



## COMMUNITY DEVELOPMENT COMMISSION

# AGENDA

**Monday, April 21, 2025**

**12:00 p.m.**

This meeting includes in-person and virtual participation.

Santiam Room

333 Broadalbin Street SW

Or join the meeting here:

<https://council.albanyoregon.gov/groups/cdc/zoom>

Phone: 1 (253) 215-8782 (Long distance charges may apply)

Meeting ID: 894 5923 3401; Passcode: 498781

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to Order (Chair)
2. Introductions and Welcome new CDC member Tracy Liles (Chair)
3. Roll Call (Staff)
4. Approval of March 17, 2025, minutes (Chair)
5. Business from the Public (Chair)
6. Scheduled Business (Staff)
  - 2025 DRAFT Action Plan
  - Agency Quarterly Reports
7. Business from the Commission (Chair)
  - Letter to Council (Cm. Davis)
8. Next Meeting Date: Tuesday evening May 20, 2025, at 6:00 p.m. in Council Chambers
9. Adjournment

*This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48-hours in advance of the meeting at: [cdaa@albanyoregon.gov](mailto:cdaa@albanyoregon.gov) or call 541-917-7550.*

*Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation and are posted on the City's website.*

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## COMMUNITY DEVELOPMENT COMMISSION

### MINUTES

March 17, 2025

12:00 p.m.

Hybrid – Santiam Room

Approved: DRAFT

#### Call to Order

Chair Bessie Johnson called the meeting to order at 12:01 p.m.

#### Roll Call

Members present: Jim Cole, Larry Timm, Courtney Stubbs, Robyn Davis, Bessie Johnson, Alex Johnson II

Members excused: Emma Deane, Ron Green, John Robledo

#### Approval of Minutes for February 24, 2025

**12:01 p.m.**

**Motion:** Commissioner Timm moved to approve the February 24, 2025 minutes as presented. Commissioner Cole seconded the motion, which passed 6-0.

#### Scheduled Business:

**12:02 p.m.**

- 2025 CDBG Applicant Evaluations Continued

Comprehensive Planning Manager, Anne Catlin continued the Community Development Block Grant (CDBG) applicant review from the last meeting suggesting they evaluate the two Non-Public Service applications first. She reiterated that they are evaluating awards based upon amounts received last year from the U.S. Department of Housing and Urban Development (HUD) because the city hasn't received confirmation on 2025 amounts. She again reviewed different methods in determining award amounts.

The Commissioners discussed the affordability periods on the housing rehab projects and home equity versus eventual potential sale and what if any liens get placed to re-coop rehab funds. HUD wants to see a revolving fund and 5-year affordability commitment. Commissioner Johnson II shared his concern that if repairs are not done on these homes because low-income residents can't afford them, the homes will be irreparably damaged.

They then discussed funding amounts and the feasibility of a condition on Habitat Housing to set up a revolving loan program that would cycle repaid funds back into further repairs on low-income housing if the property sells within 5 years.

**Motion:** Commissioner Timm moved to approve \$130,000 for Albany Partnership and \$97,000 for Habitat with a condition that they establish a type of program where if the property sells within 5 years the repaid funds continue to be used for low-income housing. Commissioner Johnson II seconded the motion, which passed 6-0.

Commissioner Cole suggested that when scoring is basically equally between applications how the matrix could be adjusted to include other priorities. As an example, Commissioner Johnson II shared his priority is around funds directly going to Albany-based organizations and local impact and numbers served.

The discussion continued on the Public Service applications. Staff had provided options such as percentage of ask, evenly split options, and focus on priorities.

Commissioner Timm had previously suggested fully funding a couple of agencies and expressed his award amount preferences.

Staff reminded Commissioners that all applicants responded that they could adjust their programs if getting less than their ask and talked about what programs could potentially access other funding opportunities.

Commissioners discussed C.H.A.N.C.E and Jackson Street Youth Services and how they meet the need for homeless services. Commissioner Stubbs preferred funds for those organizations for their established efforts in homeless prevention.

Commissioner Johnson expressed his support for the organizations providing affordable child care which allows low-income parents to work and support the family.

Commissioner Davis noted that even with the award caps, most applicants would ask for the maximum amount needed fully realizing that partial funding was most likely. A few different figures were suggested and how to prioritize within a closely competitive process. Commissioners leaned on percentage splits. Then they suggested that any motion contain a mechanism for basing award amounts on percentages after final HUD funds are announced. The total funding amount they worked on was \$52,500. which was based on last year's amount. Once funds are announced staff could make adjustments based on percentages, higher or lower. They all agreed there was an issue about CARDV and COAT as they also help people outside Albany.

**Motion:** Commissioner Davis motioned to adopt the following funding matrix and adjust pending the allocation from HUD:

- C.H.A.N.C.E.—\$17,000
- Jackson Street Youth Shelter—\$17,000
- YMCA—\$8,500
- Boys and Girls Club—\$6,000
- OCWCOG—\$4,000

Commissioner Johnson II seconded the motion, which passed 6-0.

#### Business from the Public

None.

#### Business from the Commission

Commissioner Davis asked whether applications are being instructed to remove Diversity, Equity and Inclusion (DEI) language? Catlin responded not that she was aware of and they have no plans to make changes.

#### Staff Updates

Catlin reported that the city has 60 days from the date HUD publishes allocation numbers to submit the action plan to HUD and hold the Council hearing. The action plan must be ready and published for 30 days before the hearing. With staff instructed to base changes on the percentages of the final city award, further deliberation isn't necessary if time is a constraint.

Next meeting date

April 21, 2025 at 12:00 p.m. in the Santiam Room.

Adjournment

Chair Johnson adjourned the meeting at 1:20 p.m.

Respectfully submitted,

Reviewed by,

Susan Muniz  
Recorder

Anne Catlin  
Comprehensive Planning Manager

*\*Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing [cdaa@albanyoregon.gov](mailto:cdaa@albanyoregon.gov).*



# City of Albany 2025 Annual Action Plan for the Community Development Block Grant Program

## Executive Summary

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

#### 1. Introduction

The City of Albany is a federal Community Development Block Grant (CDBG) “entitlement” jurisdiction receiving a direct federal formula grant from the U.S. Department of Housing and Urban Development (HUD) annually since 2013, when the city surpassed the 50,000-population eligibility threshold. 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 that could be funded by the CDBG program. The **2023-2027 Consolidated Plan** identifies community needs and goals for the City to try to achieve between July 1, 2023, and June 30, 2028, “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.” These goals were identified through agency consultations, research, data analysis, a community survey, and other local input.

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 **2025 Action Plan** is the City’s third annual plan outlining how the City will address the needs identified in the 2023-2027 Consolidated Plan over the program year (PY) that runs July 1, 2025, through June 30, 2026. The City was allocated \$X for CDBG PY 2025 to advance the goals of the 2023-2027 Consolidated Plan.

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

*This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.*

The 2023-2027 Consolidated Plan outlines a set of five-year objectives and strategies that the City aims to accomplish through its annual CDBG entitlement allocation and subrecipient leveraged funds. Partnership and

collaboration with local agencies are essential to achieving the outcomes of both the five-year plan and each annual plan.

The 2025 Annual Action Plan (2025 Plan) objectives were developed collaboratively through the needs assessment and agency consultations and proposals. In 2025, CDBG funds will support activities that address some of the five-year Plan goals to improve the livability and sustainability of work to prevent and reduce homelessness, maintain quality affordable housing, and provide needed public services.

- Reduce and prevent homelessness. Public services funds will enable Jackson Street Youth Services to provide case management to young adults, ages 18-24, who are at risk of homelessness or experiencing homelessness. Case managers will help them assess their needs and develop a plan to live safely and independently. Public services funds will also support Second CHANCE shelter to help them provide job skills training and support to longer term residents to help them gain employment and permanent housing.
- Maintain and improve affordable housing. In 2025, the CDBG funds will help to improve the livability and sustainability of existing affordable ownership and rental housing. The City will support affordable housing rehabilitation with two partners this year. Albany Area Habitat for Humanity (Habitat) will receive funding to provide housing rehabilitation grants to improve the safety, sustainability, and livability of owner-occupied by low- and moderate income (LMI) residents, including Veterans and elderly. Albany Partnership for Housing and Community Development (APHCD), a nonprofit owner of affordable rental housing, will receive grants to improve existing affordable housing developments.
- Provide needed services to special needs and low-income residents. Improve the livability and sustainability of residents with public services to seniors and families. Housing stability and overall wellbeing will be improved by services that support homebound seniors and their ability to remain living independent. Before and after school and summer enrichment for youth which also serves as vital childcare for low- and moderate-income families. Providing scholarships to reduce the costs of before and after school and summer care for children in LMI households is an essential need for families that provide a safe and nurturing environment for children and enables parents to work.

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

*This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.*

Since becoming an entitlement jurisdiction in 2013, the City of Albany has used CDBG funds to local agencies to provide programs to create suitable living environments, reduce homelessness, create economic opportunities, improve and create affordable housing, and address the needs of Albany's low- and moderate-income and other presumed-benefit populations.

The following summarizes the City's progress in the first two years of the 2023-2027 Consolidated Plan period towards addressing the Consolidated Plan goals.

- Reduce and Prevent Homelessness. CDBG funds have helped to provide safe housing for 21 survivors of domestic violence and is opening a confidential local shelter. Funds also supported the Community Outreach Assistance Team (COAT) that provides resources to roughly 800 unique unhoused residents annually and case management to 40 residents annually to help them get into stable housing. Jackson Street provides emergency shelter and case management to youth experiencing homelessness, averaging 60 per year.
- Maintain Affordable Housing. Six houses have been rehabilitated through the housing rehabilitation loan program.
- Increase Affordable Housing Options. The CDBG-supported HUB City Village with 27 tiny-homes was completed providing housing for formerly homeless and extremely low-income households.
- Public Services for LMI Residents. The senior companion program has served roughly 25 residents to date. The YMCA and Boys and Girls Clubs have provided scholarships to 130 Albany families enabling them to have access to affordable childcare, after school and summer childcare in PY 2023.
- Strengthen LMI Neighborhoods and Accessibility. New accessible and sensory playground equipment was purchased and installed at Lehigh Park, to strengthen one of Albany’s target LMI neighborhoods.
- Economic Opportunities. CDBG funds are supporting LMI in-home childcare providers, to help create economic opportunities for residents and to grow the childcare network.

These outcomes are aligned with the goals of the 2023-2027 Consolidated Plan and showcase how CDBG funds have supported low- and moderate-income residents in Albany.

#### **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 including the Homeless Engagement and Resources Team, Hispanic Advisory Council and the Multi-Agency Coordinating Group, one-on-one conversations, and outreach. The second phase of public input included solicitation and evaluation of grant proposals for CDBG funding.

The City will follow the requirements in its Citizen Participation Plan in carrying out the process to develop the 2025 Action Plan. The City published the draft 2025 Action Plan on X, 2025 and held a 30-day review and comment period before the City Council public hearing on June X, 2025.

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

UPDATE: No public comments were received on the 2025 Action Plan.

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

UPDATE: No comments were received on the 2025 Action Plan.

#### **7. Summary**

The 2025 Action Plan describes the activities the City of Albany will support to address the community needs identified through public participation and consultation to further the goals and objectives identified in the 2023-2027 Consolidated Plan. In 2025, the CDBG funds will help to improve the livability and sustainability of existing affordable ownership and rental housing and provide ongoing support to agencies that are working to reduce homelessness, serve seniors, and enrich youth from low-income households.

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## 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 2023-2027 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 2025 Action Plan.

### Consolidated Plan Public Contact Information

Anne Catlin; Comprehensive Planning Manager; [anne.catlin@albanyoregon.gov](mailto:anne.catlin@albanyoregon.gov); 541-917-7560.

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

### **1. Introduction**

The 2025 Annual Action Plan was developed with input from consultation with area agencies and service providers, community leaders, and the public. City staff and the Community Development Commission (CDC) consulted with local housing providers, shelters, social service agencies, healthcare providers, educational institutions, the local action agency (CSC), the regional council of governments, and economic/business development organizations to learn about community needs. City staff regularly attend and participate in community outreach/solution teams and various committees to better understand community needs and gaps in existing services. The City consulted with other City departments to identify public facilities, infrastructure, and economic needs of the community.

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

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.

- Albany/Linn County Situation Table – In late 2024, the Albany Police Department coordinated training for a new program called the Situation Table. It is a collaboration among community partners that meet weekly to coordinate providing resources and interventions for those who are in dire and immediate need. While resource options are distributed regularly to persons in need, this program enables community responders to communicate and make sure individuals are not falling through the cracks and getting the help they need. Albany’s situation table (AST) includes representatives from Albany Fire Department, Albany Police Department, Linn County Health Services (Mental Health, Alcohol and Drug, and Developmental Disabilities divisions), Samaritan Health, COAT, CHANCE, and Oregon Cascades West Council of Governments.
- 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.
- Community Outreach Assistance Team (COAT)- This outreach team helps homeless individuals connect to staff and resources at the Department of Human Services, Linn County Health Services, Community Services Consortium (CSC, local action agency), and Communities Helping Addicts Negotiate Change Effectively (CHANCE). CHANCE helps residents with addiction recovery services as well as emergency shelter. COAT also coordinates with Albany Helping Hands Shelter and CSC’s Supportive Services for Veteran Families program (SSVF).
- Homeless Engagement and Resource Team (HEART)- Numerous area agencies meet monthly to discuss local needs and enhance coordination among providers working with people

experiencing or at risk of homelessness. HEART members include CSC (the Continuum of Care contact agency), representatives from emergency shelters, APHCD, Department of Human Services, Legal Aid, Creating Housing Coalition, City of Albany, McKinney Vento school district liaison, CHANCE, Linn County Health Services, 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.

- 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 currently receive or have received funding through IHN-CCO programs for healthy homes and living.
- Multi-Agency Coordinating Group (MAC group)- is a collaboration among shelters, homeless service providers, local governments, and county health services, including mental health and substance abuse treatment providers, to coordinate services, identify gaps, and use state resources to make strategic investments to reduce homelessness in the region. City staff participate in this group.
- Adult Services Team (AST)- AST helps homeless or near homeless individuals and families overcome or prevent homelessness by facilitating access to recovery-oriented services to promote wellness and self-sufficiency through peer support and mentoring. AST helps individuals create an Individual Action Plan for attaining and retaining stable housing based on their specific needs. 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 works with individuals who are referred by agencies, themselves, or parole or probation. AST works with individuals for up to a year.

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

Linn County is currently one of 26 counties included in the Balance of State Rural Oregon Continuum of Care (ROCC). Community Services Consortium (CSC) is the community action agency representing Linn, Benton, and Lincoln Counties, and serves as a conduit for federal and state homeless program funding through the ROCC. The ROCC includes and serves mostly disparate rural counties in Oregon. However, Linn, Benton and Lincoln counties do not share the same characteristics or needs as the remaining 23 counties, so the only program that CSC has received funding for has been rapid rehousing.

Due to the mismatch of needs across the 26 counties, CSC has been working with HUD to form a new tri-county Continuum of Care to serve Linn, Benton and Lincoln counties.

Veterans. CSC 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.

Families with Children and Unaccompanied Youth. The City of Albany consults the McKinney-Vento program coordinator at the school district annually regarding the needs of homeless and at-risk populations, including families with school-aged children. The City also consults with Second CHANCE shelter, which has five rooms for families, to understand the degree of family homelessness in Albany.

To address the needs of unaccompanied youth, Jackson Street Youth Services (JSYS) provides shelters for unaccompanied youth, with 24 beds in two counties. They provide youth-specific street outreach, case management and other programs.

At-Risk Residents. 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.

Chronically Homeless. The Community Outreach Assistance Team (COAT) provides food and resources to the chronically homeless and those who are living unsheltered. COAT collaborates with Albany area organizations and CSC funds supplies. COAT visits known camping locations weekly, purchases supplies, and coordinates volunteers and agency staff to ensure maximum geographic coverage with limited resources. COAT also provides case management and resource navigation to help unsheltered adults access services and ultimately stable housing.

**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. City of Albany and CSC staff regularly discuss homelessness and emergency housing needs. CSC determines how to use ESG funds and helps the City evaluate whether any community and homeless needs could be addressed with CDBG funds.

CSC uses ESG funds for rapid re-housing and homeless prevention, both in a short-term assistance manner. 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 has an HMIS Data Analyst in who works on data quality and reporting across all programs and sub-grantees.

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

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## **AP-12 Participation – 91.105, 91.200(c)**

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

The City followed its Citizen Participation Plan to engage residents and area agencies during the development of the 2025 Action Plan. The Citizen Participation Plan requires the City to hold two public hearings annually to hear about community needs, give the public opportunities to help assess priority needs to include in plans and in implementing plans. The City advertises public hearings and comment periods in the local paper, the Albany Democrat Herald, and distributes press releases to the media, to the interested parties email group, and posts them on the City website. Public input and comments help to set priority needs to address in the action plan.

The goal of the input process is to identify gaps in needs, prioritize needs, and seek partnerships to address needs and realize successful outcomes. The City solicits community input through press releases, email and verbal conversations with City staff, public meetings of the Community Development Commission (CDC) and public hearings, and agency consultations and conversations with area agencies. City staff attend monthly HEART, MAC Group and Hispanic Advisory Council meetings to build relationships, identify needs, and also consults with local institutions and government agencies, and assesses needs through research and analysis of local data.

Input on community needs to include in the 2025 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 will hold a public hearing on the 2025 Action Plan on June 25, 2025. 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 2025 Action Plan and public hearing were provided a minimum of 30 days in advance of the public hearing:

- Notice in the Albany Democrat Herald (May 22, 2025)
- Notice emailed to agencies, interested parties, and stakeholders (May 22, 2025)
- Press release to the media (May 22, 2025)
- The 2025 Action Plan Executive Summary in English and Spanish on the City's website with public hearing and comment period notice (May 22, 2025)
- The 2025 Action Plan available on the City's website (May 22, 2025)
- The 2025 Action Plan available at City Hall and libraries (May 22, 2025)

## Expected Resources

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

#### Introduction

The City will receive CDBG funds in the amount of **\$349,123** in PY 2025. No program income is anticipated in 2025. However, given the difficulty of predicting when deferred loans will be repaid, it is possible program income could be generated.

#### 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	349,123	0	0	349,123	\$700,000	Prior year funds being carried forward have already been allocated.

Table 2 - 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 2025 Action Plan are identified below:

- Jackson Street Youth Services – \$371,000 in federal, state, and local/private funds
- Mis-Willamette Family YMCA - \$170,000 in local/private funds.
- Boys and Girls Club- \$137,000 in local/private funds
- Oregon Cascades West Council of Governments - \$55,100 in federal funds
- Albany Area Habitat for Humanity - \$50,000
- Albany Partnership for Housing and Community Development - \$20,000 in local/private funds

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

The city's limited surplus property may be available to address needs identified in the plan. In December 2024, the city adopted policies to support surplus residential land for needed housing that would make this land more available for projects advancing the goals and priorities set forth in the current consolidated plan.

**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 subrecipients for public services are expected to leverage private, local and state resources. The two new housing rehab programs will leverage local resources to support home rehabilitation projects.

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# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Maintain and improve affordable housing	2023	2027	Affordable Housing	Census Tracts 208.1, 208.2, Citywide	Affordable Housing	CDBG: \$227,000	Homeowner Housing Rehabilitated: 6  Rental Housing Rehabilitated: 4
2	Provide public services for LMI residents	2023	2027	Homeless Non-Homeless Special Needs	City of Albany	Reduce homelessness Public Services	CDBG: \$18,500	Public service activities: X Persons Assisted
3	Reduce Homelessness	2023	2027	Affordable Housing	City of Albany	Reduce homelessness	CDBG: \$34,000	Public Services Activities: 25 Persons Assisted
4	Planning and Administration	2023	2027	Affordable Housing Homeless Non-Homeless Special Needs	City of Albany	Affordable Housing Reduce homelessness Public Services	CDBG: \$69,820	Other: 1 Other

Table 3 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Maintain and improve affordable housing
	<b>Goal Description</b>	Housing rehabilitation programs will maintain and improve the quality of Albany's existing affordable housing supply of single dwelling units and rental dwellings.
2	<b>Goal Name</b>	Provide services to LMI residents
	<b>Goal Description</b>	Provide services and assistance to low-mod seniors and affordable childcare for low-mod children.
3	<b>Goal Name</b>	Reduce Homelessness
	<b>Goal Description</b>	Provide case management and housing to young adults and provide job skills training to residents in emergency shelter.

<b>4</b>	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Provide planning and administration for the city Community Development Block Grant programs and fair housing training and education.

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# 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 2025. The projects reflect priorities that were identified in the development of the 2023-2027 Consolidated Plan and needs identified during the development of the 2025 Plan. Project details are provided in Section AP-38 Project Summary.

### Projects

#	Project Name
1	2025 Affordable Housing Rehabilitation
2	2025 Public Services
3	2025 Reduce Homelessness
4	2025 Planning and Administration

Table 4 - Project Information

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

The 2025 CDBG allocation priorities are based on an assessment of community needs, performance of current and past subrecipients, and evaluation of applications by the Community Development Commission (CDC). The CDC evaluated 2025 proposals against the 2023-2027 Consolidated Plan identified priorities and goals, the number of extremely low and low-income residents to be served, gaps in existing resources and programs, financial resources, and organizational capacity to carry out proposed activities within a timely manner.

Affordable housing continues to be a substantial need, but no agencies applied for funds for projects that would result in new affordable housing this year. This is in part due to limited CDBG resources and remains an obstacle to addressing the need for affordable new housing.

Emergency shelters and domestic violence shelters are often 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 low-income families, seniors, homeless youth and unsheltered homeless adults.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	2025 Affordable Housing Rehabilitation
	<b>Target Area</b>	Census Tract 204 Census Tract 205 Census Tract 208.01 Census Tract 208.02
	<b>Goals Supported</b>	Maintain the existing affordable housing stock
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$227,000
	<b>Description</b>	Improve the livability and sustainability of single-household units occupied by low- and moderate-income residents through a new housing rehabilitation grant program (offered by Habitat for Humanity), and improve the livability and sustainability of rental dwelling units and community rooms to ensure residents have a designated cooling space.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 6 low- or moderate-income (LMI) homeowner and 4 LMI renter households will directly benefit from housing rehabilitation programs.
	<b>Location Description</b>	The housing rehabilitation homeowner program will be 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. Rehabilitation of LMI rental housing units will be in local target census tracts 208.01, 208.02 and a low-mod block group in census tract 206.
	<b>Planned Activities</b>	1. Habitat will manage a housing rehabilitation grant program that will be available to low-mod homeowners earning 60 percent or less of AMI to make repairs and energy efficiency improvements. 2. Albany Partnership (APHCD) will oversee improvements to LMI rental units and community room to XX
2	<b>Project Name</b>	2025 Public Services
	<b>Target Area</b>	Census Tract 208.1 (Boys & Girls Club of Albany) Census Tract 208.2 (Mid-Willamette Family YMCA) Citywide (Senior Companion Program)

<b>Goals Supported</b>	Provide public services to support LMI residents
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDBG: \$18,500
<b>Description</b>	In the 2025 program year, the City will provide public services grants to agencies that serve poverty level, low-income and vulnerable populations through access to affordable childcare offered before and after school and over the summer, and to homebound seniors and persons with disabilities to help them remain in their homes.
<b>Target Date</b>	6/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<ol style="list-style-type: none"> <li>1. Senior Companion Program – Oregon Cascades West Council of Governments (OCWCOG) expects to serve 12 homebound residents will benefit from assistance with daily tasks and 6 low-income senior companions will receive a stipend for gas expenses.</li> <li>2. YMCA Before and After School Program - It is estimated 250 children will receive scholarships to attend youth programming after school and common hours of employment for parents.</li> <li>3. Boys and Girls Club of Albany Summer Program – roughly 50 children will benefit from discounted summer care camps providing crucial childcare services and enabling parents to work.</li> </ol>
<b>Location Description</b>	<ol style="list-style-type: none"> <li>1. Senior Companion Program - OCWCOG is in Census Tract 208.02 at 1400 Queen Avenue SE. Services are provided citywide.</li> <li>2. The YMCA is located in Census Tract 208.02. Services are provided to households across the city.</li> <li>3. The Boys and Girls Clug is located in Census Tract 208.01. Services are provided to households across the city.</li> </ol>

	<b>Planned Activities</b>	<p>1. <u>The Senior Companion Program</u> matches extremely low and low-income residents aged 55+ with homebound seniors and persons with disabilities in exchange for a small stipend for gas expenses. 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.</p> <p>2. The YMCA will provide scholarships for before and after school care to children in LMI households. This will provide enrichment for children and will enable parents to work.</p> <p>3. The Boys and Girls club will provide scholarships for summer care programs to support low and moderate income families. The activity will provide a safe and enriching environment and food for children over the summer and enable parents to work.</p>
3	<b>Project Name</b>	2025 Reduce Homelessness
	<b>Target Area</b>	Census Tracts 204 and 208.01 City of Albany, Linn County
	<b>Goals Supported</b>	Reduce homelessness
	<b>Needs Addressed</b>	Reduce homelessness
	<b>Funding</b>	CDBG: \$34,000
	<b>Description</b>	2025 PY public service grants are awarded to agencies that provide case management and housing to young adults, and job skills training to homeless residents in the 2 <sup>nd</sup> CHANCE shelter.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 36 homeless or at-risk young adults will benefit from case management and transitional housing offered by Jackson Street Youth Services and 600 unsheltered homeless people will benefit from services provided at 2 <sup>nd</sup> CHANCE shelter.
	<b>Location Description</b>	The Albany House youth shelter is in Census Tract 204. Services will be provided to young adults in a confidential location.  2 <sup>nd</sup> CHANCE shelter is in Census Tract 208.01.

	<b>Planned Activities</b>	<p>Young Adult Services: Case management will be provided to homeless and at-risk Albany young adults ages 18 to 24 to help them building life skills to eventually live independently.</p> <p>2<sup>nd</sup> CHANCE shelter provides case management, shelter, food and services to homeless residents and residents with drug and alcohol addiction. The grant will specifically support job skills training to longer term residents to help them gain skills to become employed and gain stable permanent housing.</p>
6	<b>Project Name</b>	2025 Planning and Administration
	<b>Target Area</b>	City of Albany, Linn County
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	<p>Affordable Housing</p> <p>Reduce homelessness</p> <p>Public Services</p> <p>Expand economic opportunities</p> <p>Strengthen and revitalize LMI neighborhoods.</p>
	<b>Funding</b>	CDBG: \$69,820
	<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>	6/30/2026
	<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 X Albany residents will directly benefit through the other Action Plan activities that will be carried out in the 2025 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% of the households have incomes less than 80% of the area median income. The qualifying census tracts are: 204, 205, 208.01, and 208.02. The target areas also have a higher concentration of residents of Hispanic origin and other minority populations. These tracts are centrally located in older areas of the city where housing, public infrastructure, and public facilities are older and often in need of improvements or replacement.

### Geographic Distribution

Target Area	Percentage of Funds	Activities
Census Tract 204	5	Jackson Street Youth Services
Census Tract 208.1	22	2 <sup>nd</sup> CHANCE, Boys & Girls Club, Oak Duplex
Census Tract 205	0	
Census Tract 208.2	18	Songbird community room, OCWCOG, YMCA
City of Albany, Linn County	95	

Table 5 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

2025 CDBG priorities are to provide housing rehabilitation, reduce homelessness, provide safe shelter and case management to help residents obtain permanent housing, and provide needed public services to Albany's seniors and children. The geographic distribution in Table 62 only includes the subrecipient agencies and activities that are within the city's target areas. Activities provided citywide will likely benefit residents of the target census tracts, such as low-income homeowner rehabilitation grants. However, it is not yet known how much funding will be in target census tracts because recipients of these loans or grants have not been selected. Additionally, for confidentiality reasons, the census tract of the transitional house for young adults is confidential and therefore not included.

### Discussion

The city ensure all CDBG funds are spent in the City limits to benefit residents of the City of Albany. The childcare funded through scholarships, some of the APHCD's units, and OCWCOG's senior services are based out of target census tracts. The city anticipates that some additional portion of the 2025 allocation will benefit residents in target census tracts through home rehabilitation grants or accessing public services offered citywide, but that amount is not yet known.

## 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 2025 program year, the Albany housing rehabilitation program will improve the quality and livability of 6 owner-occupied households, 2 units of supported housing for formerly homeless residents, and 2 affordable rental units. Twenty-seven tiny homes previously supported with CDBG funding will continue to be available to low- or moderate-income residents.

Community Services Consortium (CSC) administers emergency rental assistance and rapid rehousing programs, so there has not been any need to allocate limited CDBG public services funds these needs. CDBG funds will support emergency shelter and case management for adults and families (CHANCE) young adults (Jackson Street) to help residents get into permanent housing; however, these figures are not included in the tables below.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	10
Special-Needs	0
<b>Total</b>	<b>10</b>

**Table 6 - 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	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
<b>Total</b>	<b>10</b>

**Table 7 - 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 overhead costs. Prior year CDBG resources supported site preparation for 27 new affordable housing units at Hub City Village that are helping formerly homeless and at-risk LMI residents get into stable affordable housing. Hub City Village will continue to provide Albany residents with housing affordable to

very low-income households for years to come.

2025 PY CDBG resources will support the preservation of existing affordable housing and will provide an indirect housing outcome by supporting agencies that provide services and case management to homeless and at-risk residents, to help these residents obtain permanent housing.

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

### **Introduction**

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

### **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. 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.

### **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, involvement in homeless coordination teams, 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 2025 PIT count found 500 homeless people in Linn County. Linn County’s unsheltered count was 294, with 206 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. COAT reports serving roughly 800 unique unsheltered individuals in the Albany area annually, though not all are Albany residents.

According to the McKinney-Vento reports, 466 Greater Albany Public School District (GAPS) students experienced homelessness in the 2023-24 school year. As of March 2025, there were X students experiencing homelessness in the current school year in GAPS.

There are three local shelters for people who are homeless, including one for youth, and a new shelter for survivors of domestic violence. Local shelters frequently report being at or near capacity in their high barrier dormitories, often with a waitlist. Second CHANCE added 42 low-barrier beds and is full nightly during the winter months. Many of the unsheltered homeless suffer from mental illness and/or addiction which affects their willingness and ability to seek shelter.

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

The City’s one-year goals to reduce and end homeless include:

- Supporting at-risk residents to prevent homelessness.
- Help homelessness residents gain the skills and resources needed to live independently.

In PY 2025, CDBG funds will support the following actions to reduce homelessness, reach out to homeless persons and assessing individual needs:

- Jackson Street Youth Services will provide case management and safe transitional housing for young adults ages 18 to 24 who are at-risk of homelessness or who are experiencing homelessness through their “Next Steps” program. The program helps young adults navigate homelessness and works with them to ensure they gain life skills needed for financial and housing security and independence. This supports the goal to reduce homelessness, especially among young people, and ideally to help break the cycle. JSYS also provides street outreach to

local youth and young adults.

- 2025 PY CDBG funds will enable CHANCE and the 2nd CHANCE shelter to provide job skills training to existing clients and staff to support shelter services. CHANCE provides a 24/7 emergency hotline and meets “curb side”, at jail, or on location within 30 minutes of a call. CDBG funds will support staffing and data management needs, while providing clients with job skills training to help homeless clients transition into permanent housing.

In addition to supporting the above activities with CDBG funds, the City will continue the following actions to reduce homelessness and reach out to homeless people in 2025:

1. City of Albany police and fire department staff work with the Albany Situations Table community provider partners to work with residents in crisis to find solutions.
2. City departmental staff also work with area agencies like the Community Outreach Assistance Team (aka COAT). COAT provides unhoused Albany residents with assistance, including connecting unhoused residents with service agencies and housing services. COAT works with Creating Housing Coalition, CSC, CHANCE (Communities Helping Addicts Negotiate Change Effectively), Linn County Mental Health, Linn County Alcohol and Drug, Family Assistance and Resource Center, Albany Helping Hands Shelter, Jackson Street Youth Services, and Albany Police Department.
3. Actively participate in the Homeless Engagement and Resource Team (HEART) for ongoing planning, coordination, and consultation around addressing issues related to homelessness.
4. Actively participate in the Multi-Agency Coordination (MAC) Group for ongoing coordination around addressing homelessness in the region and any state or federal funding opportunities that may arise to reduce homelessness in the region.
5. Participate and support the efforts to form a new Continuum of Care to serve Linn, Benton and Lincoln counties.

### **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 with the emergency and transitional housing needs of homeless persons.

Activities selected for CDBG PY 2025 funds address priority unmet emergency shelter and transitional housing needs identified by shelter providers through a competitive grant process. No emergency shelter or transitional housing expansion projects were submitted for CDBG funding in 2025. Emergency shelter and transitional housing needs will be addressed by local agencies and programs including Jackson Street Albany House, Albany Helping Hands shelter, and Second CHANCE shelter.

City staff are in continuous communication with shelters and continue to look for opportunities to support shelters in meeting the needs of homeless residents in Albany.

The Albany Partnership for Housing and Community Development (APHCD) will receive 2025 CDBG

funds to rehabilitate a duplex providing transitional housing to residents.

**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 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 provides 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 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.

CSC also manages Supportive Services for Veteran Families (SSVF), a program specifically designed to support veterans with housing assistance and other needs.

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. Creating Housing Coalition's Hub City Village has reserved 8 units of their tiny home village for people with mental illness. They are partnering with LCMH to provide case management services to those residents and will have a peer support specialist live on site. Additionally, the entire tiny home village is meant for residents who are

experiencing homelessness or housing insecure to be able to have permanent affordable housing.

Jackson Street Youth Services works with youth to safely reunite them with their family or find other stable housing. They also offer transitional housing for young adults.

Homeless outreach. COAT'S outreach mission is to connect unsheltered residents to housing and help unsheltered residents transition out of homelessness. Their case management includes referrals to housing services and other resources. COAT continues their case management services after housing as been established to ensure residents have the skills and resources to keep their housing.

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

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 classes.

Foster Care. There is an independent living housing program which provides funding for youth transitioning out of foster care to go toward their housing costs. Family Tree Relief Nursery has received CDBG funds to prevent foster care placements by providing a home-based intervention service for at risk families at risk but did not need CDBG funding this year. 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 2 houses where young adults ages 18 to 20 can stay for up to 18 months and meet weekly with a case manager. CDBG funds will support these services.

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 grant for rent support to help people get housing, necessary IDs, and birth certificates. The Linn County Corrections Treatment Program works to give people 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 also conducts outreach to the jail in coordination with Linn County. Albany Helping Hands can and does house people who are on the sex offender registry. Faith Hope and Charity provides mentorship to incarcerated youth

and continues services through reintegration.

Recovery Support Services and Housing. CHANCE provides recovery support through peer support, self-help groups, and helps residents get into recovery and stay housed. CHANCE helps hard-to-house residents get into case-managed housing. 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. Linn County Alcohol and Drug Services also has limited funding for rent and move in assistance for residents actively engaged in addiction treatment.

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, Oregon Mennonite Residential Services, and the Chamberlin House Inc. own and operate several houses and facilities for seniors and residents with disabilities. OCWCOG can provide information and connections to adult foster homes.

Mental Institutions. APHCD coordinates with LCMH to provide supportive housing to clients. CHANCE may pursue creating transitional housing for people with mental illness, including those discharged from the Oregon State Hospital, but funding has been an obstacle. Creating Housing Coalition's tiny house village has set aside 8 units for residents with severe mental illness, though not necessarily reserved for people discharged from mental institutions.

## **Discussion**

To determine 2025 CDBG priorities, the City held agency consultations to assess housing and supportive services needs for homeless and non-homeless residents that may have other special needs.

2025 CDBG funds will provide services and companionship to help homebound seniors remain in their homes and will support the housing rehabilitation programs for LMI homeowners and affordable rental units, which improve the sustainability and cost of housing enabling recipients to remain housed. Jackson Street Youth Services will be supported by 2025 CDBG funds to provide case management for young adults who are at-risk or are experiencing homelessness. 2025 PY funds will provide affordable childcare and youth services to low-income families.

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

### **Introduction:**

Housing costs continue to rise both in the rental and homeownership markets. The median rent went up from \$1,047 in 2020 to \$1,311 in 2023 and the median mortgage rose from \$1,535 in 2020 to \$1,829 in 2023. The 2025 HUD Fair Market rents for Albany are: \$1,000 for an efficiency unit, \$1,203 for a one-bedroom, \$1,459 for a two-bedroom, \$1,957 for three bedrooms, and \$2,292 for a four-bedroom.

Many Albany households experience housing cost burden, with a majority being renters. According to the 2023 American Community Survey, 45% of Albany's renter households pay 35% or more of their income on rent compared to 18% of homeowners with a mortgage. For agencies serving low- and moderate-income residents and special populations, affordable housing is a top concern and priority. The price of land, code barriers, and the lack of funding or incentives for affordable housing are barriers to affordable housing in Albany.

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

In early 2025, the city implemented numerous recommended strategies from the Housing Implementation Plan (HIP) including amending the Albany Development Code to reduce barriers to housing development. The changes to the development code will encourage small dwellings through reduced lot sizes, removing code barriers to multiple dwelling unit developments, increasing flexibility for ADUs, height bonuses for affordable or accessible housing, removing max densities in certain residential zones, and removing code barriers to single room occupancy housing and micro housing.

To incentivize needed housing types, the city adopted a city-owned surplus land for housing policy and is considering a new tax abatement program for affordable rental housing, a construction excise tax to raise funds to support needed housing development, and a new state moderate income revolving loan fund program that requires taxing jurisdictions to forego taxes on improvements for ten years. Each of these policies has the potential to either reduce the costs associated with building new affordable housing or provide revenue to offset the costs of creating new affordable housing.

In summary, the city continues to work on policies the council can adopt to incentivize production of needed housing types in Albany.

### **Discussion:**

Many variables affect housing affordability. Housing affordability and homelessness continue to be challenges for Albany and many cities. The City identified strategies in the Housing Implementation Plan to address Albany's specific housing needs, including the needs of low- and moderate-income residents,

and has adopted strategies to remove barriers to the development of needed housing. The actions outlined in this action plan build on the actions taken already including removing vehicle parking requirements, allowing middle housing in single dwelling unit zones, and using CDBG funds to support affordable housing creation or preservation when possible.

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## **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 and other special populations, improving livability and sustainability, and increasing economic opportunities. Every year, the City allocates 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 past years, the city has also strategically allocated economic development funding to support LMI childcare businesses in expanding childcare services in Albany, a much-needed service for families, especially LMI families, in Albany.

### **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. Affordable housing units created on a site cleared using CDBG funds began housing LMI residents, and mostly very low-income residents in 2024 under a land trust model to ensure this housing is available permanently. The city is now experiencing the benefits of the early CDBG investment.

In the 2025 program year, CDBG funds continue to support housing rehabilitation but through two new grant programs. The Habitat repair program will provide grants to LMI homeowners to improve and maintain Albany's existing affordable housing supply and reduce operating and rehabilitation costs. Funds will also support rehab of existing LMI rental housing. The city will also pursue strategies outside the CDBG program to reduce barriers to creating affordable and other needed housing in Albany.

### **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, Habitat for Humanity will distribute lead-hazard information to each recipient of housing rehabilitation funds.

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.

### **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;
- Improving affordable housing through housing rehabilitation to maintain Albany's supply and reduce overhead costs to residents;
- Explore economic opportunities for residents in poverty through programs at the local community college Small Business Development Center, which offers technical assistance, education, and partner with agencies that support microenterprises and job growth.

### **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 2025 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.
- Collaborating with other housing and service agencies, governmental agencies, and institutions including Linn County Health Services, Samaritan Health Services, and Department of Human Services, Linn Benton Housing Authority, Cascades West council of Governments, and CSC 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), the outreach “arm” of Creating Housing Coalition (CHC). 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.
- Participate in the Multiple Agency Coordination (MAC) group and Albany Situation Table meetings to support collaboration among public and private service providers to address needs of residents who are unhoused or in crisis.

**Discussion:**

The City of Albany will continue coordinating with and providing CDBG funding to area agencies to advance the goals of the 2024 Action Plan. 2024 funds will be used strategically to address the needs of low- and moderate- income and vulnerable residents in Albany. Additionally, the City of Albany will pursue actions beyond the CDBG program to address the housing needs of residents through the enacting strategies from the Housing Implementation Plan.

# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(I)(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 no program income funds generated in 2024 and no program income carried over from 2023.

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

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

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 2024 program year.



City of Albany  
Community Development Block Grant Program  
Subrecipient Quarterly Report Form

Community Development Dept.  
P.O. Box 490  
Albany, OR 97321-0144  
(541) 917-7550  
[cdbg@cityofalbany.net](mailto:cdbg@cityofalbany.net)  
[www.cityofalbany.net/cdbg](http://www.cityofalbany.net/cdbg)

Agency Name: <b>Creating Housing Coalition</b>	Project Activity: <b>COAT</b>	
Agency Address: <b>PO Box 892, Albany, OR</b>	Telephone: <b>541-704-7280</b>	Fax:
Contact Person (Name/Title): <b>Carol Davies / Program Director</b>	E-mail Address: <b>Carol.davies@creatinghousing.org</b>	
Quarterly Report Period (check one): <input type="checkbox"/> July 1 – Sept 30 <input checked="" type="checkbox"/> Oct 1 – Dec 31 <input type="checkbox"/> Jan 1 – Mar 30 <input type="checkbox"/> Apr 1 – June 30		Year: <b>2015</b>
Signature: <b>Carol Davies</b>	Date: <b>1/15/25</b>	

I. **Activity/Program Status.** Provide a brief summary of progress on meeting goals and performance measures described in your application and CDBG contract.

If there is little or no progress to report, please explain:

- a) the circumstances and challenges; and
- b) outline plans, steps, and strategies to complete activity/address issues (attach additional pages or complete form in word).

II. Do you see any obstacles to completing the performance measures for the activity/program within the contract period?

**No, all performance measures have been completed**

III. Please calculate and describe any program match provided (other sources of funds, staff time, volunteers, etc.).

CDBG funds spent this quarter: 10,800      Value of match this quarter: 10,800

**Matching funds were obtained with funding from grants by IHN's DST grant & Oregon state legislature's House Bill 5019 grant**

**IV. Please briefly describe the benefits that Albany CDBG funds have provided to your program/activity.**

This funding enabled our staff to serve many of Albany’s most vulnerable citizens by not only handing out critically needed supplies, but also by providing them with the necessary tools to get them into housing, and the supports they needed to successfully stay in housing.

**V. Feedback/Other:** Provide any additional comments or feedback about the CDBG program or funding. We are extremely appreciative of the city’s support of our program, and we look forward to continuing our collaborative work to help our unhoused and housing-unstable community members

**VI. Total number of unduplicated (new) clients served this quarter:** 113

**VII. HUD Performance Outcome Measurement System:** Please report data about the **NEW UNDUPLICATED** people (or households) served THIS quarter in the following tables:

**Persons (or households) Assisted by this CDBG-Funded Activity**

	No.
<b>Total Number of Unduplicated Persons Assisted</b>	113
Female Head of Household	49
Homeless Individuals (including children, youth)	113
Elderly persons (62+)	26

**Income -% of Median Family Income “MFI” No.**

Extremely Low Income (0 – 30% MFI)

Very Low Income (31– 50% MFI)	113
-------------------------------	-----

Low Income (51 – 80% MFI)	
Over (81% MFI or above)	
Presumed Benefit Clientele	

**Race / Ethnicity of Persons or Households Assisted**

<b>Race Categories</b>	<b>Race Totals</b>	<b>Ethnicity : Hispanic or Latino</b>
American Indian/Alaska Native*	10	
American Indian/Alaska Native* and White	6	
Am.Indian/Alaska Native*and Black/African	0	
Black/African American	0	
Black/African American and White	1	
Asian	0	
Asian and White	0	
Native Hawaiian/Other Pacific Islander	1	
White	93	
Other		8
<b>Total Number of Persons Assisted:</b>	<b>105</b>	<b>8</b>

\* NOTE: HUD does not consider Hispanic or Latino to be a race for reporting purposes; residents whose ancestors are from South America or Central America, are "American Indian or Alaska Native."

**Albany CDBG Quarterly Report Due Dates: 1/15, 4/15, 7/15 and 10/15) Last updated: 1/14/2025**



**City of Albany  
Community Development Block Grant Program  
Annual Closeout Report  
FY 2020-2021 (7.1.20-6.30.21)**

Community Development Dept.  
P.O. Box 490  
Albany, OR 97321-0144  
(541) 917-7550  
[anne.catlin@cityofalbanv.net](mailto:anne.catlin@cityofalbanv.net)  
[www.cityofalbanv.net/cdbg](http://www.cityofalbanv.net/cdbg)

Subrecipient Name: Creating Housing Coalition Date: 01/15/2025

Project Name: COAT

Lead Staff (Name, Title): Carol Davies, Program Director

Lead Staff Email: carol.davies@creatinghousing.org Phone: 541-704-7280

**I. Provide a brief narrative on the accomplishments of your activity.** *Response should address progress to date towards reaching goals identified for your activity and whether the performance measures specified in the contract been met? If not, please explain. Use additional sheets or space as necessary.*

We were able to serve over 150 more people than last year because of the funding this grant provided to our program. We assisted Albany's special needs and low and moderate income residents with needed public services, which included food, supplies, and housing supports. Additionally, we helped dozens of individuals obtain permanent housing, and we continued to provide ongoing services to many of them.

**II. Please describe the program outcomes and impacts the CDBG funds have had on Albany's low-and moderate-income and/or special needs residents.**

This funding enabled our staff to serve many of Albany's most vulnerable citizens by not only handing out critically needed supplies, but also by providing them with the necessary tools to get them into housing, and the supports they needed to successfully stay in housing.

Last year we served over 1000 individuals, and provided these residents with 10,350 meals. Furthermore, we helped 113 low income residents, many of whom have disabilities,

**III. Have all reimbursement requests been submitted for all CDBG fund expenses incurred on the project? If no, what is the remaining balance and when do you expect to complete spending on the activity?**

Yes

**IV. Please list all funds and sources of funds used by your organization to fund the activity and including any volunteer time/hours calculated at the current minimum wage, as applicable.**

Agency Funds	\$ 10,800
Federal Funds (Sources: _____)	\$ 0
State Funds	\$ 129,500
Private Foundation Funds	\$ 60,000
Other Grants (United Way, etc.) Donations/ Gifts	\$ 0
Volunteer Hours ( <u>24</u> hours x \$ 12.75)	\$ 3,085.50
	<hr/> Total 203,385.50

**V. Please provide any additional comments or feedback you may have about the CDBG program or funding.**

Thank you so much for helping to fund our program so we can help our neediest citizens!

**VI. PROGRAM BENEFICIARY REPORT**

Please report the HUD-required demographic data on the TOTAL NUMBER of unduplicated beneficiaries served by this CDBG activity over the course of the grant period.

Total number of unduplicated beneficiaries (residents or households): 113

**Income Status (% of Median Family Income "MFI")**

	No.
Total Persons Assisted (0 – 30% MFI)	113
Total Persons Assisted (31– 50% MFI)	
Total Persons Assisted (51 – 80% MFI)	
Total Persons Assisted (81% MFI or above)	
<b>Total Number of Unduplicated Residents Assisted</b>	113

**Race / Ethnicity of Residents (or head of Household for housing assistance)**

Race Categories	Race Totals	Ethnicity: Hispanic or Latino*
American Indian/Alaska Native*	10	
American Indian/Alaska Native* and White	0	
American Indian/Alaska Native* and Black/African American	0	
Black or African American	0	
Black or African American and White	1	
Asian		
Asian and White		
Native Hawaiian/Other Pacific Islander	1	
White	93	
OTHER:		8
<b>Total Number of Persons Assisted</b>	113	

\*NOTE: HUD does not consider Hispanic or Latino to be a race for reporting purposes; residents whose ancestors are from South America or Central America, are "American Indian or Alaska Native."

**Characteristics of Residents Assisted**

	No.
Female Head of Household	49
Homeless Individuals (including children, youth)	113
Elderly persons (62+)	26

VII. **CERTIFICATION OF GRANTEE.** By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the [expenditures](#), disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the [Federal award](#). I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false [claims](#) or otherwise. ([U.S. Code Title 18, Section 1001](#) and Title 31, Sections 3729-3730 and 3801-3812).

**Carol Davies**

**Program Director**

Preparer's Name (Written)

Title

Preparer's Signature:



**01/15/2025**

Date

Executive Director's Signature:





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Community Development Block Grant Program  
Subrecipient Quarterly Report Form**

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Albany, OR 97321-0144  
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www.cityofalbany.net/cdbg

Agency Name DevNW	Project Activity Home Repair Program	
Agency Address 212 Main Street Springfield OR 97477	Telephone 541-345-7106	Fax
Contact Person (Name/Title) LUis Mendoza/ Assistant Director of Generational Homeownership	E-mail Address Luis.Mendoza@devnw.org	
Quarterly Report Period (check one) <input type="checkbox"/> July 1 – Sept 30 <input checked="" type="checkbox"/> Oct 1 – Dec 31 <input type="checkbox"/> Jan 1 – Mar 30 <input type="checkbox"/> Apr 1 – June 30		Year 2025
Signature 		Date 1/20/25

**I. Total number of NEW households served this quarter (include all potential applicants):**   1  

Total number of new clients that are eligible for housing rehab loans or grants:   1  

Total number of new loans moving forward:   1  

**II. Activity/Program Status.** Provide a brief summary of progress on meeting goals and performance measures described in your application and CDBG contract.

a) Total number of housing units in rehabilitation:   7  

b) Total number of housing units completed:   3  

Comments:

**If there has been little or no progress to report, please explain:**

c) the circumstances and challenges; and

d) outline plans, steps and strategies to complete activity/address issues (attach additional pages or complete form in word).

**III. Please calculate and describe any program match provided (other sources of funds, staff time, volunteers, etc.).**

**CDBG funds spent this quarter: \$47,804.13**

**Value of match this quarter:   \$0**

**IV. Program Income.** Please list the amounts of any repaid loan funds received during the quarter, and the property address for the repaid funds. Please estimate when and how these funds will be used. **We have not received any repaid loans.**

**V. Please briefly describe the benefits that Albany CDBG funds have provided to your program/activity.**

This program has provided repairs to homes that are in desperate need. The funds have provided repairs that help create a safe and healthy environment to families who are unable to make these repairs.

**VI. Feedback/Other:** Please provide any additional comments or feedback you may have about the program or CDBG funding in general.

**VII. HUD Performance Outcome Measurement System:** Please report the total number of **UNDUPLICATED** households served **THIS quarter** in the following tables:

**Households Assisted by this CDBG-Funded Activity**

	No.
<b>Total Number of NEW Unduplicated Households Assisted</b>	1
Female Head of Household	0
Elderly persons (65+)	1

**Income Status (% of Median Family Income "MFI")**

	No.
Total Persons Assisted (0 – 30% MFI)	1
Total Persons Assisted (31– 50% MFI)	2
Total Persons Assisted (51 – 80% MFI)	9
Total Persons Assisted (81% MFI or above)	

**Race / Ethnicity of Persons Assisted**

<b>Race Categories</b>	<b>Race Totals</b>	<b>Ethnicity: Hispanic or Latino</b>
American Indian/Alaska Native		
American Indian/Alaska Native and White		
Asian		
Asian and White		
Black/African American		
Black/African American and White		
Native Hawaiian/Other Pacific Islander		
White	12	
Other		
<b>Total Number of Households Assisted</b>		



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[www.albanyoregon.gov/cdbg](http://www.albanyoregon.gov/cdbg)

Agency Name:		Project Activity:	
Agency Address:		Telephone:	Fax:
Contact Person (Name/Title):		E-mail Address:	
Quarterly Report Period (check one): <input type="checkbox"/> July 1 – Sept 30 <input type="checkbox"/> Oct 1 – Dec 31 <input type="checkbox"/> Jan 1 – Mar 30 <input type="checkbox"/> Apr 1 – June 30			Year:
Signature:		Date:	

- I. **Activity/Program Status**. Provide a brief summary of progress on meeting goals and performance measures described in your application and CDBG contract.

**If there is little or no progress to report, please explain:**

- a) the circumstances and challenges; and
- b) outline plans, steps, and strategies to complete activity/address issues (attach additional pages or complete form in word).

- II. **Do you see any obstacles to completing the performance measures for the activity/program within the contract period?**

- III. **Please calculate and describe any program match provided (other sources of funds, staff time, volunteers, etc.).**

CDBG funds spent this quarter: \_\_\_\_\_ Value of match this quarter: \_\_\_\_\_

IV. Please briefly describe the benefits that Albany CDBG funds have provided to your program/activity.

V. **Feedback/Other:** Provide any additional comments or feedback about the CDBG program or funding.

VI. Total number of unduplicated (new) clients served this quarter: \_\_\_\_\_

VII. **HUD Performance Outcome Measurement System:** Please report data about the **NEW UNDUPLICATED** people (or households) served THIS quarter in the following tables:

**Persons (or households) Assisted by this CDBG-Funded Activity**

	No.
<b>Total Number of Unduplicated Persons Assisted</b>	
Female Head of Household	
Homeless Individuals (including children, youth)	
Elderly persons (62+)	

Income -% of Median Family Income "MFI"	No.
Extremely Low Income (0 – 30% MFI)	
Very Low Income (31– 50% MFI)	
Low Income (51 – 80% MFI)	
Over (81% MFI or above)	
Presumed Benefit Clientele	

**Race / Ethnicity of Persons or Households Assisted**

Race Categories	Race Totals	Ethnicity:
		Hispanic or Latino
American Indian/Alaska Native*		
American Indian/Alaska Native* and White		
Am.Indian/Alaska Native*and Black/African		
Black/African American		
Black/African American and White		
Asian		
Asian and White		
Native Hawaiian/Other Pacific Islander		
White		
Other		
<b>Total Number of Persons Assisted:</b>		

\* NOTE: HUD does not consider Hispanic or Latino to be a race for reporting purposes; residents whose ancestors are from South America or Central America, are "American Indian or Alaska Native."



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Agency Name:		Project Activity:	
Agency Address:		Telephone:	Fax:
Contact Person (Name/Title):		E-mail Address:	
Quarterly Report Period (check one): <input type="checkbox"/> July 1 – Sept 30 <input type="checkbox"/> Oct 1 – Dec 31 <input type="checkbox"/> Jan 1 – Mar 30 <input type="checkbox"/> Apr 1 – June 30			Year:
Signature:		Date:	

- I. **Activity/Program Status**. Provide a brief summary of progress on meeting goals and performance measures described in your application and CDBG contract.

**If there is little or no progress to report, please explain:**

- a) the circumstances and challenges; and
- b) outline plans, steps, and strategies to complete activity/address issues (attach additional pages or complete form in word).

- II. **Do you see any obstacles to completing the performance measures for the activity/program within the contract period?**

- III. **Please calculate and describe any program match provided (other sources of funds, staff time, volunteers, etc.).**

CDBG funds spent this quarter: \_\_\_\_\_ Value of match this quarter: \_\_\_\_\_

IV. Please briefly describe the benefits that Albany CDBG funds have provided to your program/activity.

V. **Feedback/Other:** Provide any additional comments or feedback about the CDBG program or funding.

VI. Total number of unduplicated (new) clients served this quarter: \_\_\_\_\_

VII. **HUD Performance Outcome Measurement System:** Please report data about the **NEW UNDUPLICATED** people (or households) served THIS quarter in the following tables:

**Persons (or households) Assisted by this CDBG-Funded Activity**

	No.
<b>Total Number of Unduplicated Persons Assisted</b>	
Female Head of Household	
Homeless Individuals (including children, youth)	
Elderly persons (62+)	

Income -% of Median Family Income "MFI"	No.
Extremely Low Income (0 – 30% MFI)	
Very Low Income (31– 50% MFI)	
Low Income (51 – 80% MFI)	
Over (81% MFI or above)	
Presumed Benefit Clientele	

**Race / Ethnicity of Persons or Households Assisted**

Race Categories	Race Totals	Ethnicity:
		Hispanic or Latino
American Indian/Alaska Native*		
American Indian/Alaska Native* and White		
Am.Indian/Alaska Native*and Black/African		
Black/African American		
Black/African American and White		
Asian		
Asian and White		
Native Hawaiian/Other Pacific Islander		
White		
Other		
<b>Total Number of Persons Assisted:</b>		

\* NOTE: HUD does not consider Hispanic or Latino to be a race for reporting purposes; residents whose ancestors are from South America or Central America, are "American Indian or Alaska Native."

Dear City Council,

We, the Community Development Commission of Albany, Oregon, are writing to formally request the establishment of a dedicated task force to address the pressing issue of houselessness within our city.

As you know, the closure of the city-sanctioned camping space has led to a dispersal of individuals experiencing houselessness into our parks and surrounding woodlands. This situation presents several challenges:

- **Strain on City Services:** Increased calls for service related to sanitation, public safety, and park maintenance are stretching our resources.
- **Impact on Outside Agencies:** Non-profit organizations and social service providers are facing difficulties in locating and providing essential services to this dispersed population.
- **Environmental Concerns:** The presence of encampments in natural areas raises concerns about sanitation, waste disposal, and potential environmental damage.
- **Quality of Life:** The existence of unhoused people living in public spaces impacts the quality of life for the unhoused and all residents.

Research supports the effectiveness of task forces in addressing complex social issues like houselessness. For example, a study by the National Alliance to End Homelessness found that communities with dedicated task forces were significantly more likely to implement comprehensive strategies and secure funding for housing and support services.

We propose that this task force be composed of:

- Representatives from the City Council and Appropriate City Commissions
- Law enforcement and public safety officials
- Social service providers and non-profit leaders
- Business community representatives
- Individuals with lived experience of houselessness

The task force should be charged with:

- Conducting a comprehensive needs assessment of the houseless population in Albany.
- Developing a strategic plan with measurable goals to address houselessness.
- Identifying funding sources and advocating for policy changes at the local, state, and federal levels.
- Fostering collaboration among city departments, non-profit organizations, and community stakeholders.

We believe that a dedicated task force will provide the focused attention and coordinated effort needed to effectively address houselessness in our community. We urge the City Council to approve this request and take prompt action to establish this important body.

Sincerely,

The Community Development Commission of Albany, Oregon