

A RESOLUTION ADOPTING THE CITY OF ALBANY'S 2019 ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS AS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

WHEREAS, the City assessed housing and community development needs through data analysis, surveys, public meetings, and agency consultations, and then set goals and priorities to address those needs in a five-year Consolidated Plan for federal program years 2018 through 2022; and

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

WHEREAS, the Albany Community Development Commission (CDC) sought public input through public meetings, outreach to local agencies, and through requests for applications and proposals to identify activities to be included in the 2019 Action Plan; and

WHEREAS, the 2019 Action Plan identifies the following activities to be carried out with federal CDBG 2019 program year funds: public services to Albany's homeless, low- and moderate-income residents; housing rehabilitation to low- and moderate-income homeowners; property acquisition, clearance or improvements to create affordable housing; and small business development and job creation; and

WHEREAS, the city provided a 30-day comment period on the proposed 2019 Action Plan; and

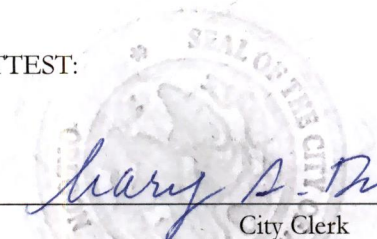
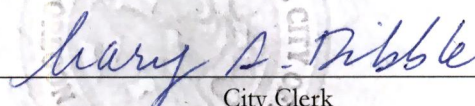
WHEREAS, the CDC held a public hearing regarding the 2019 Action Plan on May 20, 2019, and the City Council held a public hearing June 12, 2019, and all comments were accepted.

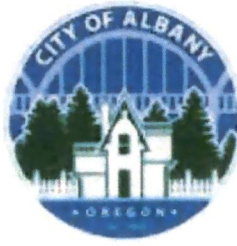
NOW, THEREFORE, BE IT RESOLVED that the Albany City Council adopts the 2019 Action Plan, attached as "Exhibit A."

DATED AND EFFECTIVE THIS 12th DAY OF JUNE 2019.


Mayor

ATTEST:



City Clerk



CITY OF ALBANY

2019 ACTION PLAN

FOR THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS

PREPARED BY THE CITY OF ALBANY, OREGON
COMMUNITY DEVELOPMENT DEPARTMENT

Executive Summary

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

1. Introduction

The City of Albany became an entitlement jurisdiction in 2013 and began receiving a federal formula grant from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program. As a recipient of CDBG funds, the City is required to prepare a strategic plan every five years, called the Consolidated Plan, to identify housing, community, and economic development needs and priorities. The Consolidated Plan outlines goals and priorities for the city to follow in order to achieve the goals 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 (LMI) persons.”

Each year, entitlement jurisdictions must submit an Action Plan to HUD that describes the specific program activities to be carried out in meeting the Consolidated Plan strategies. The 2019 Action Plan is the City’s second plan outlining how the city will target program year 2019 CDBG funds to address needs and goals identified in the 2018-2022 Consolidated Plan. The City will receive \$380,311 in 2019 that will be used to develop partnerships and collaborations to address the needs of low-income, special needs and homeless residents, improve existing affordable housing, create new affordable housing opportunities, and increase economic opportunities for Albany residents and businesses.

2. Summarize the objectives and outcomes identified in the Plan

The 2019 Annual Action Plan (2019 Plan) objectives and outcomes were developed through citizen participation and agency consultations over the past year, and needs identified in the 2018-2022 Consolidated Plan. The 2019 Action Plan activities will benefit Albany’s LMI residents, with funding priorities going to activities that work to prevent and reduce homelessness.

The following summarizes how the city will allocate 2019 CDBG program funds to activities that address 2018-2022 Consolidated Plan goals and objectives.

- Create affordable housing opportunities – 2019 and carryover 2018 funds will be used to acquire, clear, and/or improve real property that will become affordable housing in the Consolidated Plan period. Home buyer assistance programs continuing with 2017 and 2018 carryover funds will help three LMI households become homeowners.
- Preserve and improve existing affordable housing through housing rehabilitation loans to improve the integrity, safety, and livability of at least three houses occupied by LMI residents.
- Reduce homelessness through public services grants to the three local shelters for case management and life skills/employment training for homeless youth and adults to help clients move into stable housing and general operations.
- Provide services to special needs and low-income residents – CDBG 2019 public services grants will support local child abuse prevention services, food boxes and furniture to homeless and low-income residents, and a senior companion program for elderly home-bound adults.
- Increase economic opportunities for Albany’s LMI residents through technical assistance to microenterprises and entrepreneurs at the Linn Benton Community College (LBCC) Small Business

Development Center (SBDC) to help establish businesses and create local jobs and provide small grants to microenterprises to offset business start-up costs and costs to create jobs.

- Remove blighting influences through housing rehabilitation in low-income census tracts.

3. Evaluation of past performance

Below is a summary of progress made in the 2018 program year towards the 2018-2022 Consolidated Plan goals.

Create affordable housing opportunities:

- Willamette Neighborhood Housing Services provided down-payment assistance loans to three LMI households who became Albany homeowners.
- Habitat for Humanity purchased a residential property that will provide home ownership opportunity for a low income single-mother.

Preserve and improve existing affordable housing:

- Willamette Neighborhood Housing Services provided housing rehabilitation loans to four LMI Albany homeowners to improve the integrity, safety, and livability of their housing.

Reduce homelessness: Two local shelters received CDBG grants to provide meals, food boxes, case management, and life skills/employment training for homeless youth and adults.

- Signs of Victory served 224 unduplicated residents in the first six months of their grant term.
- Jackson Street Youth Services (JSYS) provided safe housing and case management to 22 youth in the first six months.

Provided needed services to special needs and low-income residents:

- Family Tree Relief Nursery child abuse prevention services were provided to 16 children and a total of 29 family members in the first six months.
- Furniture Share provided healthy food boxes and furniture to 894 formerly homeless and poverty-level Albany residents in the first six months.
- The Senior Companion Program served 17 elderly LMI adults to date.

Increase economic opportunities for Albany's LMI residents:

- Linn Benton Community College helped 16 Albany residents, including 13 Latino residents take business classes or receive business advising at the Small Business Development Center to help establish local businesses and create local jobs.
- The City provided small grants to two microenterprises to offset costs to expand operations and create jobs.

Remove Blighting Influences:

- CDBG funds helped remove blighted conditions through housing rehabilitation programs and public improvements at Sunrise Park.

Further Fair Housing

- Fair housing education for public officials and staff and for emergency shelter staff took place May 13, 2019. Planning is underway to provide training for residents/tenants in Spanish.

4. Summary of Citizen Participation and Consultation Process

The City followed the requirements in its Citizen Participation Plan in carrying out the process to develop the 2019 Action Plan. The City and CDC obtained public input on housing and community development needs and priorities to assist with development of the Plan through a public summit on homelessness, participation in community groups (such as the Homeless Engagement and Resources Team monthly meetings), and outreach efforts by staff and Community Development Commissioners. The second phase of public input included agency consultations and solicitation and evaluation of grant proposals.

The last phase was to obtain public input on the draft 2019 Action Plan. The City advertised the 30 day public comment period and provided notice of the June 12, 2019 public hearing using the following methods:

- Notice was published in the Albany Democrat Herald on May 13, 2019.
- Notice posted on city's website, news feed, and calendar on May 13, 2019.
- Notice was e-mailed to agencies, interested parties and stakeholders twice during the 30 day comment period.

5. Summary of public comments

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

Summary of Needs and Priorities Identified through Agency Consultations:

- Case management and shelter services are needed for Albany's homeless and at-risk youth;
- Family support services are needed for families with children up to 6 years of age that have risk factors associated with child abuse and neglect to prevent abuse and foster care placements;
- Long-term homeless and vulnerable residents staying at Albany Helping Hands Shelter need help finding employment, preparing applications and resumes for interviews, and job skills training, so they can reduce the need for public assistance and build self-esteem.
- Signs of Victory Shelter needs operational support to meet increased needs and services when capacity tripled after moving to a larger facility 1.5 years ago.
- There are no funds available to help start-ups and entrepreneurs get established.

- Housing rehabilitation funding is needed to meet the demand for housing rehabilitation.

Written Testimony Received PLACEHOLDER

Verbal Testimony Received PLACEHOLDER

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

All comments received were in support of the proposed 2019 Action Plan activities and budget or in support of the CDBG program in general. All comments were accepted.

7. Summary

The 2019 Action Plan objectives and strategies support activities and public services that will reduce and prevent homelessness and expand economic opportunities for Albany's low-income, homeless, and young adult residents. Public services will also help prevent child abuse and foster care placements and provide nutritious meals and food boxes for Albany's low-income residents. Housing livability and affordability will be improved through housing rehabilitation. More funding is being allocated for property acquisition and development of affordable housing with the goal to attract a housing provider that will leverage other funds and resources to create new affordable units. Partnerships with local organizations will be continued and strengthened through ongoing consultations with area agencies and providers.

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

1. Introduction

The Community Development Commission (CDC) and city staff consulted with publicly assisted housing providers, emergency shelters, health, mental health, non-profit and government service agencies through invitations to CDC meetings in group settings to learn more about community needs that could be addressed in the 2019 program year 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. Many of these agencies also participate in the Homeless Engagement and Resource Team (HEART) monthly meetings. Several agencies were further consulted in the development of this Plan.

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))

City staff and the CDC consulted with the following housing providers and health and mental health agencies including Linn Benton Housing Authority, Albany Partnership for Housing and Community Development, Willamette Neighborhood Housing Services, Albany Area Habitat for Humanity, Linn County Health Services, Department of Human Services, Oregon Cascades West Council of Governments, Community Services Consortium (CSC), emergency shelter providers, CHANCE (Communities Helping Addicts Negotiate Change Effectively), and other agencies that provide services to Albany's homeless and vulnerable populations. These local agencies contributed in identifying the needs for the 2019 Action Plan.

Staff corresponds with many of the agencies and service providers periodically to assess existing programs and performance and help identify gaps in need that could be supported with CDBG-funded activities and opportunities to enhance coordination between public and assisted housing providers and government, health and service agencies. Specific efforts by the city to enhance coordination among providers and agencies include:

- City (Homeless) Solutions Team—the city and the Albany Police Department created a departmental team with community resource leaders from Linn County Health Services, Alcohol and Drug, Parole and Probation, CHANCE, and Samaritan Hospital, to provide direct and intentional contact and connection to services when encountering homeless individuals in need. Staff will contact CHANCE staff who will provide peer support to help address addiction, housing and other needs.
- Several city staff serve on the Homeless Engagement and Resource Team (HEART), which includes housing providers, shelters, homeless advocates, health providers, school district, CHANCE, Linn County Health and Alcohol and Drug, CSC, the Rural Oregon Continuum of Care (ROCC), and Samaritan General Hospital. HEART was created to enhance coordination among providers; 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. HEART, the City and CSC coordinate the annual homeless resource fair and homelessness summit for the community. More than 50 agencies participate in the annual resource fair to serve homeless and poverty-level residents. The fair provides an opportunity for agencies to coordinate and communicate, especially those that do not regularly attend the monthly HEART team meetings.

- **Affordable & Decent Housing:** The Mayor and Albany Partnership for Housing and Community Development and Linn County Mental Health staff are collaborating to provide needed housing and supportive services to existing residents with mental disabilities.

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

Linn and Benton counties are included in the 28 counties served by the ROCC. The chair of the CDC was the ROCC program coordinator. ROCC works with CSC and JSYS on programs to address homelessness, such as veteran, youth and domestic violence victims' services. JSYS is participating on the Homeless and Runaway Homeless Youth (RHY) Advisory Committee and programming for addressing youth homelessness. Linn and Benton Counties are considering an application for expanding RHY services in the counties.

CSC is the state and federally recognized community action agency that serves Albany. CSC is dedicated to ending poverty in the region and serves as a conduit for federal and state homeless program funding. CSC offers homeless prevention and rapid re-housing assistance to residents at risk of becoming homeless and for homeless residents. CSC programs include emergency funding for rental assistance, utility bills and the low-income home energy assistance program (LIHEAP), weatherization services, and Supportive Services for Veteran Families (SSVF) that includes housing services.

City and CSC staff coordinate and consult on a regular basis and with area providers that serve Albany's homeless and at-risk homeless populations, including families with school-aged children, through the McKenney Vento program coordinator for the local district, who also serves on the CDC.

Creating Housing Coalition - In 2018, a group of homeless advocates, representatives from the city, Habitat for Humanity, Linn County Health Services, Department of Human Services, Salvation Army and others started meeting to talk about housing needs of homeless residents. Creating Housing Coalition is formalizing as an organization and is evaluating partnership opportunities with other agencies to implement a vision to create a tiny house village for homeless residents.

All three emergency shelters in Albany requested and will be awarded funding in the 2019 Action Plan. Signs of Victory Mission tripled its capacity and expanded services in 2018 and JSYS opened a transitional house for young adults ages 18 to 20 for unaccompanied and homeless youth. The Consolidated Plan and the 2017-2018 Action plan recognized these additional opportunities to address needs, and the 2018-19 Action Plan provides funding for these organizations.

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 and CSC staff consult 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.

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 is in the second year of the 2018-2022 Consolidated Plan, which used extensive outreach to determine five year community priorities. Each year, the city prepares an Annual Action Plan that outlines the specific program activities to be carried out in meeting the Consolidated Plan strategies.

The city followed its Citizen Participation Plan in carrying out the process to develop the 2019 Action Plan. The CDC and staff focus on identifying gaps in priorities needs, creating partnerships and collaborations to foster successful projects, and leveraging funds to address needs for low income and homeless residents, services for special needs and low- income persons, and community and economic development needs. To broaden citizen participation to area Latina/Hispanic residents and to assess needs, the city held a meeting with Latinx leaders in the community. Consultations and input from these leaders are ongoing.

Input on community needs was gathered through a 2018 open house, 2018 homeless and affordable housing summit, community wide 'needs' survey, public hearings, outreach with local agencies, and advertising in the local paper, the Albany Democrat Herald. Citizen input and agency consultations helped to establish the five-year strategic plan priority needs and goals.

Additional direct consultation by staff and the CDC provided an opportunity to clarify and expand on the city's understanding of community needs and funding priorities for 2019. The CDC and staff also evaluated past performance to determine how funds could be most effectively utilized in 2019. The 2019 Plan activities were selected to address strategic plan goals and priorities.

The draft 2019 Action Plan was posted on the City's website and was available at the Albany Community Development Department, and at both Albany public libraries.

Expected Resources

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

Introduction

As an entitlement jurisdiction, the City of Albany receives an annual Community Development Block Grant (CDBG) fund from HUD. The city’s 2019 annual formula grant is \$380,311. The city estimates \$240,000 of prior year resources will be unspent on June 30, 2019. The city expects that all the prior year activities will be completed by December 31, 2019.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$380,311	0	\$240,000	\$620,311	\$1,200,000	

Table 1 - Expected Resources – Priority Table

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

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

Anticipated leveraged resources for programs proposed in the 2019 Action Plan are identified below:

- Public Services – all public service subrecipients will provide a match of at least 100 percent; the city estimates a leverage of at least \$300,000. The primary source of matching funds is private donations but may include other state and federal funds.
- Housing Rehabilitation and Down Payment Assistance programs will leverage around \$30,000 in public and private funds.
- Economic Opportunities – microenterprise assistance is anticipated to leverage \$20,000 in private funds.

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

The city owns a surplus property that is zoned residential that has an old water tower and building on it. The city anticipates using CDBG funds to clear the property and prepare a request for proposals for developing affordable housing on the property.

Discussion

The city will use CDBG funds in partnership with sub-recipients to leverage private, state, and local funds to address the goals and strategies outlined in the Consolidated Plan. Grants to sub-recipients for public services or economic development are anticipated to leverage other funding sources.

Annual Goals and Objectives

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

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	Citywide	Increase Affordable Housing supply	\$89,311	Acquisition: <i>1 Property</i>
2	Preserve Affordable Housing	2018	2022	Affordable Housing	Tract 204 Tract 205 Tract 208.1 Tract 208.2	Affordable Housing Condition	\$120,000	Homeowner Housing Rehabilitated: <i>3 Units</i>
3	Reduce and Prevent Homelessness	2018	2022	Homeless		Reduce Homelessness	Signs of Victory: \$18,000 Jackson Street: \$11,500 Helping Hands: \$7,000	Homeless Person Overnight Shelter: <i>400 Persons Assisted</i>
4	Provide Needed Public Services	2018	2022	Homeless Non-Homeless Special Needs		Homelessness Special Needs Populations LMI Households	Family Tree: \$9,000 Furniture Share: \$9,000 Senior Companion: \$2,500	Public Service Activities other than LMI Housing Benefit: <i>500 Persons Assisted</i>
5	Create Economic Opportunities	2018	2022	Non-Housing Community Development	Citywide	Microenterprise development, advising and technical assistance (Spanish and English) Direct financial assistance	LBCC SBDC: \$18,000 Small Grants: \$20,000	Non-Housing Community Development: <i>5 Businesses; 10 Persons Assisted</i>

Table 2 – Goals Summary

Goal Descriptions -

1	Goal Name	Create Affordable Housing Opportunities
	Goal Description	In PY 2019, CDBG funds will assist with costs for site acquisition and/or public improvements for new affordable housing (2019 and 2018 carryover). CDBG funds will provide funding for home buyer down-payment assistance programs (Carryover funds).
2	Goal Name	Preserve Affordable Housing
	Goal Description	Maintain and improve the quality of Albany's affordable housing stock through housing rehabilitation.
3	Goal Name	Reduce and Prevent Homelessness
	Goal Description	Reduce homelessness by supporting local shelters and agencies that help homeless residents transition out of homelessness. PY 2019 CDBG public services grants will support these activities: <ul style="list-style-type: none"> • Youth shelter services and case management to help youth finish school, reconnect with families and/or skills to live successfully on their own. • Shelter operations and programs at Signs of Victory Mission. • Employment coordinator and job readiness program at Helping Hands Shelter.
4	Goal Name	Provide Needed Public Services
	Goal Description	In the 2019 Action Plan, the city will provide public services grants to agencies that serve low-income and vulnerable populations, to include the following: <ul style="list-style-type: none"> • Family support intervention program to prevent child abuse and foster care placements. • Food boxes and furniture for low-and-moderate income residents to ensure every family has a bed, kitchen table and healthy food. • Senior companion program that matches low-income seniors with house-bound seniors for companionship and services.
5	Goal Name	Create Economic Opportunities
	Goal Description	2019 funds will enable low-mod residents to access microenterprise and small business development courses at the community college for free and will provide small grants to small businesses for job creation.

Table 3 – Goal Descriptions

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 Housing Needs Assessment in the 2018-22 Consolidated Plan identified housing cost burden as the primary housing problem facing Albany’s extremely low-income and low-income households. The assessment also found the city has an aging housing stock in need of long-term maintenance.

Due to limited CDBG resources and no HOME funding, the City of Albany has focused CDBG funding on improving existing affordable housing units. The city expects CDBG funds will provide at least three low- or moderate-income households with housing rehabilitation loans in 2019.

Housing prices in Albany have increased substantially in the last couple of years, making it especially challenging for residents that lose their housing and hard for residents to become homeowners. Due to the high cost of housing, prior year CDBG resources remain in order to continue the homebuyer down payment assistance programs in 2019. It is anticipated that one low-income and two or three moderate-income households will be provided home ownership opportunities in 2019.

Household Incomes	Number
Extremely Low-income	0
Low-income	2
Moderate-income	4
Total	6

Linn Benton Housing Authority oversees the Section 8 housing choice voucher program for Albany residents. Households on the waiting list are challenged to find housing at fair market rents to use the vouchers. In April 2019, 702 extremely low-income Albany households, 203 very low-income households and 40 moderate-income households had housing choice vouchers.

CSC provides emergency housing assistance to Albany residents to keep residents from losing housing and did not request CDBG funds for this program. CSC helped 21 homeless extremely-low income residents become housed and provided 96 residents earning less than 80 percent of the area median income with eviction/homeless prevention assistance.

In this 2019 Action Plan, the city increased funding for property acquisition and clearance to create opportunities for new affordable housing units.

AP-35 Projects – 91.220(d)

Introduction

This section lists and describes the projects that will be carried out under the City of Albany Community Development Block Grant program during federal PY 2019. The projects reflect priorities that were identified in the development of the 2018-2022 Consolidated Plan. Project details are in Section AP-38.

#	Project Name
1	2019 Affordable Housing Development
2	2019 Housing Rehabilitation
3	2019 Youth Shelter Services
4	2019 Emergency Shelter Operations
5	2019 Homeless Employment Coordinator
6	2019 Child Abuse Prevention Services
7	2019 Food and Furniture Distribution
8	2019 Senior Companion Program
9	2019 Microenterprise Assistance
10	2019 Microenterprise Development
11	2019 Administration and Fair Housing Planning

Table 4 – Project Information

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

The CDC evaluated performance of existing programs, assessed community needs through agency consultations and public surveys, and reviewed applications for all programs to determine allocation priorities for program year 2019. The CDC evaluated proposals against priority needs, existing resources and programs, gaps in service delivery, financial resources, and organizational capacity. Another evaluation criterion is funding programs that provide the greatest need to Albany's homeless, low- and extremely low-income residents.

The CDC recommended combining some of the remaining 2018 CDBG funds and new 2019 funds to create a larger pot of funds for affordable housing. The city anticipates requesting proposals from the public and publicly supported housing agencies for projects that construct as many housing units and leverage as much other funding as possible.

The 15 percent cap for public services and lack of funding in general present obstacles to addressing some of the community's greater needs, especially around reducing homelessness and creating more affordable housing. There is greater need than funding for critical public service activities to reduce homelessness and serve vulnerable residents, and to increase the supply of permanent supportive housing and affordable housing within the community.

AP-38 Projects Summary

2019

Table 9 – Project Summary

1	Project Name	2019 Affordable Housing Development
	Target Area	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2
	Goals Supported	Create Affordable Housing Opportunities
	Needs Addressed	Increase supply of affordable housing
	Funding	CDBG: \$89,311
	Description	This project will assist in the purchase, clearance or improvement of real property to create affordable housing opportunities by partnering with another agency to construct or rehabilitate affordable housing on the property.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that at least one household will benefit when new housing is created.
	Location Description	Blighted properties have been identified in a few of Albany's low-mod Census Tracts. Priority sights are in Census Tract 204.
	Planned Activities	Acquire, clear or improve one property to create new affordable housing.
2	Project Name	2019 Housing Rehabilitation
	Target Area	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2
	Goals Supported	Preserve and Improve Affordable Housing
	Needs Addressed	Improve existing affordable housing
	Funding	CDBG: \$120,000

	Description	A priority need is to assist households that are experiencing housing cost burden by reducing housing expenses and increasing the livability and sustainability of the unit. Housing units occupied by low-mod residents will be rehabilitated through a deferred payment no-interest loan.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Three LMI households will benefit from this activity.
	Location Description	To be determined
	Planned Activities	Willamette Neighborhood Housing Services will manage the housing rehabilitation program that provide no-interest deferred loans to low-mod homeowners for housing rehabilitation and energy efficiency improvements.
3	Project Name	2019 Public Services - Youth Shelter Services
	Target Area	Census Tract 204
	Goals Supported	Reduce Homelessness
	Needs Addressed	Reduce homelessness Improve access to opportunities
	Funding	CDBG: \$11,500
	Description	This Public Services activity will provide emergency and transitional shelter and support/prevention services to homeless and at-risk youth ages 10 to 18.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 20 Albany youth who are homeless or at risk of becoming homeless annually.
	Location Description	1240 7 th Ave SE; Albany, OR 97321

	Planned Activities	The Albany House shelter has beds for 10 youth. This activity will provide both shelter and case management to homeless and at-risk Albany youth ages 10 to 18. Each youth works with trained staff to create a case plan. Most are approved for a 72-hour stay, which can be extended as circumstances require. Staff help youth with school, and give young people opportunities to exercise leadership, build skills, and get involved in their communities.
4	Project Name	2019 Emergency Shelter Operations
	Target Area	Census Tract 208.1
	Goals Supported	Reduce and prevent homelessness
	Needs Addressed	Reduce Homelessness
	Funding	CDBG: \$18,000
	Description	Emergency shelter operations and programs to reduce homelessness.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity is estimated to benefit at least 250 unduplicated homeless residents with extremely-low incomes.
	Location Description	450 11 th Avenue SE; Albany, OR 97321
Planned Activities	Increase shelter operations and services to provide a day use room and commercial kitchen.	
5	Project Name	2019 Homeless Employment Coordinator
	Target Area	Census Tract 208.1
	Goals Supported	Reduce and prevent homelessness
	Needs Addressed	Reduce Homelessness
	Funding	CDBG: \$7,000
	Description	Provide employment coordinator reduce homelessness.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity is estimated to benefit 30 homeless residents.

	Location Description	619 9th Avenue SE; Albany, OR 97321
	Planned Activities	Screen homeless clients to understand work history, employability, physical, mental, education, communication, criminal history, addictions and work to remove or overcome barriers. The employment coordinator will help clients with resume and interviewing skills, GED or college certificates, and other skills such as anger management and will help clients develop an employment plan and goals, keep commitments.
6	Project Name	2019 Child Abuse Prevention Services
	Target Area	Census Tract 204 Census Tract 205 Census Tract 208.1 Census Tract 208.2
	Goals Supported	Provide needed public services
	Needs Addressed	Child abuse and foster care placement prevention
	Funding	CDBG: \$9,000
	Description	Family Tree Relief Nursery (FTRN) will use a CDBG Public Services grant to prevent child abuse through the Therapeutic Childhood Program's home-based services provided to high-risk families with children under the age of three.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This public services activity is estimated to benefit 30 Albany residents in 10 households identified as at-risk for child abuse.
	Location Description	The trained interventionist makes house visits; most are in the City's target area low-mod census tracts (204, 205, 208.1, and 208.2).
Planned Activities	A trained interventionist educates parents impacted by poverty, domestic violence and substance abuse in how to make safe choices to build healthy families and prevent foster care placements. The program prepares children for kindergarten by developing their physical, social, and emotional skills. The agency also offers many complementary services in collaboration with other agencies, such as distribution of food boxes to their low-income clients. Family Tree Relief Nursery is in Census Tract 208.1.	

7	Project Name	2019 Food and Furniture Distribution
	Target Area	Census Tract 204 Census Tract 205 Census Tract 208.1 Census Tract 208.2
	Goals Supported	Provide needed public services
	Needs Addressed	Food and furniture for extremely low-income residents and poverty-level families. Increase stability and health of poverty-level individuals and families.
	Funding	CDBG: \$9,000
	Description	Furniture Share will deliver healthy food boxes with fresh fruits and vegetables and quality used furniture to low income individuals and families in need to reduce housing costs. Recipes and conversation starters are included. The goals of the program are to encourage healthy habits and lifestyles. Most extremely-low and low-income households live in the target area low-mod census tracts.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity is estimated to benefit 500 unduplicated extremely-low income Albany residents
	Location Description	Citywide
Planned Activities	Furniture Share will deliver healthy food boxes with fresh fruits and vegetables and quality used furniture to low income individuals and families in need to reduce housing costs. The program also provides life skills training for residents with disabilities, coming out of incarceration, or with other issues that make it challenging to gain employment.	
8	Project Name	2019 Senior Companion Program
	Target Area	n/a
	Goals Supported	Provide needed public services
	Needs Addressed	Help non-homeless residents with special needs
	Funding	CDBG: \$2,500

	Description	Provide services and companionship to homebound elderly residents to help them remain living independently. The program will provide financial support to low-income seniors that serve as companions.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 30 senior residents will benefit from this activity.
	Location Description	Citywide
	Planned Activities	The Senior Companion Program matches low-income (200% poverty level) mobile seniors aged 55+ with home-bound seniors in exchange for a small stipend (other funds). Companions provide friendship and assistance to adults who have difficulty with daily living tasks, such as shopping or paying bills, and also give families or professional caregivers time off. As a result, many seniors can remain independent in their homes instead of having to move to more costly institutional care. Roughly 10 companions will serve 15-40 hours per week.
9	Project Name	2019 Microenterprise Assistance
	Target Area	
	Goals Supported	Create economic opportunities
	Needs Addressed	Increase economic opportunities for LMI residents
	Funding	CDBG: \$20,000
	Description	Support entrepreneurs and existing microenterprises (businesses with 5 or fewer employees) with small grants to promote job growth.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 3 microenterprises will receive grants and create at least 3 full-time low-mod jobs.
	Location Description	To be determined

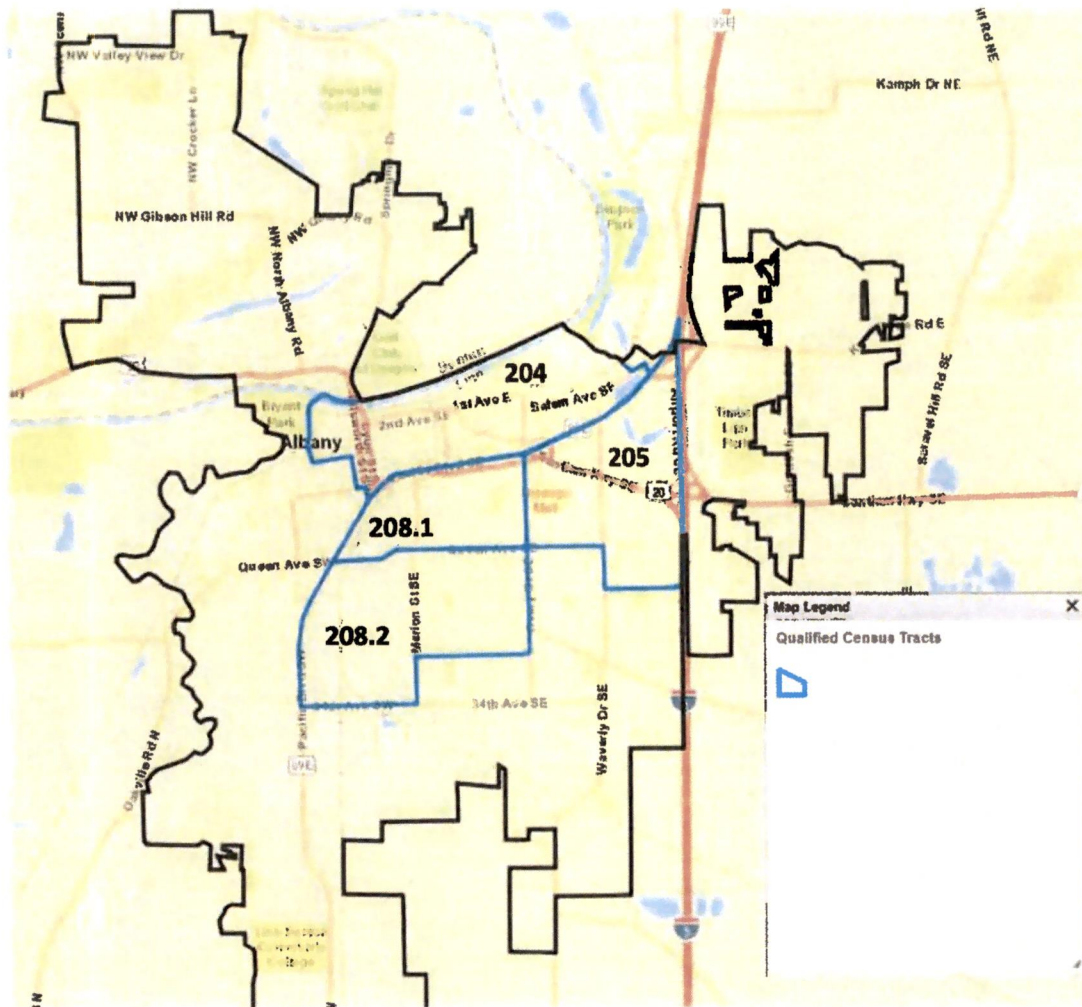
	Planned Activities	CDBG funds will provide financial support to Albany entrepreneurs and microenterprises to help them grow their businesses and create low-mod jobs. Small grants up to \$10,000 will offset startup costs and costs to create jobs for Albany residents.
10	Project Name	2019 Microenterprise Development
	Target Area	
	Goals Supported	Create economic opportunities
	Needs Addressed	Enhance economic opportunities for LMI residents
	Funding	CDBG: \$18,000
	Description	The Linn Benton Community College (LBCC) Small Business Development Center (SBDC) provides micro-enterprise training and technical assistance to Albany entrepreneurs, microenterprises and small businesses.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 20 resident entrepreneurs, microenterprises or small businesses will take courses or receive one-on-one business advising services.
	Location Description	Linn Benton Community College, 6500 Pacific Boulevard SW, Albany, OR 97321
	Planned Activities	Provide low and moderate income Albany residents that are entrepreneurs or business owners with business courses, advising, and technical assistance to support business growth and create jobs for LMI residents.
11	Project Name	2019 CDBG Program Administration and Fair Housing Planning
	Target Area	Census Tract 204
	Goals Supported	Create affordable housing opportunities Preserve affordable housing Reduce and prevent homelessness Provide needed public services Create economic opportunities Improve access to opportunities

Needs Addressed	Increase affordable housing opportunities Improve Existing Affordable Housing Reduce Homelessness Help non-homeless residents with special needs Enhance economic opportunities for LMI residents Improve access to opportunities
Funding	CDBG: \$76,000
Description	This activity provides the CDBG program administration and planning to run and monitor the CDBG programs and activities and provide fair housing outreach, education and monitoring.
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	This activity will provide the administration and support needed to carry out the other Action Plan activities that will provide direct benefits to families and individuals.
Location Description	Albany City Hall, 333 Broadalbin St SW, Albany OR 97321
Planned Activities	Prepare Action Plan, CAPER, coordinate citizen participation, agency consultations, attend agency meetings, prepare subrecipient contracts and reporting forms, monitor subrecipients and grant projects, prepare environmental review records, process IDIS reimbursements and report accomplishments, coordinate fair housing education and outreach, etc.

AP-50 Geographic Distribution – 91.220(f)

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

The City of Albany has four census tracts that HUD has qualified as low-income tracts with over 50 percent of the households with incomes less than 80 percent of the area median income. The qualifying Census Tracts are: 204, 205, 208.1, and 208.2. These tracts are concentrated in older areas of the city where housing, public infrastructure, and public facilities are older and often in need of improvements or replacement.



Geographic Distribution

Target Areas	Percentage of Funds
Tract 204	50 percent
Tract 205	
Tract 208.1	
Tract 208.2	

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Residents in the target area low- to moderate-income Census Tracts have higher rates of poverty and lower rates of homeownership than citywide. Median family incomes are lower than citywide. The target areas also have a higher concentration of residents of Hispanic origin and other minority populations.

In the 2019 Action Plan, the city will focus funding on improving housing units, removing blighting influences, and improving accessibility and access to opportunities in the target area Census Tracts. The city estimates 50 percent of its 2019 CDBG entitlement award will be spent in these areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In this section of the Plan, HUD asks jurisdictions to indicate the number of households that will be assisted with an affordable housing program such as rental assistance, housing rehabilitation, or new housing.

The city is allocating \$89,311 in 2019 for the development of affordable housing projects, which will be combined with a 2018 carryover balance of \$103,000. Generally, it takes a couple of years for affordable housing projects to produce housing units ready for occupancy.

The Albany housing rehabilitation program will help improve the quality and livability of Albany’s existing affordable housing stock of at least 3 owner-occupied households. Prior year resources will continue the down payment assistance programs to promote home ownership in 2019, with the anticipation of serving 3 households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	6
Special-Needs	0
Total	6

Table 6 - 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 (Homebuyer Assistance)	2
Total	6

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Albany is committed to helping address the needs of homeless, extremely low, low and moderate income residents obtain affordable housing. CDBG funds will help shelter providers provide services and case management to help residents get into permanent housing.

2018 and 2019 CDBG funds will support the home-owner housing rehabilitation loan program, which is anticipated to serve four (4) LMI households. Carryover 2017 and 2018 CDBG funds will provide homebuyer assistance to at least two LMI households in 2019.

AP-60 Public Housing – 91.220(h)

Introduction

Albany has a total of 537 publicly-supported housing units owned by several affordable housing agencies and limited partnerships, but there is no public housing in Albany as defined by the applicable CFR.

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

The local housing authority, Linn Benton Housing Authority (LBHA), owns and manages 104 units of affordable housing units in Albany, primarily for seniors and the disabled; however, none of these units qualify as “public housing” as defined. LBHA also administers rental assistance through the Section 8 Housing Choice Voucher (HCV) program. In April 2019, 948 Albany households were receiving vouchers and 824 households were on the waiting list.

LBHA owns and manages 107 units of affordable housing for seniors and residents with special needs, 7 beds for residents with mental health issues and 8 units for persons with psychiatric disabilities in Albany. Planning is underway to expand on site at Clayton Meadows, an independent senior housing development.

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

While Albany does not have any public housing residents as defined by CFRs, LBHA has a family self-sufficiency (FSS) program for Section 8 participants. The FSS Program offers practical help and a financial benefit to enable Section 8 participants to become self-sufficient and free of public assistance. The program works to offer support and help link participants with community resources to overcome barriers to self-sufficiency, while allowing them to build an escrow savings account to increase their asset base. The Housing Authority’s FSS Program also offers FSS clients the opportunity to participate in an Individual Development Account (IDA), which is a matched savings program to help clients achieve goals of homeownership, education and/or advancement in employment. LBHA’s FSS Program partners with Community and Shelter Assistance Corp (CASAC) through the Valley Individual Development Account (VIDA) Program and availability of this program is based on funding, motivation and goal readiness.

LBHA received CDBG funds in 2017 to provide down-payment assistance grants to help FSS clients become homeowners. To date, the housing market has raised prices out of reach for many clients, or the clients’ incomes have improved, and they no longer qualify for the assistance. LBHA staff currently has an FSS family that recently qualified for a Habitat for Humanity house and will receive a CDBG-funded down-payment assistance grant to become a Habitat home owner.

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

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

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

Introduction

The Albany region has a network of agencies that provide homeless and non-homeless special needs residents with emergency shelter, case management, job and life skills training, support for victims of domestic violence, child abuse prevention, medical and dental support, soup kitchens, clothing, and food pantries. Public agencies provide needed services to residents with mental illness, developmental disabilities, addictions, veterans, and seniors.

The city assesses unmet demand for services and uses a competitive grant application process to identify the CDBG-funded activities that will address priority unmet needs and provide the most benefit to Albany's homeless and non-homeless special needs residents.

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 2019 Point-in-Time Count for Linn County found 264 homeless people, with 189 sheltered and 75 unsheltered, a slight decrease from 2018. In 2018, 274 people were counted as homeless in Linn County, with 199 in shelters and 75 unsheltered, including 125 chronically homeless residents. Of the chronically homeless, 88 are in shelters and 37 are unsheltered. Local agencies estimate the number of chronically unhoused in Albany to be about 70 people, with 37 known individuals. Most of the unsheltered homeless suffer from mental illness and/or addiction and are homeless by choice. The number of chronically homeless increased from 2017. This may be attributed to the increase in the cost of housing.

The McKinney Vento 2017-18 school year count of Greater Albany Public School District homeless students was 279, including 88 unaccompanied youth. Most of the school-aged children determined to be homeless were sharing housing with others (180), 56 were staying in a shelter, 16 were living in a motel, and 17 were not sheltered.

To address homelessness more effectively, the newly created City Solutions Team" will provide "curbside intervention" or immediate assistance and resources when encountering homeless residents by connecting them to professional services on the spot. The team includes representatives from most City of Albany departments, Linn County Mental Health and Alcohol and Drug programs, Samaritan Albany General Hospital, and several community organizations and people with direct contact with and knowledge of people who are camping in parks and along the Willamette River. The objectives are to reduce homelessness and calls for emergency and non-emergency services and interaction with the criminal justice system. Communities Helping Addicts Negotiate Change Effectively (CHANCE) will play a critical role; the agency will receive calls from emergency responders, respond to the scene, and bring residents to their offices for immediate services. CHANCE will then act as navigator for services, working with residents to find housing, address addiction issues, and mental health needs. Emergency responders will be offering to connect homeless to services on the spot.

The Albany community hosts an annual resource fair in May for homeless residents. The resource fair has numerous vendors/agencies that provide services directly to homeless residents, with the goal to reduce homelessness. The local action agency, CSC, holds a similar event annually for veterans in Linn County.

The following actions to reduce and address homelessness and reach out to homeless persons will be ongoing during the 2018-2022 Consolidated Plan:

1. Actively participate on the Homeless Enrichment and Rehabilitation Team (HEART) for ongoing planning, coordination, and consultation around addressing issues around homelessness.
 2. Support the City (Homeless) Solutions Team – staff will monitor progress in reaching and helping chronically homeless get needed services.
 3. The Albany Police Department and other agency staff will identify and monitor Albany’s homeless camps to encourage residents to seek supportive services.
 4. Support the annual homeless resource fairs. These fairs provide a variety of services (medical, dental, vision screenings, healthcare sign ups, identification, shelter services, haircuts, etc.) to Albany's homeless and extremely low-income residents at risk of becoming homeless.
- ***Addressing the emergency shelter and transitional housing needs of homeless persons.***

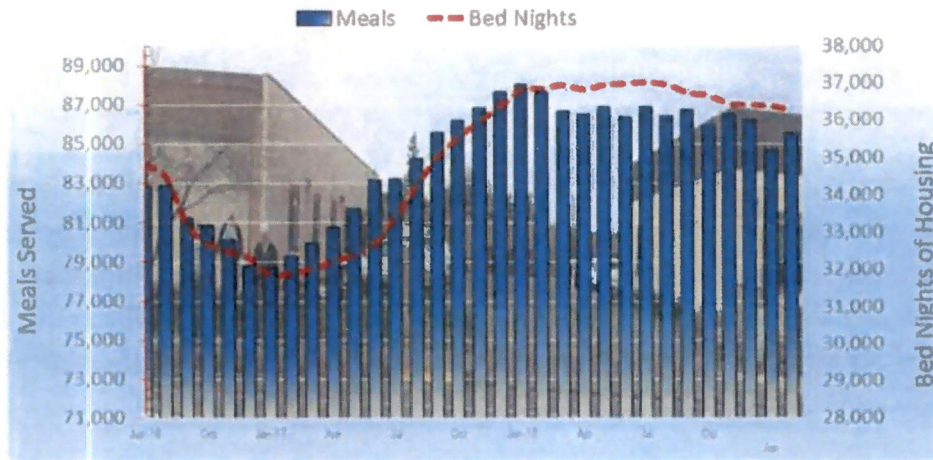
The city consults with shelters and service providers annually and attends Homeless Engagement and Resources Team (HEART) meetings to keep up to date on resources and activities to reduce homelessness. The city used a competitive grant application process to identify the activities that will address priority unmet needs and provide the most benefit to Albany’s homeless and non-homeless special needs residents. All three local shelters applied for and will receive 2019 public services grants.

All shelters reported being at capacity through the winter months of 2018-2019. Signs of Victory Mission (SOV) shelter provides 97 beds and four rooms for families with a capacity of 110. SOV serves 3 meals a day to roughly 100 people every day of the year. SOV anticipates providing 35,000 shelter nights in 2019, serving 400 unduplicated individuals.

JSYS operates the Albany House youth shelter, which serves youth ages 10 to 17 who are homeless, runaway, or at-risk of homelessness. JSYS provides vulnerable youth with a safe home-like place to live. Staff provides family mediation, referrals for counseling and medical care, and staff works with youth 24 hours a day to help them excel at school, learn life skills, and find safe, stable housing, ideally with their family. JSYS expects to serve at least 30 unduplicated youth in 2019, most being from Albany. The CDBG 2019 public services grant will offset costs for resident case managers.

Albany Helping Hands Shelter was close to capacity for 2018, reporting 36,418 bed-nights and 86,185 hot meals. Helping Hands provides employment training for residents and reducing barriers to employment and help clients become employed. The shelter anticipates serving 30 to 50 clients in the 2019 program year. Shelter staff also include a bilingual employee to help Spanish-speaking clients.

Albany Helping Hands 2018 Meals and Bed Nights
Annual Meals Served & Bed Nights (12 Month Rolling Totals)



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.

Albany Helping Hands Shelter opened a transitional house for women with children in April 2019 with capacity to provide 10 women and children with transitional housing. This will give women and children a safe place to stay with services and will provide time to find permanent housing. Helping Hands is renovating a house to provide housing for sex-offenders near the existing shelter.

JSYS expanded its “Next Steps” program into Albany with the opening of a transitional house for young adults ages 18-20 for up to 18 months.

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 provides eviction prevention assistance, housing assistance for homeless residents and veterans, and rental and utility assistance.

The City of Albany’s 2019 Action Plan goals to help homeless persons make the transition to permanent housing and to preventing future homelessness include the following projects/services):

- Homeless and Unaccompanied Youth Support Services –A CDBG public services grant will provide emergency housing, case management, and support services for 20 homeless or unaccompanied youth, ages 10 to 17. Shelter programs promote education and self-sufficiency and work to reunite youth with family or ensure they exit into a safe environment.

- **Homeless Adults** – CDBG public service funds will provide operational support to Signs of Victory Mission (SOV) and Albany Helping Hands Shelter (AHH). In 2019, SOV will complete a new commercial kitchen and convert the old kitchen to additional day use room. AHH will use CDBG funds to provide an employment coordinator that will work with approximately 40 clients to help them develop resumes, job interviewing skills, work experience and ethics so clients can gain employment and stable income. Both shelters have implemented milestones for residents to achieve to help them secure jobs, housing, or other needs to move them out of homelessness.

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.

CSC receives and manages Emergency Homeless Assistance and Emergency Solutions Grants to prevent homelessness and provide rapid-rehousing assistance for homeless residents. In 2018, CSC homeless prevention funds helped 96 Albany residents avoid eviction; 21 homeless residents obtained housing; and 70 residents were put on a master “unhoused” list until housing becomes available. CSC’s Supportive Services for Veteran Families program helps homeless and near-homeless veterans get into permanent housing and promotes housing stability among very low-income veteran families. The primary reason CSC was unable to help more residents remain housed or get into housing was because 46 percent of applicants could not find available and affordable housing.

CSC also provides utility assistance, rental assistance, financial fitness classes, and helps renters and homeowners through several programs. CSC has funding for these programs and did not request CDBG funding for services in 2019.

Albany has ten “Oxford Houses” that provide housing for more than 130 people recovering from drug and alcohol addiction and a faith-based organization, God’s Gear operates four additional transitional houses. Many of the residents were incarcerated and have difficulty finding and staying in permanent housing on their own once released from jail.

Communities Helping Addicts Negotiate Change Effectively (CHANCE), provides recovery support services to Albany residents through peer to peer services and self-help groups (anger management, parenting classes, step work groups, DDA, symptoms management, etc.). CHANCE serves as a housing navigator helping many “hard to house” residents get into case-managed housing. CHANCE offers a safe environment to relax, socialize, and find support to make lasting change. CHANCE is expanding services throughout Linn County and did not request CDBG funding in 2019.

In 2018, JSYS opened a house for up to 5 youth ages 18 to 20 who can stay for up to 18 months if they are completing or continuing their education or seeking employment, are sober and meet weekly with a case manager.

The following programs and services provided by Albany agencies help prevent Albany's low-income and at-risk residents from becoming homeless.

2019 CDBG public service funds will support efforts to prevent child and infant abuse and foster care placements. **Family Tree Relief Nursery (FTRN)** will use a Public Services grant to provide a home-based intervention service for high-risk families struggling with domestic violence and substance abuse. The FTRN works with parents and children to strengthen and keep families together and to prevent abuse and foster care placements.

2019 CDBG public services funds will be granted to **Furniture Share** to deliver healthy food boxes and quality used furniture, beds, pillows, and sheets to Albany households through their Beds for Kids and Feeding Our Future programs. Furniture Share estimates it will serve 100 Albany households with a dinner table and chairs; 1,800 individuals with a healthy food box; 650 beds, pillows, sheets, and blankets to children who are currently sleeping on the floor; and 750 individuals with basic furniture and household items. Most households served are extremely low-income and many are physically or developmentally disabled, frail, elderly, escaping domestic violence and/or homelessness, or suffering from addiction and/or mental illness. These services help to provide a suitable living environment for residents and a foundation for improved family experiences and meal time. Children who sleep in beds with a pillow, sheets, and a blanket sleep better, have improved health, and perform better in school. Studies show that family time around a table several times per week can reduce a teen's risk for substance abuse and improve relationships with their parents and siblings.

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

Introduction

Thousands of Albany households experience housing cost burden, with a majority being renters. Just over one-fourth of Albany renters experienced severe housing cost burden, or 2,082 households in the 2013-2017 ACS estimate. Rents continue to increase locally; Albany's Fair Market Rents increased 15 percent between 2017 and 2019, reducing Albany's supply of affordable housing units.

The largest barriers to affordable housing in Albany are:

- lack of land available for affordable housing; and
- affordable housing supply that does not match the needs of Albany's residents, such as the need for one-bedroom apartments.

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 evaluated policies that may affect affordable housing development in preparing Albany's 2018-2022 Consolidated Plan (See MA-40 and SP-55). The city identified the following actions and strategies to address in 2019-2020 that are anticipated to ameliorate barriers to housing affordability:

- **Residential Development Standards.** The city appointed the Albany Development Code Amendments Task Force to evaluate numerous elements of the city's development code to reduce time and cost of residential development including clear and objective standards, infill standards, design standards, and affordable housing density bonus. Amendments to the Code are scheduled for spring of 2020.
- **Accessory Dwelling Units.** To comply with state law, the city now allows detached accessory dwelling units on land with single-family dwelling units (in addition to attached or incorporated accessory dwelling units).
- **Housing Needs Analysis (HNA).** For the city to adequately plan for residential growth and housing that meets the needs of all residents, the city must project population growth, housing demand, and assess what land is needed to accommodate needs at all income levels. The HNA will include recommend approaches and strategies to increase the supply of needed affordable housing. The city issued an RFP for a residential buildable lands inventory and the HNA; work is to be completed in April of 2020.

Discussion

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

The city's efforts to evaluate the code for barriers to affordable housing and assess residential land availability in 2019 will help the city assess affordable housing policies and develop strategies for implementation.

AP-85 Other Actions – 91.220(k)

Introduction

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

Actions planned to address obstacles to meeting underserved needs

Each year, the city consults with area agencies and other public and governmental entities to identify opportunities to partner and collaborate resources and programming to address as many of Albany's underserved needs as possible, from help providing services and programs to acquiring land to increase capacity. There are more needs than resources to meet those needs within the City of Albany.

The city prioritizes CDBG funds to activities that will have the greatest impact on serving Albany's low- to moderate-income populations, improving neighborhood livability and sustainability, and increasing economic opportunities.

Public Services for Homeless and Special Needs Residents. To date, the city has allocated the maximum amount it can to support public services for Albany's low-income and special needs populations. Public

services grants are processed through a competitive application process; proposals with highest matches that leverage CDBG resources and those that serve the greatest number of people score the highest and are awarded funds. The city worked with agencies to identify agency needs that qualify for funding under other eligible activities such as acquisition, rehabilitation, or new construction.

Affordable housing is one of Albany's greatest needs, especially for Albany's households earning less than 50 percent of the area median income. The city consulted with area housing providers to assess agency capacity and resources for housing rehabilitation programs, property acquisition and construction of new housing to determine the most feasible activities that could be carried out in 2019 and planned within the five-year Consolidated Plan period.

Actions planned to foster and maintain affordable housing

In the 2019 program year, the city will use CDBG funds to continue the housing rehabilitation program that improves owner-occupied housing. The program helps improve and maintain Albany's existing affordable housing supply and reduce operating and rehabilitation costs for low and moderate-income homeowners.

Over the 2018-2022 Consolidated Plan period, the city plans to invest CDBG funds to acquire property for new affordable housing. In 2019, the city will identify partner agencies for the development of affordable housing through acquisition, clearing, rehabilitation, and/or development. The city will continue to evaluate the availability of blighted properties and uninhabitable living conditions that could be acquired to remove blight and create sustainable and healthy homes.

Actions planned to reduce lead-based paint hazards

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

Subrecipients that administer housing rehabilitation programs or property acquisition programs must follow federal lead safe housing and renovation rules. The city developed a lead safe housing checklist on housing constructed before 1978. The checklist follows the federal requirements for lead safe housing and includes evaluation, testing, implementing safe work practices, compliance with the EPA's Renovator, repair and painting laws, clearance exams or risk assessments as required. In addition, the CSC will distribute lead-hazard information to each recipient of a housing rehabilitation loan or grant. The pamphlets are available on the city's website and at city hall.

The city will continue to closely monitor each housing rehabilitation project involving housing units constructed before 1978 for compliance with the federal standards and processes.

Actions planned to reduce the number of poverty-level families

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

- Provide services that support self-sufficiency;
- Increase economic opportunities for residents in poverty; and
- Increase and improve Albany's affordable housing supply.

In the 2019 program year, the city will provide public services grants to two shelters and two other agencies that serve Albany's homeless residents and Albany's lowest-income households.

- Signs of Victory Mission and Jackson Street Youth Services will use CDBG grants to provide case management and emergency shelter services to Albany's homeless adults and unaccompanied youth. Both agencies work with clients to develop action plans that outline goals and steps to take to improve their housing and economic situations.
- CDBG funds will support Albany Helping Hands Shelter to expand their employment programs to help chronically homeless clients secure jobs and income in order to transition out of the shelter and into stable housing.
- The Child Abuse Prevention program provided by Family Tree Relief Nursery described earlier will help parents of families in poverty gain skills to make safe choices for their family and help them recover from domestic and substance abuse situations.
- Furniture Share provides Albany's lowest income households with healthy food, dining table and chairs, and necessary furniture to help these households establish healthier lifestyles that can foster economic stability.

The city will continue to expand economic opportunities for Albany residents in PY 2019 with current year and prior year CDBG resources through the following two programs:

- Microenterprise Development CDBG funds will support low-income residents, including Spanish-speaking residents, that enroll in microenterprise or small business development courses at Linn Benton Community College's Small Business Development Center. Programs provide free and reduced-cost tuition and one-on-one advising to Albany's low-income entrepreneurs.
- Economic Opportunity Grants – The city provides financial assistance to small businesses to offset costs to create jobs made available to LMI residents.

Actions planned to develop institutional structure

Albany is fortunate to have agencies with well-established service delivery structures within the city. The city works closely with area agencies to identify needs and select subrecipients to carry out activities that address priority needs identified in the Consolidated Plan and in the community. Coordination and communication result in partnerships and collaboration among agencies and ensure successful implementation of the CDBG programs and desired outcomes.

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

Coordination between public and private housing and social service agencies is well-established in Albany thanks in part to the many agencies that are members of the Homeless Enrichment and Rehabilitation Team (HEART). HEART meets monthly, representing a large coordination effort between service agencies, the public, and local government. This coordination helps ensure that there is very little overlap in services, and residents are supported with services and housing.

City staff looks for opportunities to facilitate partnerships among affordable housing and service providers

and other organizations in the community, such as faith-based groups, that are also serving Albany's vulnerable residents.

During the 2019 program year, the city's efforts to enhance coordination between public and private housing and social service agencies will include:

- Attending HEART meetings; and
- Meeting with other social service providers and housing providers to assess community needs, identify opportunities to address them, and plan projects for both short- and long-term implementation.

Program Specific Requirements

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

Introduction

The City of Albany has not generated any program income to date.

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

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

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

Other CDBG Requirements

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