



RESOLUTION NO. 7119

A RESOLUTION ADOPTING THE CITY OF ALBANY'S 2022 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 proposals to identify needs and activities to be included in the 2022 Action Plan; and


WHEREAS, the 2022 Action Plan identifies the following activities to be carried out with federal CDBG 2022 program year funds: public services to Albany's low- and moderate-income residents, people experiencing homelessness, seniors and survivors of domestic violence; housing rehabilitation to low- and moderate-income homeowners; improvements to Burkhart Park, property clearance for affordable housing development, and small business grants; and

WHEREAS, the City advertised the 30-day public hearing notice and comment period on the proposed 2022 Action Plan on May 23, 2022; and


WHEREAS, the CDC held a public meeting regarding the 2022 Action Plan on June 20, 2022, and the city council held a public hearing June 22, 2022, and all comments were accepted.

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council adopts the 2022 Action Plan, attached as "Exhibit A."

DATED AND EFFECTIVE THIS 22nd DAY OF June 2022.

  
\_\_\_\_\_  
Mayor

ATTEST:

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

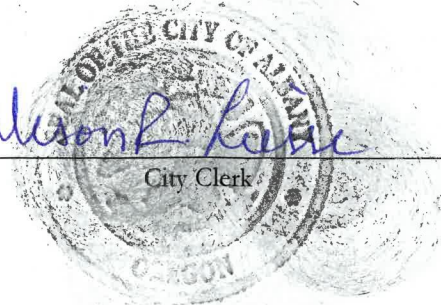
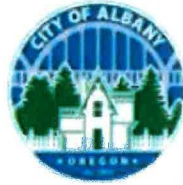


EXHIBIT A



# **CITY OF ALBANY 2022 ACTION PLAN**

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

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

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## Executive Summary

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

#### 1. Introduction

The City of Albany is an entitlement jurisdiction receiving a federal formula grant from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program. The CDBG program requires entitlement jurisdictions to prepare a strategic plan every five years, called the Consolidated Plan, to identify housing, community, and economic development needs and priorities. The 2018-2022 Consolidated Plan identifies community needs and goals for the City to try to achieve between July 1, 2018, and June 30, 2023, “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, the City prepares an Action Plan that describes the planned uses for the City’s annual allocation of CDBG funding and how program requirements will be satisfied. The 2022 Action Plan is the City’s fifth and final plan outlining how the City will target program year 2022 CDBG funds to address needs and goals identified in the 2018-2022 Consolidated Plan. The goals and strategies outlined in the 2018-2022 Consolidated Plan to address community needs were identified through agency consultations, research, data analysis, a community survey, and other local input.

#### 2. Summarize the objectives and outcomes identified in the Plan

The 2022 Annual Action Plan (2022 Plan) objectives and outcomes were developed through requests for proposals, agency consultations, and assessing data and needs. The need for affordable housing continues to increase. Emergency shelters and domestic violence shelters are at capacity as the insufficient amount of affordable housing presents a barrier to those working to transition out of these shelters. Further, public services are continually needed to support Albany’s most vulnerable residents including survivors of domestic violence, at risk families, seniors and homeless youth. The 2022 Action Plan activities will benefit Albany’s low- and moderate-income residents, with funding priorities going to activities that work to prevent and reduce homelessness by creating housing, maintaining quality affordable housing, and producing economic opportunities. Housing stability and overall wellbeing will be improved by services that support homebound seniors and their ability to remain living independently, resources and support for vulnerable families, and shelter and services to help survivors of domestic violence and youth find shelter and ultimately stable housing.

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



- Reduce and prevent homelessness. Funding will be used to support Jackson Street Youth Services which provides emergency shelter for homeless youth.
- Preserve affordable housing. Continue to support the housing rehabilitation loan program provided by DevNW to improve the safety, sustainability, and livability of owner-occupied by low- and moderate-income (LMI) residents.
- Create affordable housing opportunities. Prior year resources are helping Creating Housing with professional services and costs associated with preparing and improving a property for an affordable housing development.
- Enhance Economic Opportunities. The City will partner with Oregon Cascades West Council of Governments to provide grants to small businesses to support job creation and retention using prior years funding.
- Provide services to special needs and low-income residents. 2022 CDBG public services grants will support local child abuse prevention services, provide case management to homeless and at-risk youth, shelter for survivors of domestic violence, and a senior companion program for elderly home-bound adults.
- Improve Access to Opportunities. Support improvement to Burkhart Park to include a new open-air fitness court (outdoor gym) that will promote healthy living with increased outdoor recreational opportunities at no cost to area residents, a majority of which are renters and low or moderate-income.

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

Over the life of the Consolidated Plan, the City has helped several local agencies to provide ongoing programs to create suitable living environments, reduce homelessness, prevent and respond to COVID-19, create economic opportunities, and address the needs of Albany's low- and moderate-income and elderly populations. Several programs have been ongoing since Albany became an entitlement city.

For the last few years, the CDBG resources have helped to maintain and improve affordable housing, prevent homelessness, prevent child abuse and neglect and thereby foster care placements, support homebound seniors, provide case management and shelter to both youth and adults, provide childcare and youth enrichment as well as parenting support, needed food and furniture, and prevented and responded to impacts of COVID-19. These outcomes are aligned with the goals of the CDBG plan and showcase the plethora of ways CDBG funds have been used to support low- and moderate-income residents in Albany. Funds have also been used to support economic development, low- and moderate-income neighborhood improvements, and maintain and repair emergency shelter buildings.

Challenges remain in addressing all local needs, especially in creating new affordable housing opportunities. Meeting this goal has been challenging due to lack of available property and the high price of land and housing. Local housing agencies continue to search for land to acquire. One local nonprofit has identified a potential site and is evaluating its potential for affordable housing. CDBG

funds are being used to help with evaluating and preparing this site for future affordable housing development.

#### **4. Summary of Citizen Participation Process and consultation process**

The public participation and consultation process is ongoing throughout the life of the Consolidated Plan. City staff and the Community Development Commission (CDC) obtained public input on housing and community development needs through agency consultations, participation in community groups (such as the Homeless Engagement and Resources Team), one-on-one conversations, and outreach. The second phase of public input included solicitation and evaluation of grant proposals for CDBG funding.

The City followed the requirements in its Citizen Participation Plan in carrying out the process to develop the 2022 Action Plan. The City will publish the draft 2022 Action Plan on May 23, 2022 and hold a 30-day review and comment period before the City Council public hearing scheduled for June 22, 2022.

#### **5. Summary of public comments**

A summary of public comments will be written into the plan after the public hearing and the close of the 30-day comment period.

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

To be completed. Historically, all comments are accepted.

#### **7. Summary**

The 2022 Action Plan describes the activities the City of Albany will support or carry out to address the community needs identified through public participation and consultation to further the goals and objectives identified in the 2018-2022 Consolidated Plan. In 2022, the CDBG funds will help to improve the livability and sustainability of existing affordable housing, aid in the creation of affordable housing opportunities, create economic opportunities, improve the park and recreation facilities in a low- and moderate-income neighborhood, and provide ongoing support to agencies that are working to reduce homelessness, prevent child abuse, serve seniors, support survivors of domestic violence, and other low-income and vulnerable populations in the city.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	ALBANY	
CDBG Administrator	ALBANY	Community Development Department/City of Albany
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Albany Community Development Department is the lead agency department that prepared the 2018-2022 Consolidated Plan and the annual action plans and is responsible for administering and overseeing the City’s Community Development Block Grant funded activities as described in the 2022 Action Plan.

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

City staff and the Community Development Commissioners (CDC) consult with local housing providers, shelters, social service agencies, healthcare providers, educational institutions, the local action agency, the regional council of governments, and the business community throughout the year to learn about community needs.

Several City commissions are tasked with evaluating City needs and staff participate in outreach teams, serve on various committees and boards locally and regionally, in order to assess community needs from homelessness to parks to job creation.

The City Economic Development division manages, coordinates, and responds to business needs and opportunities in the area. City staff meet regularly with local businesses and industries, commercial real estate brokers, the local chamber, Oregon Cascades West Council of Governments, and Business Oregon to help businesses expand and to recruit new businesses. The city also works closely with Linn-Benton Community College Small Business Development Center to support the educational and development needs of new and existing businesses. The City's economic development manager is the current president of the Oregon Economic Development Association.

### **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))**

There are several efforts and activities in Albany underway to enhance coordination among housing providers, health, and service agencies. City staff participate in several of the groups described below.

- Housing for Residents with Mental Disabilities- The Albany Partnership for Housing and Community Development (APHCD), Linn-Benton Housing Authority (LBHA), and Linn County Mental Health staff collaborate to provide needed housing and supportive services to residents with mental disabilities.
- Healthy Homes Together- APHCD partners with Samaritan Health Services and Family Tree Relief Nursery to employ a Community Health Worker who helps their residents navigate healthcare, engage in healthy activities, receive vaccines and vaccine education, and prevent evictions.
- COAT (Community Outreach Assistance Team)- A new outreach team launched in 2021 to address the needs of the chronically homeless. The team has helped homeless individuals connect to the Department of Human Services Senior and Disability Services staff, Community Services Consortium (CSC) case management staff, and Communities Helping Addicts Negotiate Change Effectively (CHANCE). CHANCE helps residents with addiction recovery services. Other

Albany partners include Albany Helping Hands Shelter and CSC's Supportive Services for Veteran Families program (SSVF).

- Homeless Engagement and Resource Team (HEART)- The City of Albany and numerous area agencies meet monthly to discuss local needs and enhance coordination among providers working with persons experiencing or at risk of homelessness. Members include CSC (the Continuum of Care agency), representatives from emergency shelters, APHCD, Department of Human Services, Legal Aid, Creating Housing Coalition, City of Albany, McKinney Vento liaison, CHANCE, Linn County Health, the local Mental Health Advisory Board, and healthcare representatives. Members collectively assess the needs of Albany's homeless and at-risk populations, coordinate services to address those needs, and implement strategies to reduce homelessness. HEART members coordinate the annual homeless resource fair and homelessness summit, although these events were cancelled in 2021 due to COVID-19.
- Adult Services Team (AST)- AST is active after a pause during the pandemic. AST helps homeless or near homeless individuals and families overcome or prevent homelessness by facilitating access to comprehensive services. Services are recovery oriented to promote wellness and self-sufficiency through peer support and mentoring. The team includes the Linn County Health (mental health, addiction, developmental disabilities), Albany Police Department, LBHA, shelters, APHCD, Samaritan Health Services, CSC, Department of Human Services (DHS) Self Sufficiency, Greater Albany Public School District, and other service agencies. AST sometimes works with individuals on parole or probation who are referred by their parole or probation officer, but individuals may be referred by other agencies or self-refer. AST helps individuals create an Individual Action Plan for attaining and retaining stable housing based on their specific needs. AST works with individuals for up to a year.
- Inter Community Health Network Coordinated Care Organization (IHN-CCO)- is a collaboration of public, private, and non-profit partners to unify health services and systems for Oregon Health Plan members in Linn, Benton, and Lincoln Counties. IHN-CCO coordinates health initiatives and efficiencies through blending services and infrastructure. The Community Advisory Council oversees and updates a community health assessment and Community Health Improvement Plan every five years, which recognizes the importance of healthy living to achieving improved health outcomes. Several non-profit housing agencies receive funding through IHN-CCO programs for healthy homes and living.

**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) includes 26 counties in Oregon, which are served by several different community action agencies, all working to address homelessness and housing stability in their communities. Community Services Consortium (CSC) is the community action agency representing Linn, Benton, and Lincoln Counties, and CSC serves as a conduit for federal and state homeless program funding and through the ROCC. CSC also manages the local Supportive Services for

Veteran Families (SSVF) program, through which veterans can receive case management, housing vouchers and help navigating the VA system.

The City of Albany consults CSC staff and the McKinney-Vento program coordinator at the school district annually regarding needs of homeless and at-risk populations, including families with school-aged children.

CSC receives Continuum of Care (CoC) funding to provide a rapid re-housing program targeting homeless individuals and families in the three-county area. The program provides tenant-based rental assistance using scattered site housing and can assist with security deposits and move-in costs. The agency provides case management services to participants and uses a Housing First model.

To address the needs of unaccompanied youth, CSC provides funding to Jackson Street Youth Services (JSYS). JSYS provides shelters for unaccompanied youth, with 24 beds in two counties. They do youth-specific street outreach, provide case management and other programs. JSYS participates on the State of Oregon Homeless and Runaway Homeless Youth (RHY) Advisory Committee.

CSC helped launch a new outreach team beginning late fall 2021 to address the needs of the chronically homeless, and help people live through the winter unsheltered. The team is led by the local nonprofit Creating Housing Coalition (CHC) and is called Community Outreach Assistance Team or COAT; COAT focuses on the City of Albany and collaborates with organizations in that service area. CSC funds supplies, and CHC assumed the leadership role: organizing trainings, scouting locations, purchasing supplies, and coordinating volunteers and agency staff to ensure maximum geographic coverage with limited resources. Partners in the effort include CHANCE (addiction and recovery support and shelter), Albany Helping Hands, Supportive Services for Veteran Families (SSVF), Family Assistance Resource Center, SORT in Corvallis, over 20 Linn County residents who volunteer their time.

COAT has helped at least fifteen individuals get into a motel room through the recovery program operated by CHANCE. They have distributed survival and hygiene supplies, coats and warm clothing, and have provided a direct conduit to DHS Senior and Disability Services staff and CSC case management staff, advocating for individuals to get services. They have engaged with approximately 80 people since the program's inception.

**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 City of Albany does not receive Emergency Solutions Grants (ESG). CSC is the designated local community action agency receiving Continuum of Care and ESG funds. CSC develops performance standards and outcomes for the use of these funds and has policies and procedures for the operation

and administration of our local Homeless Management Information System (HMIS). CSC uses ServicePoint by WellSky as the HMIS database for Coordinated Entry, to track program outcomes and to assist in identifying individuals and families who need assistance. CSC hired an HMIS Data Analyst in September 2021 to work on data quality and reporting across all programs and sub-grantees.

City of Albany and CSC staff consult throughout the year to discuss homelessness and emergency housing needs. CSC determines how to use ESG funds 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. Over the past year, ESG-CV funding supported 2nd CHANCE Shelter and Jackson Street Youth Services.

Other CSC programs include funding for emergency rental assistance, utility bills, the low-income home energy assistance program (LIHEAP), and weatherization services.

**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**

Table follows.



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

1	<b>Agency/Group/Organization</b>	CITY OF ALBANY
	<b>Agency/Group/Organization Type</b>	Services-Employment Service-Fair Housing Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization Civic Leaders Business and Civic Leaders Grantee Department Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Albany Community Development Department staff seeks input from other City departments about community and economic development needs, as well as needs to reduce homelessness and address affordable housing needs. This consultation and coordination are ongoing The City is responsible for managing flood prone areas, wetlands, riparian areas, rivers, water bodies, and public lands. The City participates in the National Flood Insurance Program, participates in a regional emergency management team, and regularly consults with the State Department of Land Conservation and Development and FEMA regarding management of water resources and flood prone areas.
2	<b>Agency/Group/Organization</b>	Community Services Consortium
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Employment Regional organization Continuum of Care Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Community Services Consortium (CSC) is the area community action agency that receives a variety of state and federal funding including Emergency Solutions Grants to operate services in a three-county region that includes Albany. CSC provides veteran services, weatherization services, rent and utility assistance, job training, rapid rehousing services, and services to reduce homelessness. CSC coordinates the annual Point in Time count and sponsors applications for federal Continuum of Care funding on behalf of agencies in the region. CSC was consulted for homelessness data, needs, and gaps among existing programs. Collaboration and consultation are ongoing.
3	<b>Agency/Group/Organization</b>	Linn Benton Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Linn-Benton Housing Authority (LBHA) oversees HUD Section 8 housing activities in the two-county area, provides affordable housing to Albany seniors and persons with mental disabilities, and provides self-sufficiency programs for residents to help them save for home ownership. LBHA was consulted for Section 8 housing choice voucher data and use in Albany, the demographics of Albany residents receiving vouchers and on the waiting list. Coordination and consultation are ongoing.

4	<b>Agency/Group/Organization</b>	DevNW (Corvallis Neighborhood Housing Services)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Regional organization Planning organization Community Development Financial Institution Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	DevNW, is the Community Housing Development Organization (CHDO) in the region and is also a Community Development Financial Institution. The City consulted with staff on affordable housing rehabilitation needs and home buyer down-payment assistance needs. DevNW receives CDBG funds to provide housing services and programs on behalf of the City.
5	<b>Agency/Group/Organization</b>	C.H.A.N.C.E.
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims Addiction Recovery Services
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CHANCE was consulted about needs to support residents with addictions, residents in recovery and with mental health issues, and addressing issues of chronically homeless and homeless residents. CHANCE responds to residents in crisis and provides peer support to homeless residents in recovery programs. Second CHANCE operates a low-barrier emergency shelter in Albany. Staff provide health care navigation services, respite beds, detox and addiction services, food, clothing, hygiene products, and more. The shelter needs improvements and upgrades to bring the facility into compliance with current standards and provide adequate space. 2021 funding is supporting shelter repairs and improvements to this end. Coordination and collaboration is ongoing. (www.chancerecovery.org)
6	<b>Agency/Group/Organization</b>	JACKSON STREET YOUTH SERVICES
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Jackson Street Youth Services provided input on the housing and services needs of homeless and at-risk youth in Albany as well as the young adult population ages 18 to 24. Jackson Street has been a regular recipient of CDBG funds to help provide Albany youth safe shelter, case management, and services to reduce youth homelessness in the community.
7	<b>Agency/Group/Organization</b>	Albany Area Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consults with Albany Area Habitat for Humanity to assess needs and help identify properties for future builds. Consultation is ongoing.

8	<b>Agency/Group/Organization</b>	Albany Partnership for Housing and Community Development
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Albany Partnership (APHCD) provides affordable rental housing and three permanent supportive housing units. APHCD participates in the monthly HEART meetings. Consultation is ongoing to assess affordable, transitional, and permanent supportive housing needs.
9	<b>Agency/Group/Organization</b>	Creating Housing Coalition
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Creating Housing Coalition (CHC) was formed in 2019 to build a community-supported self governing tiny house village for residents that are experiencing homelessness. CHC participates in the HEART monthly meetings and consultation is ongoing to assess how to create housing opportunities for extremely low-income residents. CHC will be creating a tiny home village to house extremely low-income residents. Consultation with CHC also included input from the Community Outreach Assistance Team (COAT) on the needs of chronically homeless people.
10	<b>Agency/Group/Organization</b>	Linn Benton Health Equity Alliance
	<b>Agency/Group/Organization Type</b>	Services-Health Service-Fair Housing Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy Latino and Hispanic population needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff attends regional discussions and training around access to opportunity, equity, diversity, and healthy housing policies and programs offered by Linn Benton Health Equity Alliance.
11	<b>Agency/Group/Organization</b>	Greater Albany Public School District
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Education Local school district
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with the school district (GAPS) McKinney Vento liaison and youth services coordinator is ongoing. The coordinator works with homeless and highly mobile students residing in the Albany district. The City receives homeless count data on children and unaccompanied youth in the GAPS district. In the past, the City has consulted with GAPS regarding safe routes to schools and other improvements in low-income target areas.
12	<b>Agency/Group/Organization</b>	Oregon Cascades West Council of Governments
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Other government - State Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with Oregon Cascades West Council of Governments (CWCOG) staff about needs for seniors and persons with disabilities and business grant and loan programs. CDBG funds support the Senior Companion and their meals on wheels programs. CWCOG provides business lending services and may partner with the city to provide grants to small businesses. Consultation is ongoing.
13	<b>Agency/Group/Organization</b>	Family Tree Relief Nursery
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with Family Tree Relief Nursery is ongoing. The agency works with poverty-level families, many who are minorities, to strengthen skills and abilities of parents to help reduce child abuse and foster care placements.
14	<b>Agency/Group/Organization</b>	Linn Benton Community College
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Other government - State Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy Childcare needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Linn Benton Community College Small Business Development Center provides education, training, and counseling to small businesses to help improve economic opportunities within Albany and the region. The City consulted with LBCC to determine needs for micro-enterprise businesses and how to create jobs for low- and moderate-income residents.



15	<b>Agency/Group/Organization</b>	Oregon Department of Human Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services - Victims Child Welfare Agency Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Local Department of Human Services staff participate in monthly HEART meetings and the annual resource fair for persons experiencing homelessness. The City consults DHS data on child abuse, domestic violence, and foster home placements and to assess the needs of homeless and non-homeless families with children and victims of abuse.
16	<b>Agency/Group/Organization</b>	Linn County Health Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Linn County Health Services is the primary agency providing mental health, developmental disability, and alcohol and drug treatment services in Albany. The county provides and coordinates a variety of support services for these special needs populations. City CDBG staff participated in development of the Linn County community health assessment (CHA) and is serving on the community health improvement plan (CHIP) committee. City and county consultation and collaboration will continue to occur on various fronts on an ongoing basis to address needs or special needs and at-risk residents.
17	<b>Agency/Group/Organization</b>	Samaritan Health Services
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Samaritan Health Services Community Health Promotion Director serves on the Albany Community Development Commission, the commission that oversees the CDBG programs and funding allocations. Samaritan operates the local hospital and many medical facilities and offices. Samaritan leads the Inter Community Health Network Community Care Organization (IHN CCO), which is responsible for assessing community health and developing community health improvement plans. Samaritan opened a 16-bed Treatment & Recovery Services facility in 2020. (samhelath.org)
18	<b>Agency/Group/Organization</b>	U.S. Department of Housing and Urban Development
	<b>Agency/Group/Organization Type</b>	Housing Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consults with HUD staff regarding program requirements and reports annually to HUD on performance. The City uses data provided by HUD to prepare plans and attends online training. City staff will continue to consult with the HUD Portland field office staff to evaluate activities, plans, and annual reports to ensure compliance with CDBG program regulations. Staff also consults with Seattle field office staff regarding environmental reviews as needed.

19	<b>Agency/Group/Organization</b>	Federal Communications Commission
	<b>Agency/Group/Organization Type</b>	Services - Narrowing the Digital Divide Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-housing Needs Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted the broadband development data provided by the Federal Communications Commission to determine the number of broadband service providers available to residents and businesses throughout the City. The City is covered by multiple providers. (broadbandmap.fcc.gov)
20	<b>Agency/Group/Organization</b>	CenturyLink
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-Housing Needs Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted a couple of local internet and broadband providers to assess plan costs, availability and affordability for low-income residents.
21	<b>Agency/Group/Organization</b>	Albany Downtown Association
	<b>Agency/Group/Organization Type</b>	Services-Employment Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Albany Downtown Association (ADA) was consulted for needs from local businesses in the downtown area. Many of these businesses are micro-enterprises and many continue to be impacted by the novel coronavirus. ADA provided input on business loans and grants. A large portion of the downtown is in low-mod Target Area Census Tract 204.

22	<b>Agency/Group/Organization</b>	Community Development Commission
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization Business Leaders Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Community Development Commission is appointed by the Mayor to provide oversight of the City CDBG programs. Members help identify community needs and priorities, consult with agencies, meet with community leaders, and residents. Members include representatives from mortgage industry, Business Oregon (economic development), realtor, the Planning Commission, Human Relations Commission, and City Council.
23	<b>Agency/Group/Organization</b>	Department of Land Conservation and Development
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Other government - State Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Emergency Management Plan

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consults with Department of Land Conservation and Development (DLCD) on a regular basis for housing and economic development needs and as a participant in the National Flood Insurance Program (NFIP), which requires the City to adopt and enforce floodplain management regulations that meet the requirements of the program. DLCD coordinates implementation of the NFIP in Oregon through an agreement with the Federal Emergency Management Agency (FEMA).
24	<b>Agency/Group/Organization</b>	Federal Emergency Management Agency
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Emergency Management Plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is responsible for regulating development in designated Special Flood Hazard Areas (SFHA). The City consults with FEMA regarding best practices and ensuring the Code complies with regulatory requirements to control development in the SFHA, reviews flood insurance rate maps for errors and amendments, maintains letters of map revision, and participates in FEMA sponsored floodplain management training. The City also consults FEMA for resources for processing environmental reviews, and to balance compliance with the Endangered Species Act.
25	<b>Agency/Group/Organization</b>	United Way of Linn, Benton & Lincoln Counties
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Childcare needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City participated in a regional childcare workgroup being coordinated and managed by United Way of Linn, Benton, and Lincoln counties during the pandemic.
26	<b>Agency/Group/Organization</b>	Boys and Girls Club of Albany
	<b>Agency/Group/Organization Type</b>	Services-Children

	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Childcare and daycare needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted with program staff of the Boys and Girls Club of Albany regarding childcare and daycare needs of area families and the need enrichment and support for children in the wake of COVID-19.
27	<b>Agency/Group/Organization</b>	Casa Latinos Unidos
	<b>Agency/Group/Organization Type</b>	Services to Latino Community
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Latino community needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted with Casa Latinos Unidos to assess needs of the Latinx residents that could be addressed with CDBG funds.
28	<b>Agency/Group/Organization</b>	Mid-Willamette Family YMCA
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Childcare and daycare needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted with the local YMCA regarding childcare and daycare needs of area families due to COVID-19 and the need for affordable childcare among low and moderate income families broadly in the community.
29	<b>Agency/Group/Organization</b>	BENTON FURNITURE SHARE
	<b>Agency/Group/Organization Type</b>	Food and Furniture
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with Furniture Share is ongoing. Furniture Share provides food boxes and furniture to extremely low-income and poverty-level households.
30	<b>Agency/Group/Organization</b>	Center Against Rape and Domestic Violence
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted on housing and shelter needs for survivors of domestic violence. The agency noted the rising cost of housing as a barrier for clients to transition out of emergency shelter into stable long-term housing.

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

The City consulted with most agencies, area governments, civic and business leaders to develop the 2022 Action Plan. Some agencies not consulted are those that did not respond to agency consultation requests and/or because programs do not need funding, do not have eligible activities at this time, and/or provide complementary services.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Community Services Consortium	Albany falls in the Rural Oregon Continuum of Care (ROCC). Community Services Consortium is the regional agency that participates in the ROCC. The goals of the Albany 2018-2022 Consolidated Plan complement and support CSC plan goals and planning efforts.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**



## **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 followed its Citizen Participation Plan to seek citizen participation during the development of the 2022 Action Plan. The Citizen Participation plan requires the City to hold two public hearings annually and give the public opportunities to participate in the process of assessing priority needs and developing and implementing plans. The City advertises public hearings and comment periods in the local paper, the Albany Democrat Herald, press releases to the media and on the City website, and emails to interested parties.

#### **Citizen Participation Outreach**

The goal of the input process is to identify gaps in priority needs and seek partnerships and collaborations for successful projects. The City solicits community input through press releases, emails, conversations with City staff, public meetings of the Community Development Commission (CDC), agencies, partners and CDC members attend monthly HEART and Hispanic Advisory Council meetings and reach out to local agencies and institutions to assess needs.

Input on community needs to include in the 2022 Plan was gathered primarily through agency consultations, attendance at local meetings, and through the competitive application process. The CDC evaluated past performance to further determine how to most effectively allocate CDBG resources.

The Albany City Council public hearing on the 2022 Action Plan is scheduled for June 22, 2022. The 30-day comment period will run 30 days prior to the first Council hearing. The following notices about the 30-day comment period on the 2022 Plan and public hearing were provided on May 23, 2022, 30 days in advance of the public hearing:

- Notice in the Albany Democrat Herald.
- Notice emailed to agencies, interested parties, and stakeholders.
- Press release to the media and posted on the City's website.
- The 2022 Action Plan will be posted on the City's website.

## 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 2022 annual formula grant is \$339,200. City staff estimate approximately \$296,135 of prior year CDBG funds will carryover into the 2022 program year.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	339,200	53,579	296,135	688,914	0	Prior Year Resources: \$96,200 total- 2019: \$30,000; 2020: \$41,135; 2021: \$225,000

**Table 4 - 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**

CDBG funds are instrumental in helping local agencies leverage other public and private funding for needed programs, especially public service subrecipients. Anticipated leveraged resources for programs proposed in the 2022 Action Plan are identified below:

- Jackson Street Youth Services – \$608,000 in federal, state, and local/private funds
- Family Tree Relief Nursery - \$76,200 in state and private funds
- Oregon Cascades West Council of Governments - \$49,600 in federal and private funds
- Center Against Rape and Domestic Violence - \$49,800 in federal, state, local/private funds
- City of Albany Parks Department- \$50,000 in local and private funds
- Property Clearance - \$120,000 in local donations, \$600,000 in state funding and \$800,000 in

other federal funding.

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

The City occasionally has surplus property that is zoned for residential uses that could be used to address housing needs. The City is currently evaluating the status of surplus property that may be available to address needs.

**Discussion**

The City will use CDBG funds in partnership with subrecipients to leverage private, local, state, and federal funds to address the goals and strategies outlined in the Consolidated Plan. Grants to service providers, emergency shelters, and housing agencies, are essential in helping these agencies leverage public and private funds to address community needs.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve affordable housing	2018	2022	Affordable Housing	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2	Improve Existing Affordable Housing	CDBG: \$335,194	Homeowner Housing Rehabilitated: 6 Household Housing Unit
2	Create affordable housing opportunities	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs	Census Tract 204	Increase affordable housing opportunities Reduce Homelessness	CDBG: \$100,000	Buildings Demolished: 1 Buildings
3	Reduce and prevent homelessness	2018	2022	Homeless	Census Tract 204	Reduce Homelessness	CDBG: \$26,960	Homeless Person Overnight Shelter: 70 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide needed public services	2018	2022	Homeless Non-Homeless Special Needs Fair housing	Census Tract 208.1 Census Tract 208.2	Help non-homeless residents with special needs	CDBG: \$23,920	Public service activities other than Low/Moderate Income Housing Benefit: 110 Persons Assisted
5	Create economic opportunities	2018	2022	Economic Development		Create economic opportunities	CDBG: \$28,000	Businesses assisted: 3 Businesses Assisted
6	Improve access to opportunities	2018	2022	Non-Housing Community Development	Census Tract 204	Improve access to opportunities	CDBG: \$105,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Table 5 – Goals Summary

### Goal Descriptions

1	Goal Name	Preserve affordable housing
	Goal Description	Maintain and improve the quality of Albany's affordable single-family housing stock through the housing rehabilitation loan program.
2	Goal Name	Create affordable housing opportunities
	Goal Description	One or more local agencies will use funds to prepare a property for the development of affordable housing units.

<b>3</b>	<b>Goal Name</b>	Reduce and prevent homelessness
	<b>Goal Description</b>	Reduce homelessness by supporting local shelters and agencies that help homeless residents transition out of homelessness and provide services that prevent actions that may lead to homelessness. Youth shelter services and case management will help youth finish school, reconnect with families, or gain skills to live successfully on their own.
<b>4</b>	<b>Goal Name</b>	Provide needed public services
	<b>Goal Description</b>	<p>In the 2022 program year, the City will provide public services grants to agencies that serve low-income and vulnerable populations, to include the following:</p> <ul style="list-style-type: none"> <li>• Family support intervention program to prevent child abuse and foster care placements.</li> <li>• Senior companion program that matches low-income seniors with house-bound seniors for companionship and services.</li> <li>• Emergency shelter and support for survivors of domestic violence.</li> </ul>
<b>5</b>	<b>Goal Name</b>	Create economic opportunities
	<b>Goal Description</b>	The Oregon Cascades West Council of Governments will use CDBG funds to create economic opportunities by providing small grants to new or expanding micro-enterprises.
<b>6</b>	<b>Goal Name</b>	Improve access to opportunities
	<b>Goal Description</b>	The City will use CDBG funds to improve a park in a low- and moderate-income neighborhood which will improve access to quality public facilities among residents in the area.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

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

#### Projects

#	Project Name
1	2021 Create Affordable Housing
2	2021 Affordable Housing Rehabilitation (14A)
3	2022 Affordable Housing Rehabilitation
4	2022 Shelter Support
5	2022 Needed Public Services
6	2019 Small Business Support (18A, 18C)
7	2022 Increase Recreational Opportunities
8	2022 Planning and Administration

Table 6 - Project Information

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

The Community Development Commission (CDC) assessed community needs, evaluated performance of existing subrecipients, and reviewed applications for to determine allocation priorities for the 2022 program year and considered activities continuing with prior year funding. The CDC evaluated 2022 proposals against priority needs, number of extremely low and low-income residents served, existing resources and programs, gaps in service delivery, financial resources, and organizational capacity to carry out the activity within a timely manner.

### AP-38 Project Summary

#### Project Summary Information



1	<b>Project Name</b>	2021 Create Affordable Housing
	<b>Target Area</b>	Census Tract 204
	<b>Goals Supported</b>	Create affordable housing opportunities
	<b>Needs Addressed</b>	Increase affordable housing opportunities
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	This project will set aside funding to help a local housing agency with the professional services and property clearance on a site to be used for future affordable housing.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that up to 20 extremely low-income individuals or households will eventually benefit from a future affordable housing development.
	<b>Location Description</b>	241 Waverly SE, Albany OR
	<b>Planned Activities</b>	This project will involve professional services as well as building demolition and property clearance needed to prepare the site for future development of affordable housing.
2	<b>Project Name</b>	2021 Affordable Housing Rehabilitation (14A)
	<b>Target Area</b>	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2
	<b>Goals Supported</b>	Preserve affordable housing
	<b>Needs Addressed</b>	Improve Existing Affordable Housing
	<b>Funding</b>	CDBG: \$166,135
	<b>Description</b>	Improve the livability and sustainability of single-family housing occupied by low- and moderate-income residents through the housing rehabilitation revolving loan program.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that three low- or moderate-income homeowner families will benefit from the housing rehabilitation loan program.

	<b>Location Description</b>	The housing rehabilitation loan program is available to any low- or moderate-income homeowners in the Albany city limits. It is likely that most clients will be in one of the local target area census tracts.
	<b>Planned Activities</b>	DevNW will manage the housing rehabilitation program that provides deferred payment loans to low-mod homeowners for housing rehabilitation and energy efficiency improvements. Repaid loans will develop a revolving loan fund to continue the program.
<b>3</b>	<b>Project Name</b>	2022 Affordable Housing Rehabilitation
	<b>Target Area</b>	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2
	<b>Goals Supported</b>	Preserve affordable housing
	<b>Needs Addressed</b>	Improve Existing Affordable Housing
	<b>Funding</b>	CDBG: \$169,059
	<b>Description</b>	Improve the livability and sustainability of single-family housing occupied by low- and moderate-income residents through the housing rehabilitation revolving loan program.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that three low- or moderate-income homeowner families will benefit from the housing rehabilitation loan program.
	<b>Location Description</b>	The housing rehabilitation loan program is available to any low- or moderate-income homeowners in the Albany city limits. It is likely that most clients will be in one of the local target area census tracts.
	<b>Planned Activities</b>	DevNW will manage the housing rehabilitation program that provides deferred payment loans to low-mod homeowners for housing rehabilitation and energy efficiency improvements. Repaid loans will develop a revolving loan fund to continue the program.
<b>4</b>	<b>Project Name</b>	2022 Shelter Support
	<b>Target Area</b>	Census Tract 204
	<b>Goals Supported</b>	Reduce and prevent homelessness
	<b>Needs Addressed</b>	Reduce Homelessness
	<b>Funding</b>	CDBG: \$26,960

	<b>Description</b>	Help youth shelter emergency overnight shelters provide safe facilities, case management and support/prevention services.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that between 70 unaccompanied or at-risk Albany youth will stay at the local youth shelter or receive supportive services from the shelter.
	<b>Location Description</b>	The Albany House youth shelter is located at 1240 7th Avenue SE, Albany, OR.
	<b>Planned Activities</b>	Youth Shelter Services: Planned activities include providing both overnight and transitional shelter, meals, basic needs, case management, and support services to homeless and at-risk Albany youth ages 10 to 18. Staff help youth with school, leadership opportunities, life skills building, and reconnecting safely with family.
5	<b>Project Name</b>	2022 Needed Public Services
	<b>Target Area</b>	Census Tract 208.1 Census Tract 208.2
	<b>Goals Supported</b>	Reduce and prevent homelessness Provide needed public services
	<b>Needs Addressed</b>	Reduce Homelessness Help non-homeless residents with special needs
	<b>Funding</b>	CDBG: \$23,920
	<b>Description</b>	In the 2022 program year, the City will provide public services grants to agencies that serve poverty level, low-income and vulnerable populations, and that work to prevent abuse, foster care placements, help seniors remain in their homes, and support survivors of domestic violence through providing emergency shelter or motel stays and other services.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<ol style="list-style-type: none"> <li>1. Child Abuse Prevention – This activity is estimated to benefit 50 LMI Albany residents in 15 households identified as at-risk for child abuse.</li> <li>2. Senior Companion Program – 20 seniors will benefit from this activity.</li> <li>3. Domestic Violence Survivor Services – This activity is estimated to benefit 45 Albany residents and their families.</li> </ol>

	<p><b>Location Description</b></p> <ol style="list-style-type: none"> <li>1. Child Abuse Prevention Services - Family Tree Relief Nursery is located at 1305 Hill Street SE in Census Tract 208.1.</li> <li>2. Senior Companion Program - Oregon Cascades West Council of Governments is in Census Tract 208.2 at 1400 Queen Avenue SE. Services are provided to seniors throughout the city.</li> <li>3. Location withheld for safety and confidentiality reasons.</li> </ol>
	<p><b>Planned Activities</b></p> <ol style="list-style-type: none"> <li>1. Child Abuse Prevention - A trained interventionist educates parents impacted by poverty, domestic violence, and substance abuse in how to make safe choices to build healthy families and prevent foster care placements. The program prepares children for kindergarten by developing their physical, social, and emotional skills. The agency also offers many complementary services in collaboration with other agencies, such as distribution of food boxes to their low-income clients.</li> <li>2. Senior Companion Program - The Senior Companion Program matches low-income (200 percent poverty level) mobile seniors aged 55+ with homebound seniors in exchange for a small stipend (other funds). Companions provide friendship and assistance to adults who have difficulty with daily living tasks, such as shopping or paying bills, and give families or professional caregivers time off. As a result, many seniors can remain independent in their homes instead of having to move to more costly institutional care. Roughly 10 companions will serve 15-40 hours per week.</li> <li>3. Survivors of Domestic Violence Support and Shelter- This program will ensure Albany residents who are leaving abusive relationships have safe, stable shelter by housing residents at the CARDV shelter or in motels, depending on the situation and shelter capacity. Beyond shelter, this agency provides survivors with safety planning, support groups, legal advocacy, and crisis support.</li> </ol>
6	<p><b>Project Name</b></p> <p>2019 Small Business Support (18A, 18C)</p>
	<p><b>Target Area</b></p> <p>Census Tract 204  Census Tract 208.1  Census Tract 205  Census Tract 208.2</p>
	<p><b>Goals Supported</b></p> <p>Create economic opportunities</p>
	<p><b>Needs Addressed</b></p> <p>Create economic opportunities</p>

	<b>Funding</b>	CDBG: \$28,000
	<b>Description</b>	Carryover funds will provide grants to small businesses
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 3 low-mod residents will benefit through job creation.
	<b>Location Description</b>	The small business grant program is available to any low- or moderate-income business owners or any small business that will create a low/mod job in the Albany city limits.
	<b>Planned Activities</b>	This activity will provide small grants to microenterprises to create jobs and access capital.
7	<b>Project Name</b>	2022 Increase Recreational Opportunities
	<b>Target Area</b>	Census Tract 204
	<b>Goals Supported</b>	Improve access to opportunities
	<b>Needs Addressed</b>	Improve access to opportunities
	<b>Funding</b>	CDBG: \$105,000
	<b>Description</b>	Improve the public park in an LMI neighborhood so the residents have access to quality public facilities that support their health and wellbeing.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	We anticipate this park improvement will largely benefit the residents in the surrounding neighborhood which is primarily comprised of low- and moderate-income residents.
	<b>Location Description</b>	The location of this project is Burkhart Park at 500 Burkhart St SE, Albany, OR.
	<b>Planned Activities</b>	Install a fitness court at Burkhart Park so the LMI residents have access to quality public facilities that support their health and wellbeing.
8	<b>Project Name</b>	2022 Planning and Administration
	<b>Target Area</b>	

<b>Goals Supported</b>	<p>Create affordable housing opportunities</p> <p>Preserve affordable housing</p> <p>Reduce and prevent homelessness</p> <p>Provide needed public services</p> <p>Create economic opportunities</p>
<b>Needs Addressed</b>	<p>Increase affordable housing opportunities</p> <p>Improve Existing Affordable Housing</p> <p>Reduce Homelessness</p> <p>Help non-homeless residents with special needs</p> <p>Create economic opportunities</p> <p>Improve access to opportunities</p> <p>Prevent and respond to impacts of COVID-19</p>
<b>Funding</b>	CDBG: \$67,840
<b>Description</b>	Provide planning and administration for the city Community Development Block Grant programs and fair housing training and education.
<b>Target Date</b>	6/30/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Administering the CDBG programs will not provide any direct benefit to families and individuals. Approximately 1,190 Albany residents will directly benefit through the other Action Plan activities that will be carried out in the 2022 program year.
<b>Location Description</b>	Planning and Program administration occurs at Albany City Hall located at 333 Broadalbin Street SW, Albany, OR.
<b>Planned Activities</b>	Staff time and expenses to plan, manage, oversee, monitor all aspects of the CDBG program, and ensure compliance to include the following: prepare Action Plans, CAPER, coordinate citizen participation, agency consultations, attend agency meetings, prepare subrecipient contracts and reporting forms, monitor subrecipients and grant projects, prepare environmental review records, process IDIS reimbursements and report accomplishments, coordinate fair housing education and outreach, etc.

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

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

Four Census Tracts in the City of Albany qualify as low-income tracts because over 50 percent of the households have incomes less than 80 percent of the area median income. The qualifying Census Tracts are: 204, 205, 208.1, and 208.2. The target areas also have a higher concentration of residents of Hispanic origin and other minority populations. 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. The City has completed three public improvement projects in target areas to date.

### Geographic Distribution

Target Area	Percentage of Funds
Census Tract 204	41
Census Tract 208.1	3
Census Tract 205	0
Census Tract 208.2	1

Table 7 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

2022 CDBG priorities are to provide housing rehabilitation, reduce homelessness, provide needed public services, support the health and wellbeing of low- and moderate-income neighborhoods through access to quality parks, and create economic opportunities. The geographic distribution in Table 7 only includes the subrecipient agencies that are in the target areas. While most beneficiaries of CDBG funds likely live in Target Area census tracts, the City does not receive enough documentation to verify this and include it in the geographic distribution table above. Additionally, some activities will likely occur in or benefit residents of the target census tracts, such as low-income homeowner rehabilitation loans and small business grants. However, it is not yet known which census tracts will benefit because recipients of these loans have not been selected. The low-income homeowner rehabilitation loan program and the small business grant program together represent nearly 55 percent of the available CDBG funding in 2022 but are not reflected in the table. Further, the location of the shelter serving survivors of domestic violence is confidential and not reflected in the geographic distribution of funds.

### Discussion

In the 2022 Action Plan, the City will focus funding on supporting the existing emergency shelter for youth, improving a public park to enhance recreational opportunities for low- and moderate-income residents, improving owner-occupied housing units, supporting property acquisition and site clearance for affordable housing, and serving residents in the target area Census Tracts. The City estimates 50

percent of its 2022 CDBG entitlement award will be spent in these areas; however, only 45 percent of the City's 2022 allocation is certain per Table 4 data (excluding administrative expenses).



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

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

In the 2022 program year, the Albany housing rehabilitation program will improve the quality and livability of five owner-occupied households (2022 and carryover funds). Additionally, 2021 carryover funding is allocated to site clearance for new affordable housing. It is estimated that 12 affordable housing units will be created on this site in the 2022 program year.

CDBG funds will help the emergency shelter for youth provide services and case management to help residents get into permanent housing; however, these figures are not included in the tables below.

Community Services Consortium (CSC) administers emergency rental assistance and rapid rehousing programs, so there has not been a need to allocate limited CDBG public services funds these needs.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	6
Non-Homeless	11
Special-Needs	0
Total	17

**Table 8 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	12
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	17

**Table 9 - One Year Goals for Affordable Housing by Support Type**

## **Discussion**

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

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There are approximately 600 publicly supported housing units in the City limits, including 32 units for residents with developmental and psychiatric disabilities. The units are owned by several affordable housing agencies, non-profits, and limited partnerships, but none are considered public housing in Albany as defined in CFR 91.220(h).

### **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 113 units of affordable housing units in Albany, primarily for seniors and people with disabilities. None of the LBHA-owned units qualify as “public housing” as defined. LBHA also administers rental assistance through the Section 8 Housing Choice Voucher (HCV) program.

### **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 provides a Family Self-Sufficiency (FSS) program for Section 8 participants. The FSS Program offers practical help and a financial benefit to Section 8 participants to help them become self-sufficient and free of public assistance. Residents work to overcome barriers to self-sufficiency. FSS clients can participate in an Individual Development Account (IDA), which is a matched savings program, that helps clients achieve goals of homeownership, education and/or advancement in employment. LBHA has helped many residents increase incomes, get off public assisted housing, and become homeowners.

### **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.

### **Discussion**

Albany does not have any public housing as defined by CFR 91.220.

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

### **Introduction**

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

The 2021 PIT count found 546 homeless people in Linn County, up from 327 in 2020. (The 2022 PIT figures were not yet available.) Some of the increase can be attributed to better outreach and more volunteers in other areas of the county. Linn County's unsheltered count was 82, with 464 in shelter. The results of the PIT count were not disaggregated by city so it's impossible to determine the exact number of people experiencing homelessness in Albany. Given the overall increase, it is reasonable to believe that Albany's homeless population has also increased from last year.

Local shelters and agencies estimate the number of chronically unhoused in Albany to be about 70 people. Most of the unsheltered homeless suffer from mental illness and/or addiction which affects their willingness and ability to seek shelter.

The number of students experiencing homelessness in the 2021-22 school year count of Greater Albany Public School District students was 171, including 17 unaccompanied youth. This is believed to be an undercount. COVID-19 has presented challenges in identifying all homeless students, particularly when attendance was virtual.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

An ongoing goal of the City and in the 2018-2022 strategic plan is to reduce homelessness. Albany currently has three emergency shelters, including one for youth. In PY 2022, CDBG funds will support the following actions to reduce homelessness, reach out to homeless persons and assessing individual needs:

- Jackson Street Youth Shelter (JSYS) conducts outreach to youth through events, the Cornerstone Youth Center, and the local shelter and provides needed supplies and needs to create connections with youth who may be in need. 2022 CDBG funds will support JSYS's Albany House emergency and transitional shelter for vulnerable youth, ages 10 to 17. JSYS provides a safe, stable environment with 24-hour supervision, healthy meals and snacks, clothes, case management, and works with each youth to develop a plan to reunite with their family or find other safe housing.

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

1. Support and work with the COAT (Community Outreach Assistance Team). Creating Housing Coalition (CHC) created a new assistance team program abbreviated COAT. The team goes out into the Albany community to provide unhoused neighbors with assistance, including connecting unhoused residents with service agencies and housing services. COAT is comprised of members from CHC, CSC, CHANCE (Communities Helping Addicts Negotiate Change Effectively), Family Assistance and Resource Center, Albany Helping Hands Shelter, Jackson Street Youth Services, and Albany Police Department.
2. Support and work with CHANCE and Second CHANCE shelter. CHANCE provides a 24/7 emergency hotline and meets “curb side”, at jail, or on location within 30 minutes of a call.
3. Support and work with Albany Helping Hands shelter. Albany Helping Hands provides shelter to adults including adults with criminal backgrounds who have few other shelter options.
4. Actively participate on the Homeless Engagement and Resource Team (HEART) for ongoing planning, coordination, and consultation around addressing issues related to homelessness, including the annual homelessness summit that increases awareness around issues related to homelessness, and the annual resource fair for homeless residents and residents at risk of homelessness.

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

The City consulted with shelters and service providers and the Homeless Engagement and Resources Team (HEART) to keep current on emergency and transitional housing needs of homeless persons. The City used a competitive grant application process to identify the activities that will address priority unmet needs and provide the most benefit to Albany’s homeless and non-homeless special needs residents. Emergency shelter and transitional housing needs will also be addressed by other local agencies and programs.

All three emergency shelters provided emergency shelter, food and supplies during COVID-19, serving several hundred unduplicated residents. Numbers were down in 2020 due COVID-19 spacing requirements.

Albany Helping Hands shelter owns several transitional houses which provide transitional housing for men seeking permanent housing. The Bailey House, owned and managed by Albany Helping Hands, provides transitional housing for up to 10 women and children.

The Albany House youth shelter operated by Jackson Street Youth Services (JSYS) provides safe shelter for youth ages 10 to 17 and transitional housing if stay extends beyond 72 hours. JSYS also operates two transitional houses for young adults ages 18-20 for up to 18 months.

Linn County Mental Health and Community Services Consortium (CSC) provide needed services to

residents with mental illness, developmental disabilities, addictions, veterans, and seniors. CSC case management services are tailored to the individual household's needs and provide connection to mainstream benefits and employment services. Participants are encouraged to attend renter education classes offered by CSC, though attendance is voluntary. CSC case managers are trained in Trauma Informed care, Mental Health First Aid, Fair Housing law, landlord-tenant laws, and enter assessments as part of their Coordinated Entry system.

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

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

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

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

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

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

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

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

Foster Care. Funding is currently available to provide up to a year of housing for youth aging out of foster care. Family Tree Relief Nursery will receive CDBG funds to prevent foster care placements by providing a home-based intervention service for families at risk of domestic violence and substance abuse. Therapists work to strengthen families, keep families unified, and prevent abuse and foster care placements.

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

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

Recovery Support Services and Housing. CHANCE provides recovery support to residents through peer support, self-help groups, and helping residents get into recovery and stay housed. CHANCE helps hard-to-house residents get into case-managed housing. CHANCE/2nd CHANCE was awarded CDBG-CV funds in 2020 and 2021 CDBG funding to help respond to impacts of COVID-19 at the emergency shelter and

ameliorate crowded and unsafe conditions. Ten Albany Oxford Houses provide housing for more than 130 people recovering from addiction and several faith-based transitional houses help residents discharged from institutions.

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

Mental Institutions. APHCD coordinates with LCMH to provide supportive housing to clients. Additionally, the Broadway House is transitional housing and often serves patients discharged from the Oregon State Hospital.

## **Discussion**

The City held agency consultations and solicited requests for applications to assess additional housing and supportive services needs for homeless and non-homeless residents that may have other special needs to determine 2022 CDBG priorities.

2022 CDBG funds will provide support to extremely low- and low-income families with significant stressors to improve parenting skills and reduce abuse and foster care placements. 2022 funds will provide services and companionship to help homebound seniors remain in their homes and will support the housing rehabilitation loan program for LMI homeowners, which improve the sustainability and cost of housing enabling loan recipients to remain housed. 2022 CDBG funds will also support a program to provide motel stays or emergency shelter and other services to survivors of domestic violence who are leaving an abusive relationship. The Jackson Street Youth Services' Albany House will also be supported by 2022 CDBG funds and will provide emergency shelter, services, and opportunities for transitional housing to homeless youth.

Several agencies provide housing and supportive services to special needs residents that did not request CDBG funding.

- Oxford Houses and faith-based recovery houses have been successfully providing housing to residents with alcohol and drug addictions. CHANCE provides support services to residents in recovery, addicts, and residents with mental illness, and helps these residents find supportive housing.
- Linn-Benton Housing Authority (LBHA) develops, owns, and manages housing for low-income families, the elderly, and people with disabilities.
- Cascades West Council of Governments (CWCOG) helps seniors navigate housing needs and provides programs and services to help seniors remain safely in their homes if possible.



- Albany Partnership for Housing and Community Development partners with LCHS, CSC, and LBHA to provide “step forward” no- or extremely low-cost housing and case management and supportive services to those at risk of becoming homeless or who are homeless.

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

### **Introduction:**

Housing prices continue to increase locally. Albany's Fair Market Rents increased between 24 percent (3-bedroom) and 43 percent (efficiency) between 2017 and 2021, reducing Albany's supply of affordable market rate housing. Many Albany households experience housing cost burden, with a majority being renters. Almost one-fourth of Albany renters experienced severe housing cost burden according to the 2015-2019 ACS estimate.

In 2021, City staff held focus groups to learn more about barriers to affordable housing and updated land use codes to allow middle housing where single-family housing is allowed. The largest barriers to affordable housing in Albany are:

- Increased price of land, housing, and development fees;
- Lack of one-bedroom units and smaller houses; and
- lack of funding and incentives for affordable housing.

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

The City has been evaluating its policies and development standards that may be barriers to affordable housing development over the last few years. The City has taken the following actions to ameliorate barriers to housing affordability:

- Oregon HB 2001 Middle Housing Compliance. Changes to the Albany Development Code updates to allow middle housing types in single-family areas to comply with House Bill 2001 went into effect in January of 2022. HB 2001 required the City to increase the variety of housing types currently allowed in the City by allowing middle housing types (duplexes, 3- and 4-plexes, townhouses, and cottage clusters) in areas zoned for single-family dwellings. It is possible that increasing variety in housing types will increase the supply of affordable housing.
- Consideration of Housing Affordability Policies. In 2021, the City received a grant from the state to develop a Housing Implementation Plan (HIP) and the project launched in January of 2022. The HIP will evaluate actions and policies the City can take to increase the affordability of housing (like modification to development standards and zoning), financial incentives such as tax abatement programs, and ways to raise money to provide incentives. The City is evaluating changes to systems development charges to scale them to housing size so that smaller houses pay less in fees. The City created a housing affordability task force that began meeting in 2022 that will help the City evaluate strategies the city can take to remove barriers to affordable

housing. The City is conducting focus groups with area stakeholders (residents, realtors, lenders, builders) to get input on actions the city can take to remove barriers to housing development.

**Discussion:**

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

The City recently adopted measures to remove barriers to middle housing development and is currently evaluating tools, strategies and policies the city can include in the Housing Implementation Plan to increase opportunities for more affordable housing.

The City economic development staff consult and work with businesses, developers, and the local chamber of commerce on an ongoing basis to assess workforce development needs, business growth needs, and other issues or obstacles to economic growth. Staff also work to recruit and help new businesses locate in Albany. Rising incomes may reduce economic barriers to housing affordability for residents. The Albany median family income increased by 18 percent between 2018 and 2021, from \$57,900 to \$65,780 in 2021.

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

### **Introduction:**

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

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

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

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

To date, the City has allocated the full 15 percent of its CDBG award to support public services for Albany's low-income and special needs populations, including seniors and survivors of domestic violence. In addition, CDBG funds have and will once again support public facility improvements to parks serving primarily low- and moderate-income residents and help to acquire and clear a property for affordable housing.

### **Actions planned to foster and maintain affordable housing**

Consultation with area housing providers to assess agency capacity and resources for adding new affordable housing units is ongoing.

In the 2022 program year, CDBG funds will continue to support the housing rehabilitation revolving loan fund program. The program provides deferred payment loans to LMI homeowners to improve and maintain Albany's existing affordable housing supply and reduce operating and rehabilitation costs.

A local agency is using CDBG funds to clear a site for future development of affordable housing. Currently, the agency is actively evaluating the feasibility of a potential site and completing the necessary steps preceding the property purchase. 2021 CDBG funds have been allocated to building removal and site clearance for a subsequent affordable housing development.

The City will continue to evaluate the availability of surplus property that may be suitable for affordable housing and assess blighted properties that could be acquired to remove blight and create sustainable

and healthy homes.

### **Actions planned to reduce lead-based paint hazards**

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

Lead-hazard information pamphlets are available on the City's website and at City Hall for residents living in older homes.

The City will continue to closely monitor each housing rehabilitation project involving housing units constructed before 1978 for compliance with the federal standards and processes. In May 2022, The City conducted a formal monitoring visit of DevNW as part of routine monitoring. The visit included evaluating compliance with lead-based paint rules and DevNW was found to be in compliance with these standards.

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

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

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

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

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

successful implementation of the CDBG programs and desired outcomes.

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

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

During the 2022 program year, the City's efforts to enhance coordination between public and private housing and social service agencies will include:

- Participating in HEART (Homeless Enrichment and Rehabilitation Team) and attending monthly meetings.
- Affordable Housing Task Force – the City formed this task force with representatives of for profit and not for profit housing developers and shelters to discuss ways to increase housing affordability within the community. Policies and strategies will be included in a Housing Implementation Plan, expected to be adopted by June 2023.
- Collaborating with other housing and service agencies, governmental agencies, and institutions including Linn County Health Services, Samaritan Health Services, and Department of Human Services to assess community needs, identify opportunities to address them, and plan projects for both short- and long-term implementation.
- Support the COAT (Community Outreach Assistance Team). Creating Housing Coalition (CHC) created a new assistance team program abbreviated COAT. The team goes out into the Albany community to provide unhoused neighbors with assistance, including connecting unhoused residents with service agencies and housing services. COAT is comprised of members from CHC, CSC, CHANCE (Communities Helping Addicts Negotiate Change Effectively), Family Assistance and Resource Center, Albany Helping Hands Shelter, Jackson Street Youth Services, and Albany Police Department. City staff will continue to collaborate with Creating Housing Coalition and support the efforts of COAT.

## Program Specific Requirements

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

#### Introduction:

Program income is gross income that is directly generated from a CDBG-funded activity. Housing rehabilitation loan repayments will be made to the subrecipient managing the revolving loan fund and retained to continue the housing rehabilitation program. The City of Albany estimates there will be \$13,578.62 of the program income funds generated in 2021 that will be carried over to 2022. These funds are re-programmed into the housing rehabilitation loan program.

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

The City anticipates 70 percent of CDBG funds, excluding program administration, will be used to benefit persons of low- and moderate-income in the 2022 program year and for prior year carryover funds from 2019, 2020, and 2021.

# City of Albany

## Certifications for 2022 Action Plan

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

Mayor, City of Albany

Title



## **Specific Community Development Block Grant Certifications**

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2020, 2021, and 2022 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

Mayor, City of Albany  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.