacement or repair of existing sidewalks is a focus of the City to address accessibility and safety concerns of Albany's residents. As is common in established cities, many areas of the city have no curb ramps at intersections, while other areas have older ramps that were placed before the Americans with Disabilities Act (ADA) and do not meet current standards.

Under the City's *Phase III ADA Transition Plan: Curb Ramps*, preliminary reviews have indicated the need for removal of existing barriers in these areas. In addition to these specified areas, public requests for curb ramp improvements are evaluated and prioritized accordingly for incorporation into the plan for barrier removal.

CDBG funds totaling \$33,800 have been allocated to remove barriers to accessibility at or near public facilities, including parks, and schools; to make curb ramps accessible in Albany's low-income census tracts, or to address complaints and requests for curb ramp improvements. Remove barriers to accessibility in LMI areas and at or near public facilities

HUD Outcomes: Public Service Activities other than LMI Housing Benefit: 20 people assisted

Goal 5: Remove Blighting Influences in Albany's Low and Moderate Income Neighborhoods

Albany has two census tracts identified as "Low and Moderate Income" (LMI), where more than 51 percent of the households earn less than 80 percent of the area median income with concentrations of persons living below the national poverty level, housing cost burden, aging housing stock, concentrations of minority populations, blighted conditions and deteriorating public facilities.

Sunrise Park is located in LMI Census Tract 208. The park was developed in the 1980s and it is one of the City parks that have not been upgraded. The 2006 Parks Master Plan identified the following needs for Sunrise Park: new playground equipment, widened pathways, improved vehicle access, and parking. A site visit to the park with the Mayor, staff from the parks and police departments, and a neighboring apartment manager identified several safety issues that contribute to its ongoing vandalism. These issues are deterring residents from using the park rather than the park providing a benefit to the residents in the area.

The City allocated \$40,000 in CDBG funds in the 2013-2014 program year for Sunrise Park improvements. These funds will help the City leverage other state and federal grant funds and private donations to improve the park. It is anticipated that additional funds will be needed to complete the park and provide amenities requested by the area residents. An additional \$19,500 is proposed in the FY 2014-2015 Action Plan to complete this activity.

Periwinkle Path is a 1.5-mile long trail that runs through Census Tracts 204 and 208 and beyond. It connects residents from south/central Albany to the Albany Boys and Girls Club and Kinder Park facilities to the north and Grand Prairie Park to the south. The path was constructed more than 30 years ago. Despite efforts to maintain the path there are sections that must be replaced or closed due to dangerous pavement conditions.

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CDBG funds of \$50,000 in FY 2014 will repair roughly 600 lineal feet of path. CDBG funds of \$38,000 in FY 2015 will repair an additional 500 feet of path. The path repairs will remove blighting influences in Census Tract 208. The obstacle to repairing the path may be the ability to leverage enough funds to complete repairs to remaining sections of the path.

HUD Outcomes: Replace or repair 500 lineal feet of Periwinkle Path in LMI Census Tract 208.

Goal 6: Increase Economic Opportunities for Low and Moderate Income (LMI) Persons

Microenterprise Development. The Linn Benton Community College (LBCC) Small Business Development Center (SBDC) provides micro-enterprise training and technical assistance to persons in Linn and Benton counties. SBDC has assisted many Albany residents launch a small business through a series of courses and one-on-one advising. The program is open to anyone interested in starting a business or any existing business owner that wants assistance with skill development or business plans to maintain and expand his or her business. The program provides scholarships for low and very-low income persons, displaced workers, and returning veterans. The SBDC partners with other agencies to provide services to the small business community.

CDBG funds of \$19,500 are proposed for LBCCs microenterprise development programs so that the SBDC can provide scholarships to eligible Albany residents, micro-enterprises, and add jobs in the community.

Job Creation/Business Assistance. Linn County's unemployment rate remains one of the highest in Oregon and many residents are underemployed or are in low-paying jobs. The City proposes \$10,000 in CDBG funds to provide scholarships for small business owners to offset the costs of the Small Business Management Program.

CDBG funds of \$19,550 are proposed to be available in small grants to businesses to assist micro-enterprises and small businesses grow and add jobs. Funds will be available to offset microenterprise startup costs or to help existing small businesses that don't qualify for conventional financing by securing loans through Cascades West Council of Governments. Funds can be used to assist with property acquisition, reconstruction, rehabilitation, new commercial or industrial buildings, structures, and other real property improvements.

HUD Outcomes: Businesses Assisted: 15; Jobs Created/Retained: 4

Goal 7: Support Agencies that Provide Public Services to Albany's Low Income and Special Needs Residents

While Albany has numerous service providers, there is demand for more services to address the needs of Albany's homeless, low-income and special needs populations. The City held a competitive grant application process to identify eligible services and programs that could address Plan priorities. Applicants were required to demonstrate the need to expand services or add new services.

Public services include, but are not limited to, services for the homeless and those at risk of becoming homeless, seniors and the disabled, persons with mental or other physical disabilities, victims of domestic violence or sexual assault, child-abuse prevention, and low-income persons such as working parents.

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Objectives and Strategies: Provide funding and staff support to the following public service agencies and programs:

- Jackson Street Youth Shelter: Street outreach and case management to homeless and at-risk youth.
- FISH of Albany: Services and shelter for homeless and women with children
- CARDV (Center Against Rape and Domestic Violence): Albany hotel nights for victims of domestic violence
- C.H.A.N.C.E. (Communities Helping Addicts Negotiate Change): Pay GED training and testing costs for residents recovering from drug and alcohol addiction.

HUD Outcomes: Public Service Activities other than LMI Housing Benefit: 100 people assisted

Goal 8: Further Fair Housing in Albany

The City will continue to work with the Fair Housing Council of Oregon (FHCO) to provide training for Albany property owners, landlords, developers, and others in the housing industry. Funds from the 2013-2014 program year will carry over into FY 2015. If funds are available, training will be offered to City staff to understand fair housing laws related to new development. The Fair Housing Council will also provide counseling through their hotline. Brochures will be made available in City Hall and on the City's website.

Objectives and Strategies:

- Fair housing education and outreach: Sponsor fair housing training provided by the FHCO for landlords and others working in the housing industry. (2013-2014 program year funds will carry over).
- Increase community awareness of fair housing issues by increasing the distribution of fair housing information and resources in English and in Spanish.
- Work with the Hispanic and Latino community to enhance communication and delivery of fair housing resources in order to identify and stop acts of discrimination.
- The City of Albany will monitor rental and mortgage ads for discrimination.

HUD Outcomes: Public Service Activities for LMI Housing Benefit: 20 people assisted

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

The City does not receive any HOME funds. Not Applicable.

AP-35 Projects – 91.220(d)

Introduction

This section lists and describes the projects that the City of Albany Community Development Block Grant programs will carry out during FY 2015. The projects reflect priorities that have been identified within the 2013-2017 Consolidated Plan.

Albany's community development needs were reviewed against eligible activities, existing resources and programs, gaps in service delivery, financial resources, and organizational capacity. The City has prepared

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a package of projects that balance the priority needs for Albany’s low- income and homeless residents, removes blighting influences in low-income neighborhoods, adds economic opportunities, removes barriers to accessibility, and supports area service providers that work with Albany’s special needs populations and low-income residents.

The second year of projects continues several programs and projects that were started in the FY 2014 program year and proposes four new public services activities.

Table 59 – Project Information

#	Project Name
1	Housing Rehabilitation Loan Program
2	Essential Repair Grant Program
3	Homeless Housing
4	Neighborhood Revitalization - Sunrise Park Redesign
5	Neighborhood Revitalization - Periwinkle Path
6	Remove Barriers to Accessibility
7	Microenterprise Development
8	Job Creation/Business Assistance
9	Public Services
10	Fair Housing Education and Outreach
11	Program Administration

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

The Community Development Commission assessed the priorities in both the programs and funding identified in the FY 14 Annual Action Plan for as a starting point for FY 2015 allocations.

Requests for proposals were reviewed for public services and homeless housing needs. Projects were selected based on needs identified in the Consolidated Plan, programs that expand existing services or capacity, and program performance measures. There was more demand for financial assistance for public services than funds available.

The need to improve incomes of Albany’s low-income residents and provide more economic opportunities were the reasons to allocate funding to economic development activities. Economic development priorities were informed by presentations and information received from the Linn Benton Community College Small Business Development Center, Cascades West Council of Governments, and the City’s Economic Development Director.

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

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AP38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Housing Rehabilitation Loan Program	Tracts 204 & 208	Maintain and improve the quality of affordable housing Eliminate blighting influences	Help low-income people maintain their homes Reduce housing cost burden	\$63,000
Essential Repair Grant Program	Tracts 204 & 208	Maintain and improve the quality of affordable housing	Increase energy efficiency; Reduce housing cost burden	\$5,000
Shelter for Unaccompanied Youth	Tract 208	Reduce homelessness Support goals of the Ten Year Homeless Plan	Provide emergency shelter for unaccompanied youth	\$35,000
Helping Hands Supportive Housing.	Tract 208	Reduce homelessness Support goals of the Ten Year Homeless Plan	Move homeless into supportive housing	\$8,800
Sunrise Park Rehabilitation	Tract 208	Remove Blighting Influences in LMI areas	Improve public facilities in LMI areas and areas with a higher minority concentration	\$19,500
Periwinkle Path Repairs	Tract 208	Remove Blighting Influences in LMI areas	Improve public facilities in LMI areas and areas with a higher minority concentration	\$39,000
Remove Barriers to Accessibility	Tracts 204 & 208, public facilities	Remove Barriers to Accessibility; Public Improvements in LMI areas	Accessibility improvements to city sidewalks and facilities	\$33,800

Microenterprise development	Citywide	Business Assistance	Support LBCC's microenterprise programs	\$19,500
Business Assistance/Job Creation	Citywide	Business Assistance	Support small businesses and job creation	\$29,550
Public Services: Jackson Street Youth Shelter	Citywide	Reduce Homelessness of Youth	Street Outreach and Case management of Homeless/At-Risk Youth	\$21,000
Public Services: CARDV Albany Shelter Nights	Citywide	Support victims of domestic violence	Provide hotel nights for Albany victims	\$17,000
Public Services: C.H.A.N.C.E. GED Program	Citywide	Reduce recidivism of substance abuse	GED Training and Testing	\$10,000
Public Services: FISH Guest House	Citywide	Reduce Homelessness of Families	Provide shelter for women with children	\$9,400
Fair Housing Education and Outreach	Citywide	Further Fair Housing	Increase awareness of fair housing laws and resources	\$1,000
Program Planning and Administration	Citywide	All Goals	Manage delivery of all programs and program monitoring	\$77,900

Table 58 – Project Summary

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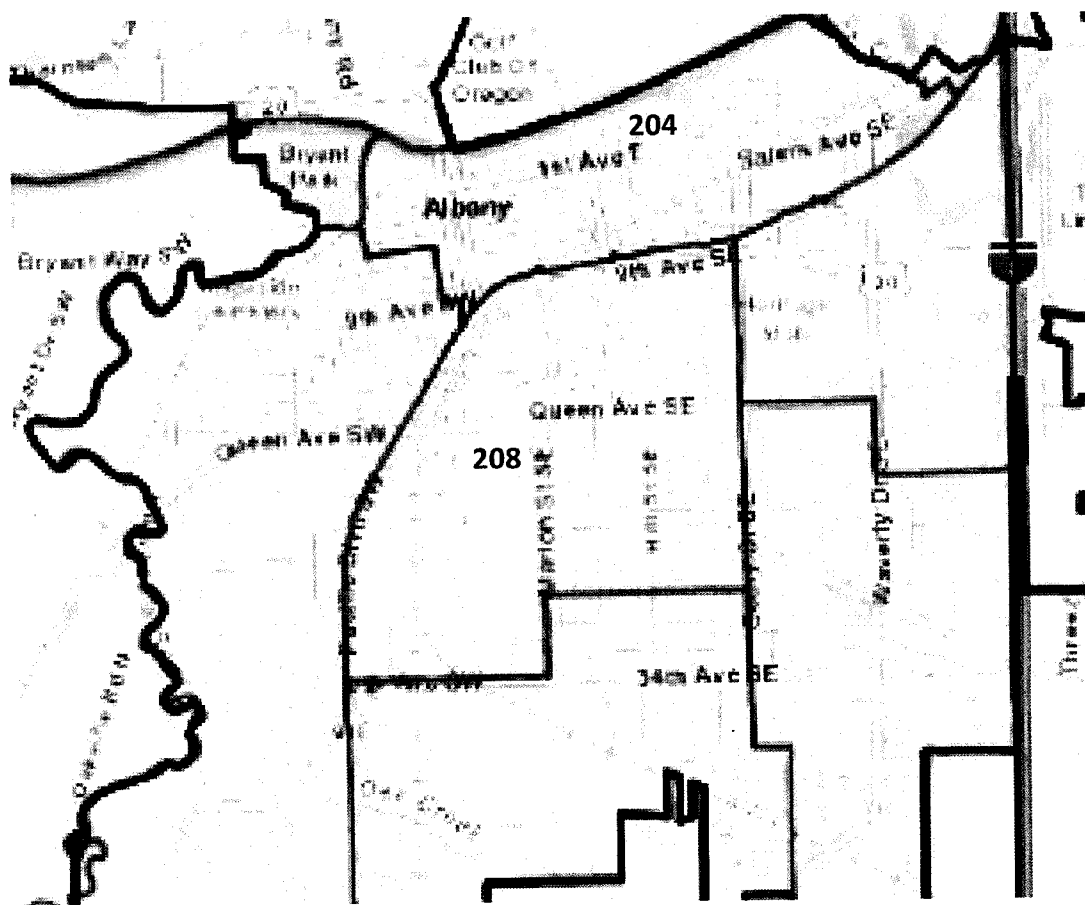
AP-50 Geographic Distribution

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

The City of Albany is located in the middle of the Willamette Valley in western Oregon. The Willamette River runs east-west through the City. Interstate 5 runs north-south through the City. Albany has two census tracts that qualified as low-income tracts with over 50 percent of the households with incomes less than 80% of the area median income.

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

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



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Geographic Distribution

The table below estimates the percentage of 2014-2015 program year funds that will be directed to projects and programs within the two target area census tracts 204 and 208.

Target Area	Percentage of Funds
204 & 208	52%

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In this Action Plan, the City plans to focus housing rehabilitation and community development projects in the two local priority areas, Census Tracts 204 and 208. The two tracts together contain roughly one fourth of the City's population and households. The two census tracts also contain a large percentage of Albany's older housing stock and have the highest poverty rates.

The City's goal is to focus Housing Rehabilitation Loan and Essential Repairs Grant program funding in a few blocks in order to make a greater impact. The YouthBuild job skills training program for low-income and homeless young adults will concentrate housing improvements in Census Tracts 204 and 208, in the same neighborhoods where housing rehabilitation and essential repairs funds are allocated.

The Homeless Housing Program will provide funding to help rehabilitate two existing houses that located in Census Tract 204. One house will be used as a shelter and transitional housing for youth and the other will be a transitional supportive house for adults.

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Affordable Housing

AP-55 Affordable Housing

Introduction

The City of Albany's Community Development Block Grant programs will expand affordable housing opportunities for Albany's homeless and non-homeless residents in FY 2015 and over the life of the Consolidated Plan.

The FY 2015 Action Plan will provide funding to improve Albany's existing affordable housing stock through the Housing Rehabilitation Loan and Essential Repairs Grant programs.

FY 2015 CDBG funding will provide financial support to three agencies in order to add transitional supportive housing beds to reduce homelessness for unaccompanied youth, families with children, and adults. These programs will help residents to transition out of homelessness and into supportive housing.

The City estimates the following goals for affordable housing assistance provided in FY 2015.

One Year Goals for the Number of Households to be Supported	
Homeless	4
Non-Homeless	3
Special-Needs	1
Total	8

Table 61 - One Year Goals for Affordable Housing by Support Requirement

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

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

The Housing Rehabilitation Loan Program will provide no-interest deferred-payment loans to Albany homeowners or occupants earning 60% or less of the area median income. The loan minimum is \$10,000 and the maximum is \$20,000. The Essential Repairs Grants program will award grants up to \$2,000 to make homes eligible for free weatherization assistance and may or may not be paired with the Housing Rehabilitation Loan Program. It is estimated that at least four housing units will be repaired or weatherized in the 2015 Program year through these two CDBG programs.

Transitional housing for homeless residents is discussed in AP-65.

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AP-60 Public Housing

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

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

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

Not applicable.

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

Not applicable.

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

Introduction

The consolidated planning process identified existing programs and services that assist Albany's homeless, other special needs populations and gaps in the delivery system.

Homelessness– The region has a network of homeless assistance providers including emergency shelters, support for victims of domestic violence, child abuse prevention, medical and dental support, soup kitchens, and food and clothing pantries for the homeless. Providers and advocates that work together to refer the homeless to services that can help them get into housing.

The 2013 Point in Time (PIT) count counted 244 homeless individuals, with 35 of them as unsheltered. The number of individuals placed in permanent supportive housing units in Linn County increased from 25 in 2009 to 120 in 2011, partly due to an increase in the number of units available. Despite local efforts and Emergency Homeless Assistance and Emergency Solutions Grant funding to assist with homeless programs, there is ongoing need to assist persons that are homeless or at risk of becoming homeless with affordable housing. Ability to pay staffing costs to deliver programs was a significant issue identified in the 2009-2011 provider survey, indicating there may be reductions in the programs targeted to assist homeless people or those at risk of becoming homeless.

Special Needs Activities - Albany's non-homeless special needs populations identified in the FY 2015 Plan include persons with alcohol or drug addictions, and victims of domestic violence or child abuse.

- Victims of Domestic Violence: public services funding will be awarded to CARDV to expand their services for Albany residents. Funds will be used to purchase hotel rooms in Albany in order to keep victims close to their support network.
- Addiction Services: C.H.A.N.C.E. will receive CDBG funding to pay for the costs associated with clients who need to take the GED test and any preparatory courses. This program will help clients gain skills and move forward to further their education and employment and will hopefully reduce recidivism and help addicts get back on their feet.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The Consolidated Plan and the FY 2015 Action Plan include the following one-year goals and actions for reducing homelessness, and providing outreach to homeless persons.

Goal: Support the *Linn County Ten Year Plan to Address Issues Around Housing and Homelessness*

Goal: Break the cycles of addiction and abuse

The FY 2015 Action Plan includes support to Jackson Street Youth Shelter to expand their services to provide street outreach and case management for Albany's at-risk and homeless youth. This program will assess the needs of Albany's youth and connect them with services and support. The goals of the program are to reconnect youth with families and keep them off the streets.

C.H.A.N.C.E., an addiction recovery center, will receive CDBG public services funds to pay for GED

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training and test taking. With this type of educational opportunity it will help clients who are struggling to stay sober improve their lives by giving them access to tools and skills that will help them develop plans for their future.

The Plan includes funds to help support CARDV so they will be able to expand their services to Albany by providing emergency shelter at Albany area hotels in combination with counseling.

Describe the jurisdictions one-year goals and actions for addressing the emergency shelter and transitional housing needs of homeless persons.

Goal: Reduce Homelessness

Goal: Support the *Linn County Ten Year Plan to Address Issues Around Housing and Homelessness*

Priority needs for the 2014-2015 program year include adding emergency shelter beds in Albany for families with children and unaccompanied youth. There are currently very limited housing options for homeless families and youth in Albany. The 2012 homeless count provided by the Albany School District found there were 306 children in grades K through 12 that were considered homeless (including families staying with friends or relatives). Of these, 87 were unaccompanied youth. The one night point in time count in 2012 counted 96 homeless children on the streets or in shelters. The Linn County Juvenile Department reported 185 runaway youth in 2011.

In 2014-2015 CDBG funding will be allocated to the following projects that will provide emergency and transitional housing needs for homeless residents:

- Homeless and At-Risk Youth: Jackson Street Youth Shelter (JSYS) requested public services funding to expand services to provide street outreach and case management of Albany’s at-risk and homeless youth. JSYS also requested “homeless housing” funding to make necessary improvements to a house that will provide shelter and transitional housing for youth in Albany.
- Homeless Families with Children: FISH of Albany requested public services funding to expand their services at their existing guest house to serve homeless women with children.
- Homeless Individuals and Households: Albany Helping Hands requested funding to rehabilitate a house for transitional housing and help acquire a second home for the same purpose. The program will provide supportive housing services to residents for a year.

Outcomes: Provide 4 emergency shelter beds and 4 transitional beds for homeless, at-risk and unaccompanied youth; and provide 4 transitional beds for homeless individuals.

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

The City of Albany's Annual Action Plan for Fiscal Year 2015 to help homeless persons make the transition to permanent housing and to help prevent homelessness include expansion of the following services and programs (already described in the Plan):

- Substance Abuse – C.H.A.N.C.E recovery center staff will work with clients to help them prepare for and take the GED, an important first step in providing a foundation for the future.
- Unaccompanied Youth – Jackson Street Youth Shelter will provide street outreach and counseling to Albany's unaccompanied youth. They are also working on making repairs to a house that will become a youth shelter with transitional housing and support services for Albany's youth. Youth who do not have a place to return to can enroll in the Transitional Living Program. The program promotes self-sufficiency and will develop and work on a case plan using the Positive Youth Development approach.
- Homeless Individuals – Albany Helping Hands Homeless Shelter will open two new transitional housing units that will add 6 beds. The agency will enroll clients in a life improvement plan and provide supportive services for approximately 12 months to include numerous life skills classes. This program will help six individuals over the next year gain self-sufficiency skills and prepare them for independent living.
- Women with Children – The Fish Guest House will expand its services to provide shelter and other services to women with children until they are able to find adequate and affordable housing.
- Victims of Domestic Violence – CARDV will expand its services for Albany residents by offering them emergency shelter nights in an Albany hotel as well as provide counseling and referral services. The program will keep these residents safe until they are able to return home or make arrangements for safe housing.

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

According to the 2013 homeless count results, the leading causes of homelessness included: unemployment or underemployment (inability to afford rent), drug and alcohol use, and poor rental history/evictions and criminal history.

The following activities and programs are currently working to prevent homelessness and help Albany's

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low-income families and homeless individuals:

- Nine Oxford Houses (Chapter 19) that provide housing for more than 130 people recovering from drug and alcohol addiction. Many of these individuals have also been incarcerated and have difficulty finding and staying in permanent housing on their own.
- The local shelters provide shelter, clothes, and food. They also work with people coming out of jail and try to help them get their lives back in order and get any necessary support services.
- FISH of Albany provides shelter for pregnant teens and young mothers; they provide food boxes citywide, and offer free clothing. They also manage the “toto” fund that helps people return home to their local support systems if they have become homeless in Albany.
- The ABC House and Family Tree Relief nursery provide counseling to parents and family members to reduce the incidences of abuse and homelessness. This type of help can reduce the number of children being placed in foster care.
- The CSC provides utility assistance, rental assistance, financial fitness classes, and help for homeowners through several programs. They also use federal emergency housing grants to provide emergency housing assistance and rapid re-housing assistance to area homeless and at-risk residents.
- Willamette Neighborhood Housing Services and CSC provide foreclosure prevention counseling for homeowners.

The City held a competitive application process for allocating \$58,400 in FY 2015 to public service agencies to help address the issues identified in this section. The following services (described earlier in the Plan) will receive CDBG funding:

- Domestic violence emergency services;
- Substance abuse and addiction recovery services;
- Services to help persons transition out of homelessness;
- Youth outreach and case management;

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

Introduction

The largest barrier to affordable housing in Albany is the lack of units that are affordable to households or individuals earning less than 50% of the area median family income. Despite the many affordable dwelling units in Albany, thousands of households are experiencing housing cost burden due to insufficient incomes.

The City did a thorough review of its land use policies and found that many affordable housing policies and strategies are incorporated into the development standards. There are a few additional affordable housing “tools” that could be evaluated to ensure that housing choice and affordable housing options are supported through policies and zoning standards.

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

The City of Albany completed development of the Analysis of Impediments to Fair Housing and Fair Housing Plan (AI). Availability of affordable housing was identified as a barrier to affordable housing. While the City has a large supply of relatively affordable housing, there are many households in Albany that earn less than 50% of the area median income that struggle to find housing that is affordable to them.

The AI identified limited public policies that may be barriers to affordable housing. The concentration of affordable housing in older areas of the City was also identified as an issue. This issue is primarily the result of growth patterns over the last few decades and an aging housing stock. Findings are discussed below.

The City of Albany Comprehensive Plan includes several policies that promote the development and maintenance of affordable housing in the City. Policies also promote housing variety, mixed use housing, and infill development.

The following standards in the Albany Development Code support affordable housing choices:

- small minimum lot sizes and housing variety are permitted in 3 residential zoning districts and all mixed-use districts;
- accessory dwelling units are permitted in all zoning districts subject to standards;
- group homes are permitted and considered as a single-family residents when serving 5 or fewer individuals; and
- Albany’s planned development and cluster development standards allow for more flexibility in lot sizes, setbacks, and housing types.

Regarding the concentration of affordable housing, the City is working to promote redevelopment and maintenance through public and private investments within the Central Albany urban renewal district. The City housing rehabilitation loan and grant programs are also targeted to these areas.

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In the 2014-2015 program year, the City will undertake the following actions to identify and remove any potential barriers to affordable housing:

- Evaluate the City's accessory apartment standards and affordable housing incentives in the Albany Development Code;
- Evaluate the Comprehensive Plan policies related to affordable and fair housing.
- Increase awareness about fair housing laws through education and outreach to landlords, residents, developers, and the community at large.
- Concentrate public funds and programs in Albany's low income census tracts to encourage reinvestment and stability of these neighborhoods and housing stock.

Discussion

Despite incorporating numerous strategies to allow development of affordable housing, it still remains an issue for Albany's lowest income households.

Other impediments to fair housing identified in the AI and actions proposed in the 2014-2015 program year to address these barriers include:

- Lack of Understanding of Fair Housing Issues – The City will provide training for landlords and will continue increase distribution of fair housing information within the community.
- Cultural and linguistic barriers – The City will enhance outreach to the Spanish and non-English speaking communities in order to provide them with fair housing resources and support.
- Discriminatory Practices in the Housing Market – The City will monitor rental and mortgage ads for potential acts of discrimination and will work with the Fair Housing Council of Oregon to identify situations that may need further testing.

AP-85 Other Actions– 91.220(k)

Introduction

Since the City of Albany is a new CDBG entitlement grantee, the City has not developed any program income and there are limited resources to undertake any "other" actions that have not already been discussed in the Annual Action Plan for Fiscal Year 2015.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs is the lack of funding to adequately meet all of the City's housing, community and economic development needs. Despite lack of resources, the City will continue to work with area agencies and other public and governmental entities to identify ways to collaborate resources to do more in the community, and to coordinate programming to address those needs.

The City will try to identify other sources of funding that can be leveraged with CDBG program funds.

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Actions planned to foster and maintain affordable housing

The City will develop a housing rehabilitation loan program to assist owners and renters of low-income housing maintain their homes. The Essential Repairs Grant program will allocate funding to help repair homes that are currently not eligible for weatherization assistance from the Community Services Consortium. This assistance will help bring the houses up to standards that meet those eligibility requirements.

CSC's YouthBuild program will provide construction-related job skills training to young adults. The program will identify housing and property maintenance needs within Albany's low-income census tracts and will piggyback on Albany's Housing Rehabilitation Loan Program. The program will be able to assist Albany's low-income households that do not qualify for the housing rehabilitation loan program due to property maintenance issues.

Actions planned to reduce lead-based paint hazards

The City currently distributes lead hazard information pamphlets to any resident seeking information regarding housing repairs in historic districts. The City also offers links on its historic resource web site that will take you to this information.

The City will distribute lead-hazard information to each recipient of a housing rehabilitation loan or grant and any sub-recipient that provides shelter or housing to residents in the community. The pamphlets will be available on the City's web page and at the customer counter. The City will also require all contractors working on CDBG-funded housing projects or facilities that may have children in them to comply with the EPA Renovator, Repair, and Painting (RRP) law. The RRP law requires that anyone doing this work be RRP-certified and perform additional recordkeeping and site cleanup.

Actions planned to reduce the number of poverty-level families

The following actions are planned during FY 2015 to reduce the number of poverty-level families:

- Provide funding to recovering addicts to obtain their GED.
- Providing funding to support the Linn Benton Community College Small Business Development Center's Microbusiness programs. This program will provide free courses and counseling to an estimate of 10 low-income Albany residents and help 4 participants complete a start-up business plan, and 2 people to launch a microenterprise (a business with five or fewer employees).
- Providing grants to businesses that create jobs or for a special economic development project.

Actions planned to develop institutional structure.

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

In order to further develop the CDBG institutional structure, the City will work to develop program policies, contract templates, report templates and monitoring guidelines.

The City will work with sub recipients to assess their needs in order to ensure successful implementation of the CDBG programs and desired outcomes.

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

Thanks to efforts by several agencies, there is a good communication and delivery structure in Albany for addressing homeless needs. Following Albany's first homeless summit in 2006 the Homeless Enrichment and Rehabilitation Team (HEART) was formed with representatives from most agencies that work with homeless populations or those at risk of becoming homeless, homeless advocates, city government, Samaritan's InReach Clinic services, the Greater Albany Public Schools, and the new college of osteopathic medicine in Lebanon. HEART members hold regular board meetings and were involved in developing and updating the 10-year plan.

The Committee to Address Issues Surrounding Housing and Homelessness in Linn County, Oregon, reconvened in January of 2012 as an ongoing process to review, assess, acknowledge challenges and achievements, and update Linn County's 10 Year Plan to Address Issues Around Homelessness. Two of the goals in the Ten Year Plan related to enhancing coordination include:

- Expand, develop, and coordinate the supply of affordable housing for the homeless and those at risk of being homeless; and
- Create a system of collection technology and methodology to better account for homeless program outcomes.

There is coordination among Albany's social service agencies and governmental agencies, such as the Department of Human Services. There is also coordination with affordable housing providers to connect clients and residents to services and/or housing.

One of the City's goals in FY 2015 is to foster coordination among all affordable housing providers and service providers to look collectively at community needs and possible partnerships that can be formed to address these needs. This coordination would help to ensure that the resources of agencies serving low-income community members are applied efficiently and that residents/clients are supported throughout the housing continuum.

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Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out. **Note: This is Albany's second year as an Entitlement grantee and has not generated any program income yet so most of the required fields are not applicable.**

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

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit – A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this annual Action Plan.	85.0%