



RESOLUTION NO. 6885

A RESOLUTION AMENDING ALBANY'S COMMUNITY DEVELOPMENT BLOCK GRANT 2018-2022 CONSOLIDATED PLAN AND 2018 ACTION PLAN AS ADOPTED BY RESOLUTION NO. 6720

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

WHEREAS, the City is required to develop a five-year strategic plan to assess housing and community development needs and set goals and priorities to address needs over the 2018-2022 Consolidated Plan period; and

WHEREAS, the 2018 Action Plan describes the activities and programs to be delivered with 2018 CDBG program year funds to address priority needs identified in the 2018-2022 Consolidated Plan; and

WHEREAS, the City adopted the 2018-2022 Consolidated Plan and 2018 Action Plan by Resolution No. 6720 on June 27, 2018; and

WHEREAS, the Plans anticipated demand for property acquisition for affordable housing and a proposal for a specific property and project has not been received to date; and

WHEREAS, the City received an additional allocation of CDBG funds to prevent the spread of and mitigate the impacts of the novel coronavirus (COVID-19) on businesses and residents, and demand for housing rehabilitation is currently greater than the need for property acquisition; and

WHEREAS, the City proposes to substantially amend the 2018-2022 Consolidated Plan and 2018 Action Plan to respond to changing priority needs and to COVID-19; and

WHEREAS, the City held a 30-day comment period on the proposed substantial amendments and published notice of the comment period and council hearings in the Albany Democrat-Herald; and

WHEREAS, the Albany Community Development Commission held a public meeting regarding the proposed amendments on April 20, 2020, and the Albany City Council held a public hearing on May 13, 2020, on the amendments, and all comments were accepted.

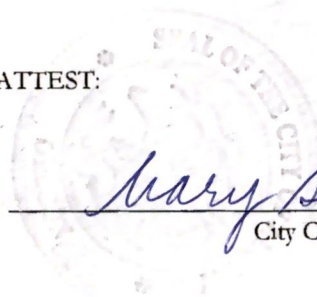
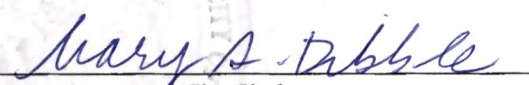
NOW, THEREFORE, BE IT RESOLVED that the Albany City Council hereby amends the 2018-2022 Consolidated Plan and 2018 Action Plan adopted by Resolution No. 6720 as described and attached hereto as "Exhibit A."

DATED AND EFFECTIVE THIS 13TH DAY OF MAY 2020.



Mayor

ATTEST:

City Clerk



CITY OF ALBANY

2018 ACTION PLAN SUBSTANTIAL AMENDMENT #1

SUMMARY OF AMENDMENTS:

Reallocate unspent \$65,000 in the 2018 Action Plan to emergency small business support (\$29,000) and housing rehabilitation (\$36,000).

PURPOSE OF PROPOSED AMENDMENTS:

Due to lack of demand for down payment assistance funds and no timely project for property acquisition funds, the City proposes to shift unspent funds to emergency business support due to the coronavirus pandemic, and to help fund the 2020 application for housing rehabilitation program funding, which has a waiting list.

PLAN AMENDMENTS:

Proposed amendments are shown using red underline for new text and ~~strikeout~~ formatting indicates text to be deleted. Only applicable 2018 Action Plan sections are shown.

AP-20 Annual Goals and Objectives

Staff Comments: 2018 annual goals are proposed to be reordered and modified to address changing community needs.

#	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create Affordable Housing Opportunities	2018	2022	Affordable Housing	Citywide	Increase Affordable Housing Opportunities Acquire or create new affordable housing	\$20,000 \$45,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted Acquisition: 1 Properties
<u>1</u>	<u>Small Business Support</u>	<u>2018</u>	<u>2022</u>	<u>Economic Development</u>	<u>Citywide</u>	<u>Support small businesses, create/retain jobs</u>	<u>\$29,000</u>	<u>Jobs created/retained: 3</u> <u>Businesses Assisted: 3</u>
<u>2</u>	<u>Preserve Affordable Housing</u>	<u>2018</u>	<u>2022</u>	<u>Affordable Housing</u>	<u>Tract 204</u> <u>Tract 205</u> <u>Tract 208.1</u> <u>Tract 208.2</u>	<u>Improve Livability of Affordable Housing</u>	<u>\$90,000</u> <u>+\$36,000</u> <u>\$126,000</u>	<u>Homeowner Housing Rehabilitated: 34 Housing Units</u>

Goal Descriptions

The proposed goals respond to community needs identified during the 2018-2022 Consolidated Plan outreach process and in the development of the 2019 Action Plan. The original 2018 Plan goal is being replaced with the goal below to respond to needs and impacts caused by the coronavirus pandemic.

1	Goal Name	<u>Small Business Support</u>
	Goal Description	<u>Help small businesses respond to the impacts of the coronavirus to retain or create jobs.</u>

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 2018. The projects reflect priorities that were identified in the development of the 2018-2022 Consolidated Plan. Project details are provided in Section AP-38 Project Summary Information.

Staff Comments: 2018 projects are being modified to address current needs.

#	Project Name
1	2018 Homebuyer Assistance <u>Small Business Support</u>
2	2018 Property Acquisition and Clearance
3	2018 Housing Rehabilitation
4	2018 Youth Shelter Case Management Services
5	2018 Emergency Shelter Operations
6	2018 Child Abuse Prevention Services
7	2018 Food and Furniture Distribution
8	2018 Senior Companion Program
9	2018 Microenterprise Development
10	2018 Sunrise Park Public Improvements
11	2018 Sidewalk and Curb Ramp Program
12	2018 CDBG Administration and Planning

Table 4 2 – Project Information

AP-38 Projects Summary Information

Staff Comments: The content in original Projects #1 and #2 will be deleted; new Project #1 is proposed, and Project #3 is amended.

1	Project Name	<u>Small Business Support</u>
	Target Area	<u>Citywide</u>
	Goals Supported	<u>Enhance Economic Opportunities</u>
	Needs Addressed	<u>Create and retain jobs</u>
	Funding	<u>CDBG: \$29,000</u>
	Planned Activities	<u>Low-interest loans to small businesses</u>
	Target Date	<u>12/31/2020</u>

	Estimate the number and type of families that will benefit from the proposed activities	<u>Three businesses</u>
3	Project Name	2018 Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	Preserve Affordable Housing
	Needs Addressed	Improve the condition and livability of existing affordable housing
	Funding	CDBG: \$90,000 <u>\$126,000</u>
	Description	This activity will provide housing rehabilitation services to preserve housing occupied by LMI households and will improve housing conditions and longevity and will reduce housing-cost burden for the benefiting household.
	Target Date	6/30/2019 <u>12/31/2020</u>
	Estimate the number and type of families that will benefit from the proposed activities	Three <u>Four</u> LMI households will benefit from this activity



CITY OF ALBANY

2018 ACTION PLAN

**FOR THE CITY OF ALBANY
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS**

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

Executive Summary

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

1. Introduction

The City of Albany is an entitlement jurisdiction receiving a federal formula grant from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program. The purpose of the CDBG program is to provide decent housing, a suitable living environment, and expand economic opportunities, primarily for low- and moderate-income residents.

All CDBG-funded activities must meet one of three HUD-defined National Objectives:

- Benefit to low- and moderate-income (LMI) persons;
- Aid in the prevention or elimination of slums or blight; and
- Meet urgent needs to alleviate emergency conditions.

CDBG statutes require recipients to spend 70 percent of all CDBG funds to benefit LMI persons. In addition, CDBG program activities, when considered as a whole, must not benefit moderate-income persons (those earning 50 to 80 percent of the median income) to the exclusion of low-income persons (residents earning less than 50 percent of the median income).

The 2018 Action Plan is the City's first plan that outlines how the City will target program year 2018 CDBG funds to address needs and goals identified in the 2018-2022 Consolidated Plan. The CDBG program requires entitlement jurisdictions to prepare five-year strategic plans to identify housing, community, and economic development priorities. The plan priorities are a result of agency consultations, citizen participation, and analysis of data and trends of a comprehensive set of variables that affect livability and sustainability.

Each year, entitlement jurisdictions must submit an Action Plan to HUD that describes the specific planned uses for CDBG funding and how program requirements will be satisfied.

2. Summarize the objectives and outcomes identified in the Plan

The 2018 Annual Action Plan (2018 Plan) is the first plan to address goals and objectives identified in Albany's 2018-2022 Consolidated Plan. The 2018 Plan objectives and outcomes were developed through citizen participation and agency consultations over the past year and an assessment of needs identified in the 2018-2022 Consolidated Plan.

The City will use 2018 CDBG program funds to address the following Consolidated Plan goals and objectives with the proposed activities.

- Create affordable housing opportunities - through home buyer assistance programs for Albany's low- and moderate-income residents and residential property acquisition that would provide new, affordable housing in the Consolidated Plan period.
- Preserve and improve existing affordable housing – through housing rehabilitation loans and grants and energy efficiency improvements that improve the integrity, safety, and livability of existing housing occupied by LMI residents.
- Reduce homelessness - through public services grants to shelters for general operation costs including meals, case management, and life skills/employment training for homeless youth and adults.
- Provide services to special needs and low-income residents – through child abuse prevention services, food boxes, and furniture to homeless and low-income residents, senior companion program for elderly adults, and fair housing education, outreach, and monitoring.
- Increase economic opportunities for Albany's low- and moderate-income residents – through technical assistance and training to microenterprises and entrepreneurs to help them establish businesses and add local jobs; and support and grants to small business to offset costs to add employees.
- Improve access to opportunities – through public accessibility and infrastructure improvements at Sunrise Park and in Albany's target area Census Tracts.
- Remove blighting influences- and revitalize and strengthen neighborhoods by investing in housing needs.

The 2018 Action Plan activities will primarily benefit Albany's LMI residents, with funding priorities to agencies that work to prevent homelessness.

Expected Resources

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

Introduction

As an entitlement jurisdiction, the City of Albany receives an annual Community Development Block Grant (CDBG) fund from HUD. The City’s 2018 annual formula grant is \$410,906. The City estimates \$240,000 of prior year resources will be unspent on June 30, 2018. The City expects that all the prior year activities will be completed by December 31, 2018.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$410,906	0	\$240,000	\$650,906	\$1,500,000	Unspent funds from earlier program years will be depleted this year.

Table 1 - Expected Resources – Priority Table

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

Anticipated leveraged resources for programs proposed in the 2018 Action Plan are identified below.

- Public Services – all public service subrecipients will provide a match of at least 100 percent; the City estimates a leverage of \$100,000. The primary source of matching funds is private donations but includes some other state and federal funds.
- Housing Rehabilitation and Down Payment Assistance – programs will leverage roughly \$50,000.
- Sunrise Park Public Improvements – will leverage local City parks and recreation funding of \$50,000.
- Economic Opportunities – microenterprise assistance is anticipated to leverage \$20,000 in private funds.

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

Not Applicable.

Discussion

None.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create Affordable Housing Opportunities	2018	2022	Affordable Housing	Citywide	Increase Affordable Housing Opportunities Acquire or create new affordable housing	\$20,000 \$45,000	Direct Financial Assistance to Homebuyers: <i>2 Households Assisted</i> Acquisition: <i>1 Properties</i>
2	Preserve Affordable Housing	2018	2022	Affordable Housing	Tract 204 Tract 205 Tract 208.1 Tract 208.2	Affordable Housing Condition	\$90,000	Homeowner Housing Rehabilitated: <i>3 Household Housing Units</i>
3	Reduce Homelessness	2018	2022	Homeless		Homelessness	\$35,900	Homeless Person Overnight Shelter: <i>170 Persons Assisted</i>
4	Serve Special Needs and LMI residents	2018	2022	Homeless Non-Homeless Special Needs		Homelessness Special Needs Populations LMI Households	\$22,000	Public service activities other than Low/Moderate Income Housing Benefit: <i>250 Persons Assisted</i>
5	Enhance Economic Opportunities	2018	2022	Non-Housing Community Development	Citywide	Microenterprise development, advising and technical assistance (Spanish and English)	\$18,000	Non-Housing Community Development: <i>20 Persons Assisted</i>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Increase Access to Opportunities	2018	2022	Non-Homeless Special Needs	Tract 204 Tract 205 Tract 208.1 Tract 208.2	Public facility accessibility improvements, safe routes to schools	\$98,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Benefited

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Create Affordable Housing Opportunities
	Goal Description	In PY 2018, new affordable housing opportunities will be created through home buyer down payment assistance programs and acquisition of residential property for future construction of affordable housing.
2	Goal Name	Preserve and Improve Affordable Housing
	Goal Description	Maintain and improve the quality of Albany's affordable housing stock through housing rehabilitation programs.
3	Goal Name	Reduce Homelessness
	Goal Description	Reduce homelessness by supporting agencies that help homeless residents transition out of homelessness. PY 2018 CDBG activities will include: <ul style="list-style-type: none"> Youth shelter services and case management to reconnect youth with families or to live successfully on their own. Support overnight shelter operations.
4	Goal Name	Provide Needed Public Services
	Goal Description	Support agencies that provided needed services to Albany's LMI and special needs populations. In the 2018 Action Plan, the city will provide public services grants to four agencies for different programs. Two programs are being reported under the Homelessness goal. The remaining two public service activities include the following: <ul style="list-style-type: none"> Family support intervention program to prevent child abuse and foster care placements; and Food boxes and furniture for low-and-moderate income residents.
5	Goal Name	Create Economic Opportunities
	Goal Description	2018 program year funds will be used to provide small grants to small businesses for job creation and will enable low-mod residents to access microenterprise and small business development courses at the community college for free.

6	Goal Name	Increase Access to Opportunities
	Goal Description	Sidewalk, curb ramp and intersection safety improvements will be made in public rights-of-way or at public facilities in Albany’s low-mod Census Tracts.
7	Goal Name	Remove Blighting Influences
	Goal Description	The City will finish the Sunrise Park remodel that removed blighted and unsafe conditions in low-mod Census Tract 208.2 and will acquire blighted residential property.

Table 3 – Goal Descriptions

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

The City does not receive HOME funds.

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 2018. The projects reflect priorities that were identified in the development of the 2018-2022 Consolidated Plan. Project details are provided in Section AP-38 Project Summary.

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Table 4 – Project Information

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

The Community Development Commission (CDC) evaluated performance of existing programs, assessed community needs through agency consultations and public surveys, and reviewed applications for public services to determine allocation priorities for physical year 2018.

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

Projects

AP-38 Projects Summary

Project Summary Information

Table 5 – Project Summary

1	Project Name	2018 Home Buyer Assistance
	Target Area	Citywide
	Goals Supported	Create Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$20,000
	Description	This project will help low and moderate-income Albany residents become homeowners.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	At least two low-mod Albany households will become homeowners.
	Location Description	Yet to be determined.
	Planned Activities	Willamette Neighborhood Housing Services will provide "Extra-Step Down Payment" assistance to Albany residents to help them qualify for a mortgage. The down payment assistance is structured as a \$10,000 zero-percent deferred loan.
2	Project Name	2018 Acquisition and Clearance
	Target Area	Census Tracts 204, 205, 208.1, 208.2
	Goals Supported	Create Affordable Housing; Remove Blighting Influences
	Needs Addressed	Improve the quality and livability of Albany's affordable housing
	Funding	CDBG: \$45,000
	Description	One of Albany's priority needs in the 2018-2022 Con Plan is to create affordable housing. The City hopes to do this through acquisition of blighted residential properties and clearance to make way for new affordable housing units.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	At least one household will eventually be provided affordable housing.
	Location Description	Yet to be determined.
	Planned Activities	Acquire one residential property and clear dilapidated structures and junk/debris from the site if funds remain.

3	Project Name	2018 Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	Preserve Affordable Housing
	Needs Addressed	Improve the condition and livability of existing affordable housing
	Funding	CDBG: \$90,000
	Description	This activity will provide housing rehabilitation services to preserve housing occupied by LMI households and will improve housing conditions and longevity and will reduce housing-cost burden for the benefiting household.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Three LMI households will benefit from this activity
	Location Description	Multiple locations, yet to be determined.
	Planned Activities	Willamette Neighborhood Housing Services will manage a revolving loan fund program that will provide no-interest deferred loans to low-mod households for housing rehabilitation and energy efficiency improvements.
4	Project Name	2018 Youth Shelter Case Management Services
	Target Area	Census Tract 204
	Goals Supported	Homelessness Public Services
	Needs Addressed	Homelessness
	Funding	CDBG: \$15,000
	Description	This Public Services activity will provide emergency shelter, case management and supportive services to runaway, homeless, and at-risk youth ages 10 to 18.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 20 Albany youth who are homeless or at risk of becoming homeless.
	Location Description	1260 7th Ave SE; Albany, OR 97321
	Planned Activities	The Albany House shelter has beds for 10 youth. Youths enter one of two different program tracks depending on their needs, strengths, and situations. Each youth works with trained staff to create a case plan. Most homeless youth are approved for a 72-hour stay, which can be extended as circumstances require. The "transitional living" program is a second option for youth ages 15 to 18 that are unable to return to a suitable home. This program encourages self-sufficiency through the Positive Youth Development approach, giving young people opportunities to exercise leadership, build skills, and get involved in their communities.

5	Project Name	2018 Emergency Shelter Operations
	Target Area	Census Tract 208.1
	Goals Supported	Homelessness
	Needs Addressed	Homelessness Special Needs Populations
	Funding	CDBG: \$20,900
	Description	Public Services grant for emergency shelter operations of the new expanded homeless shelter operated by Signs of Victory Mission (SOV)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This activity is estimated to benefit at least 150 unduplicated homeless residents.
	Location Description	450 11 th Avenue SE; Albany, OR 97322
	Planned Activities	SOV's 110-bed facility will provide emergency shelter to Albany area residents and work with residents to regain independence and move into housing. The shelter provides family style meals that are open to anyone three times daily, clothing, hygiene, laundry, transportation and support to help residents become self-sufficient.
6	Project Name	2018 Child Abuse Prevention Services
	Target Area	Citywide
	Goals Supported	Prevent Homelessness Provide Needed Public Services
	Needs Addressed	Prevent child abuse and foster care placement
	Funding	CDBG: \$14,000
	Description	Family Tree Relief Nursery (FTRN) will use a CDBG Public Services grant to prevent child abuse through the Therapeutic Childhood Program and home-based services provided to high-risk families with children under the age of three.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This public services activity is estimated to benefit 30 Albany residents in 10 households identified as at-risk for child abuse.
	Location Description	Not site specific.
	Planned Activities	A trained interventionist educates parents impacted by domestic violence and substance abuse in how to make safe choices to build healthy families and prevent foster care placements. The program also prepares children for kindergarten by developing their physical, social, and emotional skills. The agency also offers many complementary services in collaboration with other agencies, such as distribution of food boxes to their low-income clients.

7	Project Name	2018 Food and Furniture Distribution
	Target Area	Citywide
	Goals Supported	Provide Needed Public Services
	Needs Addressed	Homelessness Special Needs Populations Extremely Low Income and Low Income
	Funding	CDBG: \$6,000
	Description	Provide healthy food boxes and furniture to low-mod households.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This activity is estimated to benefit 200 low-income unduplicated Albany residents.
	Location Description	Citywide
	Planned Activities	Furniture Share will deliver healthy food boxes with fresh fruits and vegetables and quality used furniture to low income individuals and families in need to reduce housing costs. Recipes and conversation starters are included. The goals of the program are to encourage healthy habits and lifestyles.
8	Project Name	2018 Senior Companion Program
	Target Area	Citywide
	Goals Supported	Provide Needed Public Services
	Needs Addressed	Provide services and companionship to elderly residents to help them remain independent as long as possible.
	Funding	CDBG: \$2,000
	Description	Pubic Services grant to Cascades West Council of Governments to pay for transportation costs incurred by the volunteer companions.
	Target Date	6/30/19
	Estimate the number and type of families that will benefit from the proposed activities	50 elderly residents will benefit from this activity.
	Location Description	Citywide
	Planned Activities	The Senior Companion Program matches low-income (200% poverty level) mobile seniors aged 55+ with home-bound seniors in exchange for a small stipend (other funds). Companions provide friendship and assistance to adults who have difficulty with daily living tasks, such as shopping or paying bills, and also give families or professional caregivers time off. As a result, many seniors can remain independent in their homes instead of having to move to more costly institutional care. Roughly 10 companions will serve 15-40 hours per week.

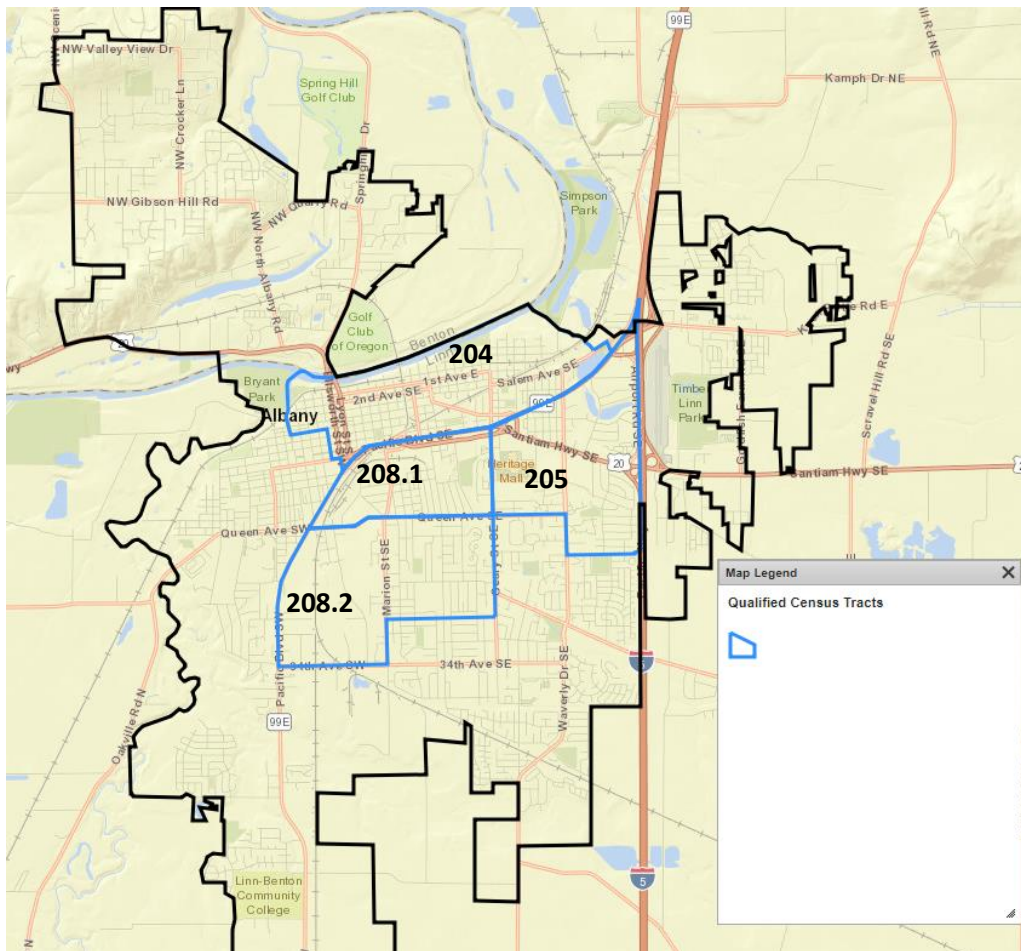
9	Project Name	2018 Microenterprise Development
	Target Area	Citywide
	Goals Supported	Create Economic Opportunities
	Needs Addressed	Support small business development and provide employment opportunities for Albany's low and moderate-income residents.
	Funding	CDBG: \$18,000
	Description	Provide entrepreneurs and existing microenterprises (businesses with 5 or fewer employees) with advising, technical assistance and small business grants to support business growth and create jobs for LMI residents.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	20 low or moderate-income residents will benefit from this activity.
	Location Description	Linn Benton Community College; 6500 Pacific Blvd SW
	Planned Activities	CDBG funds will enable low-mod Albany entrepreneurs and microenterprises to receive technical assistance, education and one-on-one advising to start and sustain a business and create low-mod jobs through free or reduced cost tuition at Linn Benton Community College.
10	Project Name	2018 Sunrise Park Public Improvements
	Target Area	Census Tract 208.2
	Goals Supported	Increase Access to Opportunities Remove Blighting Influences
	Needs Addressed	Accessibility
	Funding	CDBG: \$40,000
	Description	Install a new path with lighting in Sunrise Park.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	These public improvements in the Sunrise Park and Sunrise Elementary School area are expected to benefit 500 LMI area residents.
	Location Description	2275 Thurston St SE; Albany, OR 97322
	Planned Activities	CDBG funding will put a new path with lighting in Sunrise Park in LMI Census Tract 208. This project will remove blighting influences in the park, improve the safety and livability of areas around Sunrise Park and Sunrise Elementary School, and provide a safe route to schools.
11	Project Name	2018 Sidewalk and Curb Ramp Program
	Target Area	Census Tracts 204, 205, 208.1, 208.2
	Goals Supported	Increase access to opportunities Removing Blighting Influences
	Needs Addressed	Safe and accessible sidewalks and curb ramps, safe routes to schools and amenities
	Funding	CDBG: \$58,000

	Description	City staff, residents and University of Oregon students identified areas in Albany's low-mod Census Tracts where curb ramps and sidewalks are needed along several pedestrian and cycling routes to neighborhood schools, parks, services and other amenities. Several busy intersections are not well-identified to warn motorists of pedestrians crossing.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that accessibility improvements will benefit 100 residents in the Sunrise Park and school area neighborhood.
	Location Description	Undetermined public right-of-way
	Planned Activities	This activity will provide infill and replacement sidewalk and curb ramps in low-income census tracts.
12	Project Name	2018 Program Administration and Planning
	Target Area	
	Goals Supported	All
	Needs Addressed	All
	Funding	CDBG: \$82,006
	Description	2018 program administration and planning expenses and fair housing activities.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This activity will provide the administration and support needed to carry out the other Action Plan activities that will provide direct benefits to families and individuals.
	Location Description	Albany City Hall, 333 Broadalbin St SW, Albany, OR 97321
Planned Activities	Prepare CAPER, next Action Plan, update citizen participation plan, run PR reports, process IDIS reimbursements, prepare subrecipient contracts and reporting forms, monitor subrecipients and grant projects, prepare environmental review records, agency consultations, attend agency meetings, coordinate fair housing education and outreach, etc.	

AP-50 Geographic Distribution – 91.220(f)

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

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



Geographic Distribution

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

Table 6 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

In the 2018 Action Plan, the City will focus funding on improving housing units, removing blighting influences, and improving accessibility and access to opportunities in the target area Census Tracts. The City estimates 50 percent of its 2018 CDBG entitlement award will be spent in these areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

The City of Albany’s low-income housing rehabilitation program will help improve the quality and livability of Albany’s existing affordable housing stock. The City will allocate funds to continue the down payment assistance programs to promote home ownership.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	5
Special-Needs	0
Total	5

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	3
Acquisition of Existing Units (Homebuyer Assistance)	2
Total	5

Table 8 - One Year Goals for Affordable Housing by Support Type

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

Not applicable.

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

Not applicable.

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

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

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

Introduction

The Albany region has a network of agencies that provide homeless and non-homeless special needs residents with emergency shelter, case management, job and life skills training, support for victims of domestic violence, child abuse prevention, medical and dental support, soup kitchens, food and clothing pantries. Public agencies provide needed services to residents with mental illness, developmental disabilities, addictions, Veterans, and seniors. Community Services Consortium receives and manages Emergency Homeless Assistance and Emergency Solutions Grants to prevent homelessness and provide rapid-rehousing assistance for homeless residents.

Despite these efforts, the lack of affordable housing has increased the number of days residents are homeless. Finding and affording permanent housing makes it more challenging to transition out of homelessness. Increased housing costs are causing more residents to become homeless due to increased housing costs.

The City of Albany uses a competitive grant application process to identify the activities that will address priority unmet needs and provide the most benefit to Albany's homeless and non-homeless special needs residents.

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

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

The 2017 Point-in-Time Count found 180 homeless residents in Linn County, with 113 being sheltered and 67 unsheltered, including 56 chronically homeless residents. Many of the unsheltered homeless residents suffer from mental illness and/or addiction and are homeless by choice. The McKinney Vento 2016-17 school year count of Greater Albany Public School District students was 272, including 80 unaccompanied youth.

Since the 2017 count, Signs of Victory Mission(SOV) opened a larger shelter tripling its capacity to serve Albany residents – providing 97 beds and four rooms for families with a capacity of 110. All shelters reported being at capacity through the winter months of 2017-2018.

The City prepared a survey for shelter providers to distribute in December 2017 in hopes to capture input from unsheltered individuals. Fifty-two homeless persons completed the survey while using the SOV day-warming center. The purposes of the survey were to identify causes of homelessness, greatest needs, and to determine if individuals had sought services and stayed in area shelters. Responses indicate lack of affordable housing and lack of income as the biggest barriers to getting into permanent housing. Evictions, credit history and addiction were also leading causes. Most responders want to be in permanent housing and have stayed at area shelters.

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

1. Actively participate on the Homeless Enrichment and Rehabilitation Team (HEART) for ongoing planning, coordination, and consultation around addressing issues around homelessness.
2. Support efforts to identify and address causes of homelessness and reasons unsheltered homeless are not in shelter.
3. Support the annual homeless resource fairs. These fairs provide a variety of services (medical, dental, vision screenings, healthcare sign ups, identification, shelter services, haircuts, etc.) to Albany's homeless and extremely low-income residents at risk of becoming homeless.
4. Work with the Albany Police Department to identify and monitor Albany's homeless camps to encourage residents to seek supportive services.

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

The City consults with shelters and service providers annually and participates in community conversations and HEART meetings to keep a pulse on shelter and transitional housing needs and potential projects. The City uses a competitive grant application process to identify the activities that will address priority unmet needs and provide the most benefit to Albany's homeless and non-homeless special needs residents. Applications were received for shelter operations, but none were received for transitional housing needs.

The City awarded 2018 Public Services grants to Signs of Victory Mission to support operations at the new shelter and to Jackson Street Youth Services for case management at the youth shelter.

Albany Helping Hands shelter has successfully acquired property to provide transitional housing for sex offenders and a separate facility for women with children. Jackson Street Youth Services is in the process of acquiring property to add transitional beds for youth 18 to 24.

Since the 2017 count, Signs of Victory Mission(SOV) opened a larger shelter tripling its capacity to serve Albany residents – providing 97 beds and four rooms for families with a capacity of 110. All shelters reported being at capacity through the winter months of 2017-2018.

Over the past ten years, the City has provided CDBG resources and other funding and support to both of Albany's adult homeless shelters and the youth shelter to help address emergency and transitional needs of homeless 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.

The City of Albany's 2018 Action Plan goals to help homeless persons make the transition to permanent housing and to preventing future homelessness include the following projects/services):

- Homeless and Unaccompanied Youth Support Services –A CDBG public services grant will provide emergency and transitional housing, case management, and support services for 20 of Albany's unaccompanied youth. The shelter programs promote self-sufficiency using the Positive Youth Development approach and work to reunite youth with family or ensure they exit shelter services into a safe environment.
- Homeless Adults – CDBG public service funds will provide operational support to the new SOV shelter. The shelter has implemented milestones for residents to achieve to help them secure jobs, housing, or other needs to move them out of homelessness.

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

The following programs and services provided by Albany agencies help prevent Albany's low-income and at-risk residents from becoming homeless. These agencies did not request CDBG funding this program year for the described services.

2018 CDBG funds will support efforts to prevent child and infant abuse and foster care placements. *Family Tree Relief Nursery (FTRN)* will use a Public Services grant to provide a home-based intervention service for high-risk families struggling with domestic violence and substance abuse. The FTRN works with parents and children to strengthen and keep families together and to prevent abuse and foster care placements.

2018 Public Services funds will be granted to **Furniture Share** to deliver healthy food boxes and quality used furniture, beds, pillows, and sheets to Albany households through their Beds for Kids and Feeding Our Future programs. Furniture Share estimates it will serve 100 Albany households with a dinner table and chairs; 1,800 individuals with a healthy food box; 650 beds, pillows, sheets, and blankets to children who are currently sleeping on the floor; and 750 individuals with basic furniture and household items. Most households served are extremely low-income and many are physically or developmentally disabled, frail, elderly, escaping domestic violence, homelessness, addictions, and mental illness. These services help to provide a suitable living environment for residents and a foundation for improved family experiences and meal time. Children who sleep in beds with a pillow, sheets, and a blanket sleep better have improved health and performance in school. Studies show that family time around a table several times per week can reduce a teen's risk for substance abuse and have improved relationships with their parents and siblings.

These agencies did not request CDBG funding this program year for the described services.

- Ten Albany Oxford Houses that provide housing for more than 130 people recovering from drug and alcohol addiction. Many of these individuals have also been incarcerated and have difficulty finding and staying in permanent housing on their own once released from jail.
- The CSC provides utility assistance, rental assistance, financial fitness classes, and help to renters and homeowners through several programs. They administer federal emergency housing grants to provide emergency housing assistance and rapid re-housing assistance to area homeless and at-risk residents.
- FISH of Albany manages the “toto” fund that helps people return home to their local support systems if they have become homeless in Albany. FISH provides birth certificate or identification services, snack packs for kids, food boxes and baby formula and diapers, medication, transportation vouchers, and clothing to children and families in need.
- The ABC House provides counseling to parents and family members to reduce the incidences of child abuse and consequent homelessness for children and families.
- Willamette Neighborhood Housing Services provides financial fitness assistance and foreclosure prevention counseling for homeowners.

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

Introduction

Thousands of Albany households are experiencing high housing cost burden. Rents have also increased substantially over the last two years, reducing Albany's supply of affordable housing units. The largest barrier to affordable housing in Albany is lack of land available for affordable housing and lack of affordable housing supply that meets the needs of Albany's residents, such as the need for one-bedroom apartments.

Identifying potential barriers to affordable housing is easier than developing strategies and tools to overcome them due to the complexity of making policy changes and amending development regulations.

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

The Market Analysis Section MA-40 and Strategic Plan Section SP-55 of the preceding 2018-2022 Consolidated Plan provide more information on the analysis and the City's proposed strategies to remove or ameliorate the barriers to affordable housing over the five-year plan period.

The City will take the following actions in 2018 that are anticipated to ameliorate some barriers to housing affordability:

- Adopt amendments to the accessory dwelling unit standards to allow them where single-family residences are permitted and to allow more flexibility in their size, design, and development standards.
- Adopt standards that will reduce the time the City has to process and approve applications for affordable housing developments.
- Analyze results of the updated residential buildable land inventory and begin to assess residential land needs. Future actions will include developing strategies to increase the supply of land or tools available to encourage development of affordable housing.

Discussion

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

The City's efforts to evaluate the code for barriers to affordable housing and assess residential land availability in 2018 will help the city assess affordable housing policies and develop strategies for implementation.

AP-85 Other Actions – 91.220(k)

Introduction

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

Actions planned to address obstacles to meeting underserved needs

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

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

Public Services for Homeless and Special Needs Residents. To date, the City has allocated the maximum amount it can to support public services for Albany's low-income and special needs populations. Public services grants are processed through a competitive application process; proposals with highest matches that leverage CDBG resources and those that serve the most number of people score the highest are awarded funds. The City has worked with agencies to identify agency needs that qualify for funding under other eligible activities such as acquisition, rehabilitation, or new construction.

Affordable housing is one of Albany's greatest needs, especially for Albany's households earning less than 50 percent of the area median income. The City consulted with area housing providers to assess agency capacity and resources for housing rehabilitation programs, property acquisition and construction of new housing to determine the most feasible activities that could be carried out in 2018 and planned within the five-year Consolidated Plan period.

Actions planned to foster and maintain affordable housing

In the 2018 program year, the City will use CDBG funds to continue housing rehabilitation programs to improve owner-occupied housing. These programs help to both improve and maintain Albany's existing affordable housing supply and reduce operating and rehabilitation costs for low and moderate-income households.

Over the 2018-2022 Consolidated Plan period, the City plans to invest CDBG funds into a few blocks of Census Tract 204 where blighted conditions exist and there is a concentration of dilapidated trailers with substandard living conditions. In the first two years, the City will acquire a few of the most blighted properties with code violations and uninhabitable living conditions to bank land for new affordable housing in years three through five. In 2018, CDBG funds will be used to acquire at least one property.

Actions planned to reduce lead-based paint hazards

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

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

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

Actions planned to reduce the number of poverty-level families

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

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

In the 2018 program year, the City will provide public services grants to two shelters and two other agencies that serve Albany's homeless residents and Albany's lowest-income households.

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

The City will continue to expand economic opportunities for Albany residents in FY 2018-18 with current year and prior year CDBG resources through the following two programs:

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

Actions planned to develop institutional structure

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

The City works closely with area agencies to identify needs and select subrecipients to carry out activities that address priority needs identified in the Consolidated Plan and in the community. Coordination and communication result in partnerships and collaboration among agencies and ensure successful implementation of the CDBG programs and desired outcomes.

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

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

City staff looks for opportunities to facilitate partnerships among affordable housing and service providers and other organizations in the community, such as faith-based groups that are also serving Albany's vulnerable residents.

During the 2018 program year, the City's efforts to enhance coordination between public and private housing and social service agencies will include:

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

Program Specific Requirements

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

Introduction

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

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(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
Total Program Income:	0

Other CDBG Requirements

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