



COMMUNITY DEVELOPMENT COMMISSION AGENDA

Monday, October 19, 2026

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.

- Call to Order (Chair)
- Roll Call (Staff)
- Approval of September 14, 2026, minutes [Pages 2-3] (Chair)
- Public Comment (Chair)
Persons wanting to provide comments may: email written comments or register to speak by emailing cd.testimony@albanyoregon.gov, or appear in person to speak at the meeting.
- Scheduled Business: (Staff)
 - Introduce Youth Pilot Program Members
 - Agency Consultation Review [Pages 4-27]
 - Application Questions/Scoring Criteria Discussion [Pages 28-30]
 - Quarterly Reports [Pages 31-32]
- 7. Business from the Commission (Chair)
- 8. Business from Staff (Staff)
- 9. Next Meeting Date: November 16, 2026
- 10. 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 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.



COMMUNITY DEVELOPMENT COMMISSION

MINUTES

September 14, 2026

12:00 p.m.

Hybrid – Council Chambers

Approved: **DRAFT**

Call to Order

Vice Chair Robyn Davis called the meeting to order at 12:00 p.m.

Roll Call

Members present: Jim Cole, Keith Bierwirth

Virtual attendees: Robyn Davis, John Robledo, Ron Green

Member Absent: Bessie Johnson (excused), Larry Timm (excused)

Approval of Minutes for August 17, 2026

12:01 p.m.

Motion: Commissioner Cole motioned to approve the minutes as presented. Commissioner Green seconded the motion which passed 5-0.

Public Comment

None.

Scheduled Business

12:02 p.m.

Development Program Analyst, Kaitlin Martin introduced the newest Commissioner, Keith Bierwirth. Bierwirth shared a little about himself with the group. Commissioners introduced themselves and welcomed him to the commission.

Agency Consultations

Todd Noble, director of Linn County Health Services (LCHS), shared what the agency does and how it impacts the county. LCHS has 270 employees, which is the largest agency in the county. He described the different divisions within the agency, the staffing numbers for them and each department's main focus. He also shared some of the challenges Linn County Health Services is experiencing, especially with mental health services. Green asked what could be done on the state level to improve mental health response. Cole noted the disconnect between who is making the decisions and the mental health needs in the state. Bierwirth asked about the coordination of non-profit groups and the overlapping of the services. Anne Catlin, Comprehensive Planning Manager, noted that House Bill 2005 required the city to update the code around zoning for psychiatric facilities. She also shared how the county and city continues to coordinate response services for mental health situations.

Michael Olkin with Linn Benton Housing Authority (LBHA) provided a brief overview of the origination of LBHA as an independent private corporation, contracted by HUD to administer their rental assistance programs. Their primary focus is to administer the long-term rental assistance program (Section 8 vouchers) for both Linn and Benton counties and distribute and manage about 2600 vouchers. The program has a long waitlist and includes different preference levels, based on the composition of the family. Within the total number of vouchers are some specialty vouchers for veterans and aged-out foster participants. There are also about 100 spots for Family Self Sufficiency participants. This program assists families that are interested in becoming self-sufficient with the intent of fully moving away from public assistance. These families are typically pursuing education to increase their income. They work with case workers throughout the process to meet their goals. LBHA performs housing inspections on all those utilizing the vouchers, both at move in and every two years of occupancy. They also have over 200 housing units that they manage. Bierwirth asked if people use their housing vouchers to live in apartment units owned by Health Services. Olkin responded affirmatively. There was also a discussion on the voucher and affordable housing programs, how they differ, the possibility of "double-dipping" between different programs, and the potential of public/private partnerships. Catlin explained how the voucher

program and waitlist work and issues with lack of affordable housing options. Davis asked about the inspection process and Cole asked how inspection “fails” are dealt with.

Economic Development Activity Discussion

Catlin shared that there was unspent prior year CDBG funds. They have been in contact with Oregon Cascades West Council of Governments (OCWCOG), business lending department, to see if there is an opportunity to partner to them to create economic opportunities for small businesses in Albany. Commissioners continued discussions about these economic development funds and potential uses.

Community Participation Plan

Martin explained the program requirements and shared updated copies* with the commissioners. She explained the proposed changes and asked for comments. Commissioners offered their support of the changes. The packet will be taken to the City Council later in the month.

2025 Consolidated Annual Performance Evaluation and Report (CAPER)

Martin shared slides* and explained the contents of the CAPER which will be shared with City Council. The CAPER highlights the accomplishments over the past year. Bierwirth asked what CDC’s responsibility includes for the next year. Both Martin and Catlin explained the process and the CDC’s role as well as other projects and programs that the group will be involved in.

Business from the Commission

None.

Business from Staff

Martin reminded the commissioners about the Community Advisory Group Appreciation Event, scheduled for Wednesday, September 30, 2026, and encouraged commissioners to attend.

Next Meeting Date is October 19, 2026

Adjournment

Vice Chair Davis adjourned the meeting at 1:15 p.m.

Respectfully submitted,

Reviewed by,

Talley Richardson
Administrative Assistant

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.*

PY 2027 AGENCY CONSULTATIONS SUMMARY

Agency Name	Urgent needs or challenges facing clients?	What would it take to address?	Developing/persistent needs	Client Barriers	\$ Sources:	Other Info	Ideas
Albany Partnership	Affordable housing for 30% of below AMI rental units	\$350k to to purchase existing housing	more affordable housing	Affordable food and electricity ia another challenge.	Rent revenues	more housing	
Creating Housing Coillition	Affordable housing and the funding to build and operate.	\$4.4 million to duplicate Hub City Village and \$50k/year to operate/support	Funding for housing support. Needs increasing and funding opportunities decreasing.	Tenant face transportation, language and affordability barriers most importantly housing support.	Rent revenues, Individual donors and smaller grants.	Rent will not exceed 30% of 50% AMI.	
Community Services Consortium (CSC)	Income to support basic needs food, transportation, housing, utilities, child care, medical costs.	Such a vast need unable determine \$\$ amount to address all needs.	Long term rental assistance program for people who are housed but unable to afford expenses.	Insufficient incomes, not enough assistance available, not enough affordable housing and vouchers available.	Federal and State grants	Eviction prevention funding cut \$1 million last year.	Multi-agency collaboration.
Community Oatreach and Assistance Team (COAT)	Affordable housing, temporary shelters that take pets.	Motel shelter program costs approx \$800k for 16 months.	Shortage of temporary shelter spaces, transportation	Housing for those with complex medical needs and sex offender housing.	IHN and statewide shelter support	Collaboration with Crossroads Communities to secure funding through HUD.	
Community Crossroads (Comm Devel Corp for Linn, Benton, Marion, Polk co's)	Lack of housing and housing stability which serve as a catalyst for other issues affecting vulnerable populations.	Not a simple answer as the problem is systemic.	Increased number of young families and fixed-income seniors trending toward houselessness	Transportation, Commuication, Behavioral Health, Culturalfears.	Two state sources, two regional partners, one county agency, and two foundations. Additionally, CRC operates two housing facilities that generate rental revenue.	Collaborative focus-CRC believes that a rising tide lifts all boats.	Funding to Crossroads to help agencies with capacity, grant writing, etc.
Farmworker Housing Development Corporation (FHDC)	Affordable family sized housing, limited housing options and barriers to accessing services.	Affordable housing developments often in millions\$\$-targeted rehab and other improvements are scalable.	More affordable housing and better access to services.	Transportation challenges, cultural barriers, digital access, language needs, childcare, work-schedule restraints and difficulties navigating multiple service systems.	Project-specific state and federal housing funds, Low-Income Housing Tax Credits, permanent and construction financing, grants, local government resources, rental income, and philanthropic or community partnerships.	FHDC is developing Colonia del Valle Próspero, a new affordable housing community-Phase 2 in progress.	Tax relief for affordable housing, predevelopment and land acquisition funding or relief.
Jackson Street Youth Services	Housing instability driven by high move-in costs, limited rental availability, lack of rental history, low incomes, and transportation barriers	Increasing community need unable to determine specific \$\$ amount-but depending on project selected is scalable.	More affordable, safe and developmentally appropriate housing for youth and young adults.	Affordable housing, transportation, youth needs not always well served within adult systems and difficulties navigating systems.	Federal, state, local (CDBG), private grants, service contracts, donations, gifts	Connects youth to community resources for behavioral health, education, employment, health care, benefits, mediation, and housing.	Improved coordination among homelessness services, affordable housing providers, landlords, workforce programs, schools, behavioral health providers, and local government.

CDBG Agency Consultation Questions

Dear Agency Partners and Service Providers – to help the Community Development Commission determine funding priorities for the 2027 CDBG program year, we are asking agencies and community partners to complete this survey to provide input on community needs.

Agency Name: Albany Partnership for Housing and Community Development

- 1) Please provide a brief overview of your agency's mission and the population(s) you serve.

Rent-restricted low-income rental housing provider.

- 2) What types of programs or services does your agency currently provide?

Resident and supportive services for low-income tenants. Also, housing for residents needing behavioral health management services through Linn County Mental Health.

- 3) **a.** What are the most urgent needs or challenges currently facing the clients or community you serve?

The need for more 30% or below AMI rental units.

- b.** Is your agency able to address these needs?

We are providing that income level, but the demand is more than what we have available.

- c.** If your agency could address these needs, how much money would it take?

\$350,000 for another home to purchase.

- d.** If applying for CDBG funding to address these needs is the project scalable? **Yes**

- 4) **a.** Have you observed any developing trends in need or persistent community needs facing Albany's underserved residents not being met? Or neighborhoods or populations that are under or unserved by existing services?

Yes, rents for the 30% or below AMI.

- b.** Is there an agency/entity that could address these needs?

We can if we had the funding we could expand.

- c.** What opportunities do you see for increased collaboration, or use of CDBG funding to better address these community needs?

The same as what we just received in funding for property acquisition.

- d.** Given the limited availability of funding, what innovative strategies has your agency used to maximize resources, leverage partnerships, or secure additional funding sources?

Our organization sustains our services off the revenues we receive for operations.

- 5) What barriers do your clients face in accessing needed services (e.g., transportation, language, affordability)?

CDBG Agency Consultation Questions

They are grateful for their affordable housing. Having affordable food and electricity is challenging.

6) What are your agency's current funding sources? Are there recent changes in funding that have affected the ability to provide these services? Our revenues are off the rents we receive from tenants and Linn County Mental Health helps to support our Behavioral Health Housing.

7) Is there anything else you'd like us to know about your agency and needs or local needs or ideas on how to address needs?
We are pursuing the replacement of 29 modular units at Periwinkle Place. It is unknown at this time if we will have any gap financing needs.

CDBG Agency Consultation Questions

Dear Agency Partners and Service Providers – to help the Community Development Commission determine funding priorities for the 2027 CDBG program year, we are asking agencies and community partners to complete this survey to provide input on community needs.

Agency Name: Creating Housing Coalition

- 1) Please provide a brief overview of your agency's mission and the population(s) you serve.
 - We provide basic affordable housing at reasonable rent. We work to provide housing to those whose circumstances have denied them that right. Rent will not exceed 30% of 50% AMI.
- 2) What types of programs or services does your agency currently provide?
 - Housing and if additional services are needed, referrals to other agencies.
- 3) a. What are the most urgent needs or challenges currently facing the clients or community you serve?
 - Funding – both in building affordable housing and operations.
- b. Is your agency able to address these needs?
 - Building is more difficult due to the lack of funding, however; we have generous donors and smaller grants to address operational needs and expenses.
- c. If your agency could address these needs, how much money would it take?
 - In the current economic climate, duplicating the village would require an estimated \$4.4 million in construction costs, with an additional \$50,000/year in operational support for tenants — both significant but potentially manageable with targeted funding and phased implementation.
- d. If applying for CDBG funding to address these needs is the project scalable?
 - Yes — expanding a Village Coordinator position to include training in basic functional living skills such as budget planning, housekeeping, minor maintenance, and restorative justice would strengthen both resident self-sufficiency and community governance.
- 4) a. Have you observed any developing trends in need or persistent community needs facing Albany's underserved residents not being met? Or neighborhoods or populations that are under or unserved by existing services?
 - As the lack of funding becomes increasingly less available, the demand for human services has increased noted specifically during outreach events and listening to individuals who are emersed in difficult situations necessary to sustain living. The trend is the demands for these services and basic health needs that go unaddressed.
- b. Is there an agency/entity that could address these needs?
 - There are many in Albany – CHANCE, COAT, SLF, LOVE Inc, CSC and AST.
- c. What opportunities do you see for increased collaboration, or use of CDBG funding to better address these community needs?
 - Building infrastructure support through the use of CDBG funds will continue the pursuit to address human needs.
- d. Given the limited availability of funding, what innovative strategies has your agency used to maximize resources, leverage partnerships, or secure additional funding sources?
 - Merging with like long-standing organizations increases infrastructure support and sustainability of existing housing and services.
- 5) What barriers do your clients face in accessing needed services (e.g., transportation, language, affordability)?

Please email completed surveys to cdbg@albanyoregon.gov by 5 pm Friday, October 9, 2026.

CDBG Agency Consultation Questions

- Tenants face all the above when working throughout the Albany area. More important is housing support. CSC has provided many with temporary and long-term housing, however, less affordable housing is available due to rising material costs.
- 6) What are your agency's current funding sources? Are there recent changes in funding that have affected the ability to provide these services?
- Individual donors and smaller grants that have address tenant living support needs.
- 7) Is there anything else you'd like us to know about your agency and needs or local needs or ideas on how to address needs?
- We are working with other groups to help address short-term and long-term needs as mentioned above. We have been working with similar groups who provide the same type of services. This has been very helpful not only to us, but tenants. Our focus is sustainability with the goal to ensure housing will always be available.

CDBG Agency Consultation Questions

Dear Agency Partners and Service Providers – to help the Community Development Commission determine funding priorities for the 2027 CDBG program year, we are asking agencies and community partners to complete this survey to provide input on community needs.

Agency Name: Community Services Consortium (CSC)

- 1) Please provide a brief overview of your agency's mission and the population(s) you serve.

We are a community leader, providing vital services with collaborative partners to empower the people of Linn, Benton, and Lincoln Counties and the surrounding areas to positively transform lives.

CSC's primary focus is assisting low-income individuals and families with various services.

- 2) What types of programs or services does your agency currently provide?

We have services related to housing and utility assistance, workforce education and training, and health and well-being.

- 3) **a.** What are the most urgent needs or challenges currently facing the clients or community you serve?

Affording the basics of everyday living are impacting our clients: food, transportation, housing, utilities, child care, medical costs. Many do not have sufficient income to meet ever rising cost of basic necessities.

b. Is your agency able to address these needs? We have services that can relieve some financial burden and address emergencies like food boxes, eviction notices, utility shut offs, and services to the unhoused.

c. If your agency could address these needs, how much money would it take? The needs are vast, so it is hard to estimate how much funding it would take to help everyone who needs it.

d. If applying for CDBG funding to address these needs is the project scalable? N/A

- 4) **a.** Have you observed any developing trends in need or persistent community needs facing Albany's underserved residents not being met? Or neighborhoods or populations that are under or unserved by existing services?

Many people who are currently housed cannot afford their rent and are chronically behind. CSC does not have a long-term rental assistance program for people who are housed but unable to cover their expenses. Most prevention programs have a limit of 6 months of assistance or less. Our programs for rehousing the homeless are limited to no more than 24 months of financial assistance.

b. Is there an agency/entity that could address these needs? The solution to this problem is to build substantially more affordable housing for very low-income people and to expand the number of Housing Choice Vouchers offered by the Housing Authority.

CDBG Agency Consultation Questions

c. What opportunities do you see for increased collaboration, or use of CDBG funding to better address these community needs?

When there is not enough funding to cover the needs, the best way to multiply the effort is to collaborate with other providers to create a multi-agency approach.

d. Given the limited availability of funding, what innovative strategies has your agency used to maximize resources, leverage partnerships, or secure additional funding sources?

Internally, we prioritize those who have a sustainability plan. We also are partnering with other providers to connect their clients with CSC services directly in collaborative efforts.

5) What barriers do your clients face in accessing needed services (e.g., transportation, language, affordability)?

We have a lot of demand for our services, but with recent funding cuts, we do not have sufficient staff to respond quickly to the demand. There can be long wait times for eligibility screening or to get an intake appointment scheduled.

6) What are your agency's current funding sources? Are there recent changes in funding that have affected the ability to provide these services?

CSC is funded almost entirely by grants from various sources, mostly state and federal. Last year, our primary eviction prevention funds was cut by more than \$1 million dollars, and we are facing additional cuts in the next biennium, including the elimination of two programs currently assisting formerly homeless households with rent assistance and case management supports.

7) Is there anything else you'd like us to know about your agency and needs or local needs or ideas on how to address needs?

Thank you for the opportunity to provide the Development Commission with input on current needs.

CDBG Agency Consultation Questions

Dear Agency Partners and Service Providers – to help the Community Development Commission determine funding priorities for the 2027 CDBG program year, we are asking agencies and community partners to complete this survey to provide input on community needs.

Agency Name: Community Outreach Assistance Team (COAT)

1) Please provide a brief overview of your agency's mission and the population(s) you serve.

Community Outreach Assistance Center (COAT). Our mission is to reach out to those in need, treating them with dignity, respect, and compassion while providing them with basic necessities and resources. We serve the unhoused and housing-unstable population, which includes the elderly, disabled, veterans, young adults, and families.

2) What types of programs or services does your agency currently provide?

We help individuals access essential services, navigate housing systems, and sustain ongoing case management support. We have two programs: street outreach, which includes case management, and a motel program, which includes intensive case management.

3) a. What are the most urgent needs or challenges currently facing the clients or community you serve?

Finding affordable housing continues to be our clients' biggest challenge, as well as finding temporary shelter where they can stay with their pets.

b. Is your agency able to address these needs?

We help clients look for housing, but it's very difficult. Our motel program does allow pets.

c. If your agency could address these needs, how much money would it take?

We're not in a position to build affordable housing, but our motel program costs approximately \$800,000 a year for 16 rooms.

d. If applying for CDBG funding to address these needs is the project scalable?

At 16 rooms, we're able to make a small impact on the shortage of temporary shelter; anything smaller than that wouldn't have much of an impact. If we were able to braid funding with other resources, CDBG funds would be helpful.

4) a. Have you observed any developing trends in need or persistent community needs facing Albany's underserved residents not being met? Or neighborhoods or populations that are under or unserved by existing services?

Finding housing for people with sex offenses is extremely difficult. Also, those with complex medical needs who are not able to care for themselves continue to be an enormous challenge.

b. Is there an agency/entity that could address these needs?

I don't know who could build housing for sex offenders, but Samaritan could step up to provide housing for those with medical needs.

c. What opportunities do you see for increased collaboration, or use of CDBG funding to better address these community needs?

Please email completed surveys to cdbg@albanyoregon.gov by 5 pm Friday, October 9, 2026.

CDBG Agency Consultation Questions

COAT would be willing to provide case management for people with medical needs.

d. Given the limited availability of funding, what innovative strategies has your agency used to maximize resources, leverage partnerships, or secure additional funding sources?

We've collaborated with Crossroads Communities to secure funding through HUD. They submitted a joint application with us and another agency in town. We partner with almost all of the service agencies in Albany by taking referrals for our motel program, and they provide personnel for our street outreach program and PIT count. We also participate in Linn County's LASAR partnership, so clients can obtain funding for items or circumstances that aren't covered by other agencies' funding.

5) What barriers do your clients face in accessing needed services (e.g., transportation, language, affordability)?

Transportation is a major issue. If someone is fortunate enough to have a vehicle, they almost never have resources to fix it if there are issues.

6) What are your agency's current funding sources? Are there recent changes in funding that have affected the ability to provide these services?

Our funding is from IHN and Statewide Shelter Support. The delay in being able to apply for HUD funding has affected our ability to expand our programs.

7) Is there anything else you'd like us to know about your agency and needs or local needs or ideas on how to address needs?

Not at this time.

CDBG Agency Consultation Questions

Dear Agency Partners and Service Providers – to help the Community Development Commission determine funding priorities for the 2027 CDBG program year, we are asking agencies and community partners to complete this survey to provide input on community needs.

Agency Name: Crossroads Communities

1) Please provide a brief overview of your agency's mission and the population(s) you serve.

Crossroads Communities provides stabilization and supportive services to vulnerable, non-urban populations living in crisis and/or instability. CRC identifies vulnerable populations as those who are traditionally underserved or otherwise not connected to services. As a Community Development Corporation, CRC also counts among its target populations those nonprofit and municipal partners who strive to improve the quality and livability of the communities in its footprint.

2) What types of programs or services does your agency currently provide?

Crossroads Communities offers a wide spectrum of services which are divided into seven categories:

- **Service Connection:** CRC keeps an ever-growing list of program partners and services they provide. Utilizing a no-wrong-door approach to social services, clients contacting CRC are referred to program partners who are able to help with any of over 30 service needs clients may have.
- **Outreach Services:** CRC has an extensive team of Client Service Advocates (CSAs) whose task is to step out into the community and engage with those who may be in crisis or need including, connecting them with services and addressing the barriers that keep them from thriving. Included in Outreach Services is a sub-program of the same category, CRC's Sleep Trailer program, an 8-pod mobile sleeping unit that can provide non-congregate overnight shelter for clients willing to follow a program toward self-sufficiency.
- **Housing Stabilization Services:** CRC partners with developers, property managers, and property owners to offer direct services at affordable housing apartments in order to empower residents and encourage housing stability.
- **Transportation:** CRC has a transportation program available in Linn, Benton, Marion, and Polk Counties. This program was designed to supplement larger ones such as Dial-a-Ride.
- **Housing Services:** CRC owns and operates both permanent affordable housing and transitional housing in Lebanon with plans to expand this work in Linn Co, especially in Albany and Lebanon.
- **Community Development Corporation work:** CRC partners with community-based organizations, cities, municipalities, and counties to improve the quality of lives for populations served. This service includes support, technical assistance, advisory, funding, and collaborative programming.
- **Administrative Collaboration:** Similar to its work as a CDC, CRC also serves as an administrative collaborator, working as a hub for programming and funding in order to empower smaller community partners at a county level by centralizing funding requests and channeling large dollar amounts to partnering organizations. Examples of this work includes serving as Linn County's Shelter Service Provider (SSP) Hub for Oregon Housing and Community Services, and as the Health Related Social Needs (HRSN) Care Coordination Hub for Linn, Benton, and Lincoln Counties as a component of its work with OHSU and IHN-CCO.

CDBG Agency Consultation Questions

3) a. What are the most urgent needs or challenges currently facing the clients or community you serve?

Housing is a significant challenge facing Linn County, and is a catalyst for other issues that are causing problems for vulnerable populations in the communities. Low availability of housing increases housing costs, causes financial instability, and, ultimately, houselessness. Unhoused populations lead to increased crime rate, increased reliance on controlled substances, create a reduction in education opportunities (unhoused youth are more than 5x likely to drop out of school), lead to an increase in illness (especially chronic illness, and unhoused populations live an average of 15 years less than those with housing).

b. Is your agency able to address these needs?

Housing and housing instability are a top priority for Crossroads Communities, especially as it pertains to keeping people housed, which is far easier (and cost effective) than trying to house people who have already fallen into houselessness.

c. If your agency could address these needs, how much money would it take?

There is no simple answer to address this question as the problem is systemic. Any amount CRC receives is always put to best use with the goal of properly stewarding all funding it receives. That being said, specific projects, like the proposed Cornerstone Community Center project to house and provide supportive services to young families are easier to convey in dollar amounts. The CCC project's Phase 1 (update the property, add ADA accessibility and an elevator, and renovate the top floor in preparation for new housing units) and is estimated to have a capital cost of approximately \$2.7M, though the property in question is being donated to Crossroads Communities, thereby reducing the number by just over \$1M.

d. If applying for CDBG funding to address these needs is the project scalable?

Crossroads Communities has multiple phases to the project and is able to fine-tune the ask based on the city's CDBG capacity. CRC is experienced with braiding funds and would not require the full amount be paid for by CDBG dollars.

4) a. Have you observed any developing trends in need or persistent community needs facing Albany's underserved residents not being met? Or neighborhoods or populations that are under or unserved by existing services?

The most worrying trends being identified by community partners and brought to CRC's attention include the increased number of young families and fixed-income seniors trending toward houselessness. As the SSP Coordinator for Linn County, CRC has received numerous concerns by shelters in Albany that both segments of population are increasing in number.

b. Is there an agency/entity that could address these needs?

CRC is working as part of its duty as the SSP Coordinator to address this issue and are partnering with groups such as Young Roots Oregon, Jackson St Youth Services, ODHS, and Age+ to identify ways to address these needs. The Cornerstone Community Center is, in fact, CRC's first step on this path.

CDBG Agency Consultation Questions

c. What opportunities do you see for increased collaboration, or use of CDBG funding to better address these community needs?

With Albany's limited CDBG dollars for programming, the focus must be on capital investment. Dollars, if set aside to address the housing issues for seniors and young families, need to be distributed to organizations that have the capacity to undertake construction/development/rehab of facilities that can be used to both house and support the identified populations. Ideally, any potential applicant should be able to present a budget that includes sustainability as part of its operations so that the city will know that the one time capital investment will create a perpetual program that will continue to operate longer than a single year. Further, any potentially funded program should show the capacity to work collaboratively outside of the funding mechanism so that Albany will be able to secure a force-multiplier for its investment.

d. Given the limited availability of funding, what innovative strategies has your agency used to maximize resources, leverage partnerships, or secure additional funding sources?

CRC has a longstanding commitment to effective utilization of funds. In addition to efficient braiding of grants (using multiple funding instruments for a single project without duplication of funding), operational policy discourages duplicating services offered through program partners, meaning CRC projects are designed with collaboration in mind. By focusing on what each partner does well (and is already funded to provide), CRC is able to leverage investment dollars, program partner expertise, and shared manpower to make money go further while elevating the capacity for all partners involved.

5) What barriers do your clients face in accessing needed services (e.g., transportation, language, affordability)?

Transportation (some services require visiting multiple locations and low-income households may have no vehicle or an unreliable one with other issues keeping them from accessing public transit or other programs. CRC just reopened its Linn/Benton portion of its transportation program as of August and is helping to reduce this barrier for those who have custom transportation needs).

Communication (many homeless clients cannot get mail delivered and often have no access to phone or internet. CRC ran a connectivity program from Sept '24 – Dec '25 which involved free flip phones and the program showed amazing results).

Behavioral Health (some clients are their own greatest barrier to service due to issues surrounding substance use disorder or severe and persistent mental illness)

Cultural Fears (while the current federal environment surrounding ICE and immigration, CRC and its partners have seen an increased hesitance for some populations to engage with service providers but, with regard to language, CRC has not found communication in other languages to be a great barrier, but that is primarily due to a strong collaboration with cultural specific program providers and a commitment to accessibility—CRC has six languages represented among its staff and utilizes a real-time translation service that can connect staff and a client to real-time, real-person translation services in over 140 languages with a connection time not to exceed 60 seconds).

CDBG Agency Consultation Questions

6) What are your agency's current funding sources? Are there recent changes in funding that have affected the ability to provide these services?

The recent changes in funding have noticeably affected CRC's capacity to expand its programs and implement new programming, but this does not affect core services. Crossroads Communities was founded with special attention to fiscal responsibility and remains solvent despite the current funding environment. At present, CRC receives funding from two state sources, two regional partners, one county agency, and two foundations. Additionally, CRC operates two housing facilities that generate rental revenue. Diverse funding is the key to maintaining stability, and it is CRC's objective to be completely self-sufficient by the end of the current fiscal year, utilizing grants only for the purpose of program expansion and capital improvements, no longer relying on grant dollars for operational expenses.

7) Is there anything else you'd like us to know about your agency and needs or local needs or ideas on how to address needs?

As a Community Development Corporation, CRC is highly interested in the feedback the city receives from other respondents and would like to work with the city in addressing the needs identified by other service providers. As part of its collaborative focus, CRC believes that a rising tide lifts all boats, and, as such, strives to enhance the operational environment for all partners who seek to improve the quality of life for residents of Oregon.

CDBG Agency Consultation Questions

Dear Agency Partners and Service Providers – to help the Community Development Commission determine funding priorities for the 2027 CDBG program year, we are asking agencies and community partners to complete this survey to provide input on community needs.

Agency Name: Farmworker Housing Development Corporation (FHDC)

1) Please provide a brief overview of your agency's mission and the population(s) you serve.

Farmworker Housing Development Corporation (FHDC) is a culturally specific nonprofit affordable housing organization whose mission is to strengthen families and communities by developing and operating affordable housing and providing services that support housing stability, economic opportunity, and resident well-being. FHDC primarily serves farmworkers and their families, as well as other low-income households, with a focus on communities that have historically faced barriers to safe, stable, and affordable housing. In Albany, FHDC is developing Colonia del Valle Próspero, a new affordable housing community designed to serve families with low incomes and provide long-term housing stability. There is a phase 2 for this site in progress as well.

2) What types of programs or services does your agency currently provide?

FHDC develops, owns, and operates affordable rental housing and provides resident-centered services and community-building opportunities. Our work includes affordable housing development and preservation; property and asset management; resident services and referrals; housing stability support; community engagement; and coordination with public agencies, nonprofit partners, schools, service providers, and other community organizations. FHDC also works to connect residents with resources related to food access, education, employment, health, transportation, and other needs that affect long-term housing stability.

3) a. What are the most urgent needs or challenges currently facing the clients or community you serve?

The most urgent needs continue to be the shortage of affordable family-sized rental housing, rising housing and household costs, limited housing options for very low-income households, and barriers to accessing services. Families also face transportation challenges, language-access needs, childcare and work-schedule constraints, and difficulty navigating multiple service systems. For farmworker households in particular, seasonal or variable income can make housing stability especially difficult even when a household is employed.

b. Is your agency able to address these needs?

FHDC can directly address the affordable housing and housing-stability components of these needs through development, preservation, property operations, resident services, and partnerships. However, the scale of need exceeds the resources available to FHDC or any single organization. Continued public investment and strong coordination among housing providers, the City, service organizations, and community partners are necessary.

c. If your agency could address these needs, how much money would it take?

The amount depends on the eligible activity and scale of the project. Affordable housing development and preservation require significant capital investment, often in the millions of dollars, while targeted resident services, accessibility improvements, rehabilitation, infrastructure, or housing-stability activities can be implemented with smaller awards. FHDC would welcome the opportunity to work with the City to identify an eligible scope and budget that aligns available CDBG resources with the highest-priority needs.

d. If applying for CDBG funding to address these needs is the project scalable?

Yes. FHDC can scale the scope of eligible work to the amount of CDBG funding available. Depending on the funding level and eligible uses, funds could support a defined portion of a larger affordable housing project, rehabilitation or accessibility work, infrastructure or site improvements, or targeted resident-support activities.

CDBG Agency Consultation Questions

4) **a. Have you observed any developing trends in need or persistent community needs facing Albany's underserved residents not being met? Or neighborhoods or populations that are under or unserved by existing services?**

Yes. Albany continues to experience persistent need for affordable rental housing, particularly family-sized units affordable to households with low and very low incomes. We also see a continuing gap between housing and supportive services: obtaining an affordable unit does not eliminate barriers related to transportation, language access, food costs, employment schedules, or access to services. Farmworkers, households with limited English proficiency, and families with variable or seasonal incomes can be particularly difficult to reach through systems that are not designed around their schedules, language, or lived experience.

b. Is there an agency/entity that could address these needs?

These needs are best addressed collaboratively. Affordable housing developers and operators such as FHDC can address housing supply and housing stability, while the City, Linn-Benton Housing Authority, culturally specific organizations, transportation providers, schools, health and human-service organizations, food-access programs, and other community-based partners can address complementary needs. No single entity can fully address the range of barriers households experience.

c. What opportunities do you see for increased collaboration, or use of CDBG funding to better address these community needs?

CDBG funding can be most effective when it fills gaps that are difficult to fund through conventional affordable housing sources and when it is coordinated with other public and private resources. Opportunities include supporting affordable housing rehabilitation or development-related eligible costs, accessibility and safety improvements, infrastructure serving low-income housing, and eligible public services. Increased coordination between the City and culturally specific organizations can also help ensure that outreach, program design, and service delivery reach residents who may otherwise be underrepresented or underserved.

d. Given the limited availability of funding, what innovative strategies has your agency used to maximize resources, leverage partnerships, or secure additional funding sources?

FHDC routinely layers multiple funding sources and coordinates closely with public agencies, lenders, tax-credit investors, local jurisdictions, foundations, and community partners to make affordable housing feasible. We pursue state and federal housing resources, tax credits, grants, local incentives, and other gap funding while designing projects to maximize long-term affordability and operating sustainability. We also use partnerships and referrals rather than duplicating services already provided effectively by other organizations, allowing limited resources to be focused where FHDC can add the most value.

5) **What barriers do your clients face in accessing needed services (e.g., transportation, language, affordability)?**

The most common barriers include affordability, limited transportation options, language access, limited availability of culturally responsive services, work schedules that make traditional business-hour services difficult to access, technology or digital-access barriers, and the complexity of navigating multiple agencies and eligibility requirements. Families may also face limited affordable housing choices near employment, schools, services, and transportation. Trust and familiarity with service systems can be an additional barrier when outreach is not culturally or linguistically responsive.

6) **What are your agency's current funding sources? Are there recent changes in funding that have affected the ability to provide these services?**

FHDC affordable housing and resident-support work is funded through a combination of project-specific state and federal housing resources, Low-Income Housing Tax Credits, permanent and construction financing, grants,

CDBG Agency Consultation Questions

local government resources and incentives, rental income, and philanthropic or community partnerships. The availability and timing of public funding are experiencing significant constraints. Rising construction, insurance, operating, and financing costs have increased development gaps and made it more difficult to deliver and operate deeply affordable housing without additional subsidy. Competition for limited housing and service funding also continues to affect the scale and timing of projects.

7) Is there anything else you'd like us to know about your agency and needs or local needs or ideas on how to address needs?

FHDC encourages the City to continue prioritizing affordable housing and services that are accessible to residents who face language, transportation, income, and cultural barriers. Developers need more access to tax relief for affordable housing, predevelopment and land acquisition funding or relief. CDBG resources are particularly valuable when they can fill gaps that other funding sources cannot cover or help leverage substantially larger housing investments. We also encourage continued direct engagement with culturally specific organizations and residents when setting priorities so that funding decisions reflect the experiences of households most affected by housing instability. FHDC welcomes continued collaboration with the City of Albany as Colonia del Valle Próspero develops and as we work to expand long-term affordable housing opportunities for Albany families.

CDBG Agency Consultation Questions

Dear Agency Partners and Service Providers – to help the Community Development Commission determine funding priorities for the 2027 CDBG program year, we are asking agencies and community partners to complete this survey to provide input on community needs.

Agency Name: Jackson Street Youth Services

1) Please provide a brief overview of your agency's mission and the population(s) you serve.

Jackson Street Youth Services serves youth and young adults ages 10–24 who are experiencing or at risk of homelessness throughout Linn and Benton Counties. Our mission is to promote safety, stability, and well-being for youth by providing a continuum of prevention, intervention, shelter, housing, outreach, and supportive services.

Jackson Street works with youth and young adults (ages 10-24) experiencing a wide range of housing instability, including family conflict, couch surfing, literal homelessness, unsafe living situations, and barriers to securing or maintaining independent housing. Services are designed to be low-barrier, youth-centered, trauma-informed, and responsive to each young person's individual strengths, needs, and goals.

2) What types of programs or services does your agency currently provide?

Jackson Street provides a continuum of services designed to prevent and respond to youth and young adult homelessness, including:

- 24/7 emergency shelter for youth ages 10–17 in Albany and Corvallis;
- Transitional and supportive housing for young adults ages 18–24 through our Next Steps program in Albany and Corvallis;
- Street and community outreach;
- Drop-in services through our Youth Service Center in Albany, including food, showers, laundry, clothing, hygiene supplies, computer access, and other basic needs;
- Individualized case management and housing navigation;
- Aftercare and housing stabilization services;
- Education support and re-engagement;
- Employment, independent living, and life-skills support;
- Family mediation and reunification support when safe and appropriate;
- Mentoring and positive youth development activities; and
- Connections to behavioral health, health care, benefits, transportation, and other community resources.

Our goal is not simply to respond to homelessness once it occurs, but to provide multiple points of intervention that help young people achieve long-term safety, stability, and self-sufficiency.

- 3) **a.** What are the most urgent needs or challenges currently facing the clients or community you serve?
- b.** Is your agency able to address these needs?
- c.** If your agency could address these needs, how much money would it take?
- d.** If applying for CDBG funding to address these needs is the project scalable?

Please email completed surveys to cdbg@albanyoregon.gov by 5 pm Friday, October 9, 2026.

CDBG Agency Consultation Questions

The most urgent challenge continues to be the lack of safe, affordable, and developmentally appropriate housing for youth and young adults.

Young adults may successfully complete the goals of a transitional housing program and be ready for greater independence yet remain unable to locate housing they can afford. High rents, limited vacancy, deposits and move-in costs, lack of rental history, low or developing income, and transportation barriers all contribute to prolonged housing instability.

We also continue to see significant need for low-barrier outreach, basic needs assistance, case management, behavioral health connections, employment and education support, and prevention services that can intervene before a young person's housing crisis becomes chronic homelessness.

For minors, family instability and conflict can create an immediate housing crisis, making emergency shelter, family mediation, and coordinated community supports essential.

b. Is your agency able to address these needs?

Partially. Jackson Street has built a strong continuum of services and can address many of the underlying barriers experienced by youth and young adults. However, the scale of community need and the scarcity of affordable housing exceed what any one organization can address.

Additionally, sustaining intensive services such as outreach, case management, emergency shelter, transitional housing, and aftercare requires diverse and reliable funding. Recent changes and reductions in public funding make maintaining existing service capacity an increasing challenge.

c. If your agency could address these needs, how much money would it take?

The amount would depend on the specific CDBG-eligible activity selected. Jackson Street would be interested in working with the City to identify an appropriate investment based on available CDBG resources and eligible activities.

Potential investments could range from targeted funding for direct supportive services and homelessness prevention to larger investments supporting housing stability, facility needs, or expansion of services for Albany youth and young adults.

d. If applying for CDBG funding to address these needs, is the project scalable?

Yes. Many Jackson Street services are highly scalable. Funding could support a defined number of Albany residents through case management, housing stabilization, homelessness prevention, outreach, or transitional living services, with service levels adjusted according to available funding.

This allows CDBG funding to make a meaningful impact at multiple investment levels while also leveraging Jackson Street's existing staffing, facilities, partnerships, and other public and private resources.

CDBG Agency Consultation Questions

- 4) a. Have you observed any developing trends in need or persistent community needs facing Albany's underserved residents not being met? Or neighborhoods or populations that are under or unserved by existing services?
- b. Is there an agency/entity that could address these needs?
- c. What opportunities do you see for increased collaboration, or use of CDBG funding to better address these community needs?
- d. Given the limited availability of funding, what innovative strategies has your agency used to maximize resources, leverage partnerships, or secure additional funding sources?

We continue to see youth and young adults as an underserved population within the broader homelessness response system. Most homelessness resources and shelter models are designed primarily for adults and families. Youth and young adults have distinct developmental, safety, education, employment, and behavioral health needs that are not always well served within adult systems.

Housing affordability is an especially persistent challenge. Young adults entering the rental market frequently have limited income, little or no rental history, and limited family financial support. Even when they are employed and otherwise prepared for independent living, affordable units can be extremely difficult to secure.

We also see an ongoing need to reach young people earlier. Youth experiencing couch surfing, unstable family situations, or temporary arrangements may not appear within traditional homelessness systems even though their housing situation is precarious. Accessible outreach, drop-in services, prevention, and early intervention are critical to keeping these young people from progressing into longer-term homelessness.

b. Is there an agency/entity that could address these needs?

Addressing these needs requires a coordinated community response. Jackson Street is uniquely positioned to provide youth-specific homelessness prevention, shelter, outreach, housing, and supportive services, while partnerships with the City, schools, housing providers, behavioral health providers, workforce services, community-based organizations, and other public systems are necessary to address the broader factors contributing to housing instability.

No single organization can create the affordable housing inventory or comprehensive community infrastructure necessary to resolve youth homelessness independently.

c. What opportunities do you see for increased collaboration, or use of CDBG funding to better address these community needs?

CDBG funding can be particularly valuable when used to fill gaps that are difficult to support through more restrictive funding sources. Opportunities include supporting homelessness prevention and housing stabilization, youth-specific case management, transitional living services, outreach and engagement, and services that help young adults successfully transition from supportive programs into permanent community housing.

CDBG Agency Consultation Questions

There is also an opportunity for greater coordination between homelessness services, affordable housing development, landlords/property managers, workforce programs, schools, behavioral health providers, and local government. Creating pathways rather than isolated programs can help young people move from crisis to stability more efficiently.

d. Given the limited availability of funding, what innovative strategies has your agency used to maximize resources, leverage partnerships, or secure additional funding sources?

Jackson Street intentionally operates through a diversified funding model that combines federal, state, county, city, foundation, corporate, and individual support. We regularly braid funding sources across programs while carefully maintaining compliance with each funding source's requirements.

We also maximize resources through extensive community partnerships. Rather than attempting to independently provide every service a young person may need, Jackson Street connects youth with existing community expertise in areas such as behavioral health, education, employment, health care, benefits, mediation, and housing.

Jackson Street has also continued to expand its housing continuum and service capacity through partnerships and strategic investments while maintaining a strong focus on sustainability. This allows limited public dollars to leverage existing organizational infrastructure and other funding rather than operating as stand-alone investments.

5) What barriers do your clients face in accessing needed services (e.g., transportation, language, affordability)?

Youth and young adults face numerous barriers, including:

- Lack of affordable housing and extremely limited rental availability;
- Transportation challenges, particularly for youth without vehicles or driver's licenses;
- Limited income and high move-in costs;
- Lack of rental, employment, or credit history;
- Family conflict or lack of supportive adult relationships;
- Behavioral health needs and limited access to timely treatment;
- Difficulty navigating complex adult service systems;
- Documentation and identification barriers;
- Education or employment disruption;
- Limited access to services outside traditional business hours;
- Stigma associated with homelessness or asking for assistance; and
- Geographic barriers for youth living in rural areas of Linn County.

Youth homelessness can also be less visible than adult homelessness. Young people frequently couch surf, move between temporary locations, or remain in unsafe situations rather than access adult-focused services, making youth-specific outreach and accessible points of entry particularly important.

6) What are your agency's current funding sources? Are there recent changes in funding that have affected the ability to provide these services?

CDBG Agency Consultation Questions

Jackson Street operates through a diverse combination of federal, state, county and local government contracts and grants; private foundations; corporate and community partners; and individual charitable contributions. Federal funding from the Family & Youth Services Bureau (Transitional Living Program) and the State of Oregon's Dept. of Human Services (Youth Experiencing Homelessness Program, or YEHP) are significant youth homelessness funding sources for this project.

Like many human-service organizations, Jackson Street is currently navigating a changing and increasingly uncertain public funding environment. Several time-limited funding sources that supported youth homelessness services have ended or are transitioning, while operating expenses and community need remain high.

This creates particular concern around sustaining the staffing and supportive services necessary to operate effective shelter, outreach, transitional housing, case management, and aftercare programs. Flexible local funding such as CDBG can be especially valuable because they can help maintain critical community infrastructure while other funding sources change.

- 7) Is there anything else you'd like us to know about your agency and needs or local needs or ideas on how to address needs?

Youth homelessness is both a housing issue and an opportunity for early intervention.

Investments made while a young person is still developing their education, employment, financial stability, relationships, and independent living skills can change the trajectory of their adulthood. Preventing a 16-, 18-, or 21-year-old from progressing into chronic adult homelessness has benefits not only for that individual, but also for the broader community and public service systems.

Over the past three years, Jackson Street has made significant investments into developing those early intervention services, including a new Youth Service Center & Drop-In and expanded Next Steps housing, both in Albany.

A new home for Outreach. The Youth Service Center & Drop-In is a welcoming hub for young people ages 10–24. Youth can access basic needs, food, laundry, connections to community resources, and—most importantly—consistent relationships with trusted adults. The Center also gives our Outreach team the space and infrastructure to reach more young people throughout Linn and Benton counties.

A stronger continuum of housing and shelter. We continue to operate 24/7 shelters for minors ages 10–17 in both Albany and Corvallis and have notably expanded housing for young adults ages 18-24 through Next Steps. Jackson Street currently operates 25 “units” (one's own bedroom and bathroom) of transitional housing, with an additional 17 units opening this fall. Our tiered model allows young adults to build skills and independence over time, as we show a path toward self-sufficiency. Jackson Street now operates the largest shelter and transitional living programs in the state of Oregon.

We have learned a great deal through this growth. *Most importantly, youth homelessness is rarely solved by one program or one moment of intervention.* Young people's paths are not always quick, easy, or linear, so effective support requires relationships, consistency, flexibility, and multiple opportunities to

CDBG Agency Consultation Questions

connect and reconnect. We have also learned the importance of investing in the infrastructure and people behind our programs so that growth remains sustainable.

As we look ahead, we are prioritizing **strengthening and sustaining what we have built**, while remaining **ready to respond to service gaps**. We foresee the most growth in our Next Steps program, as young adults continue to face unique and immense hurdles in finding safe, stable housing. As local experts in runaway and homeless youth services, we will also continue strengthening collaborative partnerships and advocacy locally and statewide. Investments in our staff and systems will ensure we continue navigating an increasingly uncertain funding environment while remaining steadfast to our mission.

Jackson Street encourages the City to continue recognizing youth and young adults as a distinct population within Albany's homelessness and affordable housing strategies. A strong community response should include emergency intervention when necessary, but also prevention, outreach, transitional housing, supportive services, and pathways into permanent affordable housing.

CDBG resources can play an important role in sustaining that continuum and ensuring Albany youth and young adults have access to developmentally appropriate services before housing instability becomes long-term homelessness.

In person Agency Consultation Summaries

Community Development Commission minute excerpts.

July 20, 2026 Meeting:

Albany Situation Table

Behavioral Health Case Manager Heidi Davis and Code Compliance Officer Beth Huber from Albany Police Department were present to share their experience with Albany-Linn County Situation Table. This is a rapid based triage model program for people who are at or approaching elevated risk. The program brings together resources throughout the community to assess and administer assistance to individuals who are at risk of harm to themselves or others in the community. Huber attempted to share a video, but experienced a technical issue, so she shared slides*.

Resources in the group include representatives from Samaritan Health, Linn County Mental Health, Linn County Code Compliance, C.H.A.N.C.E, Second C.H.A.N.C.E shelter, Fish and representatives from shelters in Sweet Home. Up to this point, meetings have been in person, but once they begin using a virtual meeting option it will be easier to bring the Police Departments in Lebanon and Sweet Home into the conversations. Police departments are instrumental in the situations because they are typically the first to engage with the individuals. By developing and maintaining relationships between law enforcement and these resources, it makes it easier to quickly connect the individuals with the resources they need. Huber went on to explain how the process goes from identifying those in need and then working with the person in acute risk. She also shared about other situation table programs in the state.

August 17, 2026, Meeting:

C.H.A.N.C.E. Shelter

Emma Deane, Executive Director, shared an overview of the services they provide, including high and low barrier dorms, family dorms and a respite area for those who have elevated medical needs. Other services are peer support, case management, housing, scheduling appointments, transportation, meals, showers, laundry services and a clothing closet. Their downtown office is open weekdays from 9:00 a.m.-5:00 p.m. They serve 60-90 individuals daily at their downtown location. They also transport individuals to and from detox at any time around the state. They have paired with Samaritan Health Services to bring medical and dental services to each location monthly. They have seen a lot of people struggle to access mental health support, medical support and housing. Their team helps people access resources to identify affordable housing. They have seen that providing transportation to resources has been a service that is greatly utilized. They are the only “low barrier” shelter in the area and the beds stay full, even during the warmer months, which is unusual. They often find themselves an advocate for individuals with accommodation needs, which is often missed. They receive funding from the Behavioral Health Resource

Network (BHRN) and they have been able to maintain their level of support even with reduced funding.

Commissioner Davis asked if there has been an increase in newly unhoused individuals, people repositioning from other locations or a mixture of both. Deane answered that it's a mixture of both, those with no identification and an increase in seniors needing housing, as well as people from outside the area.

September 14, 2026, Meeting:

Linn County Health Services (LCHS)

Director, Todd Noble, shared what the agency does and how it impacts the county. LCHS has 270 employees, which is the largest agency in the county. He described the different divisions within the agency, the staffing numbers for them and each department's main focus. He also shared some of the challenges Linn County Health Services is experiencing, especially with mental health services. Green asked what could be done on the state level to improve mental health response. Cole noted the disconnect between who is making the decisions and the mental health needs in the state. Bierwirth asked about the coordination of non-profit groups and the overlapping of the services. Anne Catlin, Comprehensive Planning Manager, noted that House Bill 2005 required the city to update the code around zoning for psychiatric facilities. She also shared how the county and city continues to coordinate response services for mental health situations.

Linn Benton Housing Authority (LBHA)

Michael Olkin provided a brief overview of the origination of LBHA as an independent private corporation, contracted by HUD to administer their rental assistance programs. Their primary focus is to administer the long-term rental assistance program (Section 8 vouchers) for both Linn and Benton counties and distribute and manage about 2600 vouchers. The program has a long waitlist and includes different preference levels, based on the composition of the family. Within the total number of vouchers are some specialty vouchers for veterans and aged-out foster participants. There are also about 100 spots for Family Self Sufficiency participants. This program assists families that are interested in becoming self-sufficient with the intent of fully moving away from public assistance. These families are typically pursuing education to increase their income. They work with case workers throughout the process to meet their goals. LBHA performs housing inspections on all those utilizing the vouchers, both at move in and every two years of occupancy. They also have over 200 housing units that they manage. Bierwirth asked if people use their housing vouchers to live in apartment units owned by Health Services. Olkin responded affirmatively. There was also a discussion on the voucher and affordable housing programs, how they differ, the possibility of "double-dipping" between different programs, and the potential of public/private partnerships. Catlin explained how the voucher program and waitlist work and issues with lack of affordable housing options. Davis asked about the inspection process and Cole asked how inspection "fails" are dealt with.

2027 Community Development Block Grant Funding Priorities

Each year, the Community Development Commission can choose whether certain goals or priorities from the 5-year consolidated plan are particularly important and therefore warrant extra weight when evaluating applications for funding. The CDC can select specific goals or priorities and give extra points or special consideration to applications that address those select goals or priorities. The CDC may also decide all goals or priorities bear equal weight. Below are the priorities and goals from the 2023-2027 Consolidated Plan.

2023-2027 Consolidated Plan Priorities and Goals

Priority: Increase affordable housing in Albany

Goals:

- Increase affordable housing supply and options
- Reduce homelessness
- _____

Priority: Maintain the existing affordable housing

Goals:

- Maintain inventory of affordable housing
- Reduce operating costs for low-mod residents
- _____

Priority: Increase the availability of needed services for low- and moderate-income residents

Goals:

- Improve the lives of LMI and marginalized residents
- Reduce homelessness
- _____

Priority: Expand economic opportunities for low- and moderate-income residents

Goals:

- Reduce poverty
- Increase incomes of LMI residents
- Create jobs for LMI residents
- _____

Priority: Strengthen and revitalize low- and moderate-income neighborhoods

Goal: Strengthen LMI neighborhoods and accessibility

2027 Draft CDBG Scoring Matrix		
Application Questions	Criteria	Possible points
Activity need, consolidated plan and CDBG award priorities		
1. Describe the community need or problem that will be addressed by the proposed activity. Provide statistics or evidence to document the activity need.	The applicant documents a clear need in the community that they will address.	5
2. A. Explain which priorities in Albany's 2023-2027 Consolidated Plan will be addressed. B. How will the project reduce or prevent homelessness, and/or support affordable housing and stability, if applicable.	The proposed activity clearly addresses one or more priorities in the 2023-2027 Consolidated Plan. The proposed activity will address one or more high priorities (support affordable housing or reduce homelessness).	15
3. Explain how the activity will address the identified need or problem and how your approach is an effective strategy to address the identified gap in needs and how your activity will add to or improve upon existing services.	The proposed activity is an effective strategy to address the identified gap in needs and will improve upon existing services.	10
4. Describe the ways in which your project will have a long-term impact on the need or problem being addressed. For housing projects, indicate the time period the project will remain affordable and how your organization plans to ensure the project remains affordable for the specified time period.	The proposed activity will have a long-term impact on needs.	5
5. Explain how the project will promote inclusiveness and diversity. For faith-based organizations, explain how your agency will ensure CDBG funded activities are separate from explicitly religious activities.	The project or activity promotes inclusivity and diversity.	5
Total for section		40
Benefit to low-income Albany residents, performance objective (# served and incomes)		
6. Describe the number and type of residents/clients that will be served. Total number of beneficiaries (individuals/households/businesses).	The number of people who will benefit from this activity (higher score for those serving more people)	10
7. Household income of beneficiaries estimated to be extremely low or low-income (earning <50% of area median)?	The activity is especially targeted at helping extremely low-income residents.	10
Total for section		20

Financial Feasibility: expenses are reasonable and budget is feasible		
8. Explain project budget and assumptions used to determine the total project cost.	The applicant provided a complete and realistic budget for the activity or project.	5
9. Provide a description of the organization's financial stability as it pertains to the capacity to successfully complete the project.	Financial stability and funding for the project.	5
10. Demonstrate why CDBG funds are the best fit/source for this activity?	CDBG funds are appropriate for this activity.	5
11. & 12. How will CDBG funds be used to leverage other funding, resources, donations, volunteers, and/or partnerships? Describe your organization's plan for funding the activity after the first year, if applicable.	The agency has plans to sustain the activity after the first year.	10
Total for section		25
Readiness to Proceed and Agency Capacity		
13. & 14. Provide a statement regarding your organization's ability to proceed with the activity (maybe at a reduced scale) without receiving CDBG assistance, or with an award less than your requested amount. Provide draft scope of work and schedule that outlines activities and schedule. Identify other agencies or partners and their roles.	The applicant provided a complete scope of work and realistic schedule which illustrates that the activity will be completed within the program year.	10
15. Describe your readiness to proceed with project. (Property, funding, land use approvals secured, staff in place, etc.)	The applicant demonstrates readiness to implement the activity and any issues that would impede implementation have been resolved.	5
16. Describe the current organizational capacity to complete and manage the activity within the program year.	The organization demonstrates a commitment to inclusivity and describes how they embrace and promote diversity internally.	5
17. Identify the names of staff or contractors that will participate in the proposed activity, their experience, their role, etc.	Personnel have necessary experience to manage and complete the activity.	5
Total for section		25
Total overall		110



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@albanyoregon.gov
www.albanyoregon.gov/cdbg

Agency Name: Boys & Girls Club of Albany		Project Activity: Summer Scholarship Program for Youth	
Agency Address: 1215 Hill St. SE Albany, OR 97322		Telephone: [REDACTED]	Fax: [REDACTED]
Contact Person (Name/Title): Kristi Pitts/Finance Manager		E-mail Address: [REDACTED]	
Quarterly Report Period (check one): ☒ July 1 – Sept 30 ☐ Oct 1 – Dec 31 ☐ Jan 1 – Mar 30 ☐ Apr 1 – June 30			Year: 2026
Signature: [REDACTED]		Date: 10/01/2026	

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

At the end of this CDBG cycle, we were able to offer scholarships to a total of 76 unique individuals with funds through the City of Albany. This well exceeds our goal of 30 unique individuals, so we are thrilled about this!

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).

N/A

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

No, we have successfully been able to expend these funds and exceed our goal for individuals scholarshiped.

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

CDBG funds spent this quarter: \$4,345 Value of match this quarter: \$5,395

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

Providing scholarships to families in need enables them to access fun, quality care for their kids while being able to continue to work, go to school, etc. Many of the families we're able to scholarship have numerous children and without the funding we provide to them, they wouldn't have any other option. Childcare is increasingly expensive, and while our rates are much lower than the average childcare program, many families appreciate the additional support. With our scholarship options we're able to help previously incarcerated parents, parents in recovery, and families battling homelessness have a safe space for their children to go. In most other cases, these children

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

We are so grateful for these funds and the direct impact they have on our clientele and the community!

VI. Total number of unduplicated (new) clients served this quarter: 9

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.
Total Number of Unduplicated Persons Assisted	9
Female Head of Household	7
Homeless Individuals (including children, youth)	0
Elderly persons (62+)	1

Income -% of Median Family Income "MFI"	No.
Extremely Low Income (0 – 30% MFI)	5
Very Low Income (31– 50% MFI)	
Low Income (51 – 80% MFI)	
Over (81% MFI or above)	
Presumed Benefit Clientele	4

Race / Ethnicity of Persons or Households Assisted

Race Categories	Race Totals	<u>Ethnicity:</u>
		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	8	
Other	1	1
Total Number of Persons Assisted:	9	1

* 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."