



COMMUNITY DEVELOPMENT COMMISSION AGENDA

**Monday, June 2, 2025
12:00 p.m.**

This meeting includes in-person and virtual participation.
Santiam Room

333 Broadalbin Street SW

Or join the meeting here:

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

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

Meeting ID: 894 5923 3401; Passcode: 498781

Please help us get Albany's work done.

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

1. Call to Order (Chair)
2. Roll Call (Staff)
3. Approval of April 21, 2025, minutes [Pages 2-4] (Chair)
4. Business from the Public (Chair)
5. Scheduled Business (Staff)
 - 2025 CDBG Allocations [Page 5]
 - 2025 Draft Annual Action Plan [Pages 6-54]
 - Agency Quarterly Reports-CARDV [Pages 55-56]
6. Business from the Commission (Chair)
 - Letter to Council [Page 57] (Cm. Davis)
7. Next Meeting Dates: June 16, 2025 (cancel); July 21, 2025
8. 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.

albanyoregon.gov/cd





MINUTES

April 21, 2025

12:00 p.m.

Hybrid – Santiam Room

Approved: DRAFT

Call to Order

Chair Bessie Johnson called the meeting to order at 12:00 p.m.

Roll Call

Members present: Jim Cole, Larry Timm, Robyn Davis, Bessie Johnson, Alex Johnson II, Ron Green, Tracy Lyles

Members excused: Emma Deane (excused), Courtney Stubbs (excused), John Robledo

The Chair welcomed a new commissioner, Tracy Lyles, to the Commission. She is the new financial industry representative. Commissioners introduced themselves.

Approval of Minutes for March 17, 2025

12:04 p.m.

Motion: Commissioner Green had a spelling correction for the word recoup. Commissioner Johnson II motioned to approve the minutes with correction. Commissioner Davis seconded the motion, which passed 7-0.

Business from the Public

None.

Scheduled Business

12:05 p.m.

- 2025 Draft Action Plan

Comprehensive Planning Manager, Anne Catlin began by reporting that staff haven't heard anything regarding the HUD allocation but were informed that HUD is currently working on the budget. Catlin entered the suggested CDBG award allocations suggested into the narrative around those activities as a draft. She encouraged commissioners to provide feedback. She reached out to all the agencies regarding the draft awards and all were able to move forward with reduced amounts.

Catlin talked with Habitat for Humanity regarding setting a minimum number of years of affordability for a housing rehab project at three or five years. . . Catlin noted the city wants to ensure there's an affordability period to improve buildings to avoid people trying to benefit from that improvement by quickly selling the house. Liens could be forgivable, meaning they would be reduced proportionally for each year the resident stayed in the home until that amount in years ends. Commissioners found this approach reasonable.

Commissioner Davis asked about funds from development fees to support affordable housing. Catlin answered Albany doesn't have a construction excise tax yet. Staff will be returning to the Council to work on the excise tax and other tools such as tax incentive programs.

Commissioner Davis asked if the rules require another primary or secondary reading of the ordinance. Catlin shared that there will be another work session for the council and another round of public hearings.

- Agency Quarterly Reports

Catlin then directed attention to the Agency Quarterly Reports in the packet and two additional received. She noted it is good to see what progress has been made with the grants. She plans to email reports out to the commissioners as she gets them.

Commissioner Green wanted clarification on the public engagement piece in the process. Catlin responded that agencies are speaking for the clients that they serve. Commissioner Green asked if the city should hear from all citizens and not just the people being served. Catlin agreed broader public participation is needed to identify different needs. Staff hear about needs and situations by attending different inter- and intra-government and community meetings and have tried a variety of outreach efforts for different groups.

- Letter to Council

Commissioner Davis opened the discussion regarding a letter she drafted to the Council asking them to consider establishing a taskforce on homelessness. Davis emphasized that it is an important effort affecting all of us; from the strain on city services and the general quality of life. Commissioner Davis felt ready, with the Commission's input, to submit the letter to the Council, but wanted to do additional research. Catlin suggested meeting with the mental health coordinator with the police department who is involved in the Albany Situation Table meetings that include emergency responders that respond to persons in crisis.

Catlin added some information regarding the Continuum of Care (CoC) program for homelessness that HUD uses to allocate funding for homeless issues and is referenced in the action plan. Linn, Benton and Lincoln Counties are part of a 26-county group of mostly rural counties called the Rural Oregon Continuum of Care (ROCC). The federal government allocates money for these efforts and the state recently allocated funds to CoCs. Applications go through the 26-county umbrella program. Recently, Marion and Polk left the ROCC and created their own CoC and homeless plans in order to apply for HUD funds to address homelessness in those counties. The CSC has been working with providers in Linn, Benton and Lincoln counties to consider pulling out of the ROCC and create our own CoC to try to bring more resources to address homelessness.

Commissioner Johnson II shared having a meeting with Northwest Human Services earlier and noted that they are one of the providers of the new Continuum of Care and that they have received funds and have a very effective Board, so he thinks we should look into the CoC.

Commissioner Johnson asked about the necessity of another 'agency' effort when so many programs are already out there especially during times of reduced staffing. Need to understand what is happening and how to ensure things are actually getting done making a difference on the ground.

Business from the Commission

None.

Next Meeting Date

To be determined. Staff tries to arrange an evening meeting every 4 months to encourage more public comment with a later start time. A poll will be sent out to select a date for May's meeting.

Adjournment

Chair Johnson adjourned the meeting at 1:03 p.m.

Respectfully submitted,

Reviewed by,

Susan Muniz
Recorder

Anne Catlin
Comprehensive Planning Manager

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing cdaa@albanyoregon.gov.*

2025 Proposed CDBG Awards

2025 CDBG Applicants:		Boys and Girls Club	YMCA	CHANCE	Jackson Street YS	COAT (CHC)	CARDV	Albany Partnership	Habitat for Humanity
Grant Requests:	\$4,300	\$10,800	\$18,000	\$30,000	\$30,000	\$20,000	\$30,000	\$130,000	180,000
3/17/25 TENTATIVE AWARD	\$52,500	\$4,000	\$6,000	\$8,500	\$17,000	\$17,000	\$0	\$0	Full balance
ADJUSTED ALLOCATION (6.5%)	\$55,950	\$4,250	\$6,400	\$9,100	\$18,100	\$18,100	\$0	\$0	\$130,000 \$112,513
% of grant request	99%	59%	51%	60%	60%			100%	63%
Proposed People/Units Served		18	50	24	600	36		4	12
Scaled People/Units Served		18	30	12	600	21.72		4	7.5



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

Executive Summary

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

1. Introduction

The City of Albany is a federal Community Development Block Grant (CDBG) “entitlement” jurisdiction receiving a direct federal formula grant from the U.S. Department of Housing and Urban Development (HUD) annually since 2013, when the city surpassed the 50,000-population eligibility threshold. The CDBG program requires entitlement jurisdictions to prepare a strategic plan every five years, called the Consolidated Plan, to identify housing, community, and economic development needs and priorities that could be funded by the CDBG program. The 2023-2027 Consolidated Plan (Five-Year Plan) identifies community needs and goals for the city to try to achieve between July 1, 2023, and June 30, 2028, “to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income (LMI) persons.” These goals were identified through agency consultations, research, data analysis, a community survey, and other local input.

Each year, the City prepares an Action Plan that describes the planned uses for the City’s annual allocation of CDBG funding and how program requirements will be satisfied. The 2025 Action Plan is the City’s third annual action plan outlining how the City will address the needs identified in the 2023-2027 Consolidated Plan. The City has been allocated **\$373,063** for the 2025 CDBG program year which runs July 1, 2025, through June 30, 2026, to advance the goals of the 2023-2027 Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

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

The Five-Year Plan outlines broad objectives and strategies that the City aims to accomplish through annual entitlement funds and subrecipient leverage between 2023 and 2027.

Table 1 – Summary of Five-Year Plan Goals

#	Goals	Outcome Indicators
1	Increase affordable housing options/reduce homelessness	Public Facilities/Infrastructure: 250 beneficiaries Emergency Shelter Beds Added: 8 Homebuyer Assistance: 3 households
2	Maintain the existing affordable housing stock	Homeowner Housing Rehabilitated: 15 houses
3	Support public services for LMI residents	Public Services: 700 persons assisted Overnight Shelter: 400 persons assisted
4	Support economic opportunities for LMI residents	Businesses Assisted: 15 Jobs Created/Retained: 5
5	Strengthen LMI neighborhoods and accessibility	Public Facility/Infrastructure Activity: 1000 beneficiaries

The 2025 objectives were developed through agency consultations, insights from the collaborative service teams, assessing data and needs, and applications for funding. Partnership and collaboration with local nonprofit applicants and government agencies are essential to achieving the objectives of the Five-Year Plan and 2025 plan through activity delivery.

2025 Action Plan Goals:

1. Reduce and prevent homelessness
2. Maintain the existing affordable housing stock
3. Support public services for LMI residents
4. Support Economic Opportunities for LMI residents

The 2025 Action Plan activities will benefit Albany’s homeless and low- and moderate-income residents, with funding allocated to activities that work to prevent and reduce homelessness and improve housing stability, maintain quality affordable housing, and provide needed public services and economic opportunities to Albany’s low- and moderate-income and senior and youth.

The following summarizes how the City will allocate 2025 CDBG program year (PY) funds to address goals and objectives of the Five-Year Plan.

1. Reduce and prevent homelessness. Supporting Albany’s unhoused residents and those at risk of losing their housing remains a top priority as well as providing decent affordable housing. Emergency shelters and domestic violence shelters are often at capacity due to lack of affordable

housing, transitional housing, and supportive housing, presenting a barrier to those working to transition out of these shelters. 2025 funded activities that will reduce and prevent homelessness:

- Jackson Street Youth Services Next Steps Transitional Living Program will receive funds to support young adults, ages 18-24, who are at-risk of homelessness or experiencing homelessness. Next Steps focuses on building a firm educational foundation and ensuring young adults have skills needed for employment and independent living.
 - 2025 CDBG funds will enable the 2nd CHANCE emergency shelter staff to provide job skills training to long-term staff residents and improve HMIS data entry and analysis to better assess client's needs to help them transition to self-sufficiency to free-up beds for others.
 - The Senior Companion program helps homebound seniors remain living independently.
2. Maintain existing affordable housing. Resources are being allocated to keep residents in affordable and decent housing through two affordable housing rehabilitation programs this year.
- Albany Area Habitat for Humanity (Habitat) will provide housing rehabilitation grants to improve the safety, sustainability, and livability of owner-occupied by low- and moderate income (LMI) residents, including Veterans and elderly.
 - Albany Partnership for Housing and Community Development (APHCD), a nonprofit owner of affordable rental housing, will receive grants to improve existing affordable housing developments and two community rooms that serve as cooling centers for residents.
3. Support public services for special needs and low-income residents. Public services are continually needed to support Albany's most vulnerable residents, including low-income, seniors, at-risk young adults, and unsheltered homeless adults. In addition to the activities to prevent and reduce homelessness, CDBG funds will support these additional public services:
- Senior Companion program provides support to elderly home-bound adults that helps them remain living independently and supports poverty-level senior companions with a small stipend for gas.
 - The YMCA will provide scholarships for before and after school childcare and enrichment programs to support youth and working parents.
 - The Boys and Girls Club will provide summer scholarships so that youth from low-mod families have a nurturing environment to help bridge the gaps while school is out.
- Both youth programs also serve as vital childcare for low- and moderate-income families, enabling parents to maintain job stability and employment.
4. Support economic opportunities for LMI residents. Several above-mentioned activities will provide economic opportunities for Albany residents, including job skills training for homeless residents, and free or reduced childcare, especially over the summer months will help parents maintain employment or pursue education, contributing to greater economic stability for poverty-level and low-income families.

3. Evaluation of past performance

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

The City's experience supporting local agencies with CDBG funds helped to inform 2025 grant activities.

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

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

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The public participation and consultation process is ongoing throughout the life of the Consolidated Plan. City staff and the Community Development Commission (CDC) obtained public input on housing and community development needs through agency consultations, participation in community groups including the Homeless Engagement and Resources Team, Hispanic Advisory Council and the Multi-Agency Coordinating Group, one-on-one conversations, and outreach.

The second phase includes solicitation of grant proposals which are evaluated and scored through competitive application process. The CDC makes tentative grant awards to the highest scoring applicants and to those activities that best address the Consolidated Plan goals and priorities.

The City published the draft 2025 Action Plan on June 7, 2025, for the 30-day review and comment period before the City Council public hearing scheduled for July 9, 2025.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Aside from input and comments received during agency consultations and the application process, no public comments have been received prior to publication of this DRAFT 2025 Action Plan.

This section will be completed following the public comment period and City Council public hearing on July 9, 2025.

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

Historically, the City accepts all comments and views received.

7. Summary

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

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	ALBANY	Community Development Department/City of Albany

Narrative (optional)

The City of Albany Community Development Department is the lead agency department that prepared the 2023-2027 Consolidated Plan and the annual action plans and is responsible for administering and overseeing the City's Community Development Block Grant funded activities as described in the 2025 Action Plan.

Consolidated Plan Public Contact Information

Anne Catlin; Comprehensive Planning Manager; cdbg@albanyoregon.gov; 541-917-7560; 333 Broadalbin Street SW, Albany, OR 97321

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

1. Introduction

The Annual Action Plan was developed largely in consultation with area agencies, service providers, community leaders, and the public. City staff and the Community Development Commission (CDC) consult with local housing providers, shelter providers, social service agencies, healthcare providers, educational institutions, the local action agency (Community Services Consortium), the regional council of governments, community college, small business development center and city departments throughout the year to learn about community needs and whether CDBG funds would be a good fit to address these needs. City staff participate in outreach teams and various committees to better understand, identify, and collaboratively address community needs with local partners.

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

The City of Albany staff work partner agencies to enhance coordination among housing providers, health, and service agencies. City staff participate in several of the groups described below.

- Albany/Linn County Situation Table – In late 2024, the Albany Police Department coordinated training for a new program called the Situation Table. It is a collaboration among community partners that meet weekly to coordinate providing resources and interventions for those who are in dire and immediate need. While resource options are distributed regularly to persons in need, this program enables community responders to communicate and make sure individuals are not falling through the cracks and getting the help they need. Albany’s situation table (AST) includes representatives from Albany Fire Department, Albany Police Department, Linn County Health Services (Mental Health, Alcohol and Drug, and Developmental Disabilities divisions), Samaritan Health, COAT, CHANCE, and Oregon Cascades West Council of Governments.
- Housing for Residents with Mental Disabilities- The Albany Partnership for Housing and Community Development (APHCD), Linn-Benton Housing Authority (LBHA), and Linn County Mental Health staff collaborate to provide needed housing and supportive services to residents with mental disabilities.
- Inter Community Health Network Coordinated Care Organization (IHN-CCO)- is a collaboration of public, private, and non-profit partners to unify health services and systems for Oregon Health Plan members in Linn, Benton, and Lincoln Counties. IHN-CCO coordinates health initiatives and efficiencies through blending services and infrastructure. The Community Advisory Council oversees and updates a community health assessment and Community Health Improvement Plan every five years, which recognizes the importance of healthy living to achieving improved health outcomes. Several non-profit housing agencies currently receive or have received funding through IHN-CCO programs for healthy homes and living.

- Homeless Engagement and Resource Team (HEART)- The City of Albany and numerous area agencies meet monthly to discuss local needs and enhance coordination among providers working with people experiencing or at risk of homelessness. Members include CSC (the Continuum of Care agency), representatives from emergency shelters, APHCD, LBHA, Department of Human Services, Legal Aid, Creating Housing Coalition, City of Albany, McKinney Vento liaison, CHANCE, Linn County Health Services, and healthcare representatives. Members collectively assess the needs of Albany's homeless and at-risk populations, coordinate services to address those needs, and implement strategies to reduce homelessness.
- HUD Housing Voucher Coordination. The Linn Benton Housing Authority (LBHA) administers 2,600 Section 8 vouchers in Linn County, with a wait list of two to three years. CSC refers clients to LBHA for use of 15 homeless stability vouchers and DHS Child Welfare services can refer clients to LBHA for the 14 foster youth vouchers. LBHA has 134 VASH vouchers for Veterans, which are available by referral only through VA case management.
- Community Outreach Assistance Team (COAT)- This outreach team helps homeless individuals connect to the Department of Human Services Senior and Disability Services staff, Community Services Consortium (CSC) case management staff, and Communities Helping Addicts Negotiate Change Effectively (CHANCE). CHANCE helps residents with addiction recovery services. Other Albany partners include Albany Helping Hands Shelter and CSC's Supportive Services for Veteran Families program (SSVF).
- Adult Services Team (AST)- AST helps homeless or near homeless individuals and families overcome or prevent homelessness by facilitating access to comprehensive services. Services are recovery oriented to promote wellness and self-sufficiency through peer support and mentoring. The team includes the Linn County Health (mental health, addiction, developmental disabilities), Albany Police Department, LBHA, shelters, APHCD, Samaritan Health Services, CSC, Department of Human Services (DHS) Self Sufficiency, Greater Albany Public School District, and other service agencies. AST sometimes works with individuals on parole or probation who are referred by their parole or probation officer, but individuals may be referred by other agencies or self-refer. AST helps individuals create an Individual Action Plan for attaining and retaining stable housing based on their specific needs. AST works with individuals for up to a year.
- Multi-Agency Coordinating Group (MAC group)- is a collaboration among shelters, homeless service providers, local governments, and county health services, including mental health and substance abuse treatment providers, to coordinate services, identify gaps, and use state resources to make strategic investments to reduce homelessness in the region. City staff participate in this group.

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

Linn and Benton Counties are currently two of 26 counties included in the Balance of State Rural Oregon Continuum of Care (ROCC). Community Services Consortium (CSC) is the community action agency

representing Linn, Benton, and Lincoln Counties, and serves as a conduit for federal and funding through the CoC as well as state funding awarded by Oregon Housing and Community Services. The CoC covers and serves mostly disparate rural counties in Oregon. However, Linn, Benton and Lincoln counties do not share the same characteristics or needs as the remaining 23 counties. Over the last two years, CSC has been working with HUD to form a new tri-County Continuum of Care to serve Linn, Benton and Lincoln counties.

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

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

CSC manages the local Supportive Services for Veteran Families (SSVF) program, through which veterans can receive case management, housing vouchers and help navigating the VA system.

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

The Community Outreach Assistance Team (COAT) addresses the needs of the chronically homeless and helps people who are living unsheltered. The team is led by the local nonprofit Creating Housing Coalition (CHC). COAT focuses on the City of Albany and collaborates with organizations in that service area. CSC funds supplies, and CHC organizes volunteer training, visits known camping locations, purchases supplies, and coordinates volunteers and agency staff to ensure maximum geographic coverage with limited resources. Partners in the effort include CHANCE (addiction and recovery support and shelter), Albany Helping Hands, Supportive Services for Veteran Families (SSVF), Family Assistance Resource Center, SORT in Corvallis, and resident volunteers. COAT is instrumental in reaching unsheltered adults, providing case management and resource navigation to help unsheltered adults access services and ultimately housing or shelter.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Albany does not receive Emergency Solutions Grants (ESG). Oregon Housing and Community Services (OHCS) is the designated grantee for ESG funding in Oregon, which they allocate to state Community Action Agencies such as CSC on a formula basis. The CoC consults with OHCS on ESG funding. OHCS develops performance standards and evaluates project activities and outcomes of their subgrantees, including CSC.

The CoC develops policies and procedures for the operation and administration of HMIS. CSC is the regional administrator for HMIS and assists local providers with data quality and training. CSC utilizes ESG funds for data collection, which includes employing an HMIS Analyst who oversees data collection, monitors data quality, and provides reporting across the tri-county region, which includes Albany. ESG funds also help run our Coordinated Entry system.

City of Albany and CSC staff meet throughout the year to discuss homelessness and emergency housing needs, which helps determine any community and homeless needs that can be addressed with CDBG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 1 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Center Against Rape and Domestic Violence
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted on housing and shelter needs for survivors of domestic violence. The agency noted the rising cost of housing as a barrier for clients to transition out of emergency shelter into stable long-term housing.
2	Agency/Group/Organization	DevNW (Corvallis Neighborhood Housing Services)
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Regional organization Planning organization Community Development Financial Institution Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	DevNW, is the Community Housing Development Organization (CHDO) in the region and is also a Community Development Financial Institution. The City consulted with staff on affordable housing rehabilitation needs. DevNW receives CDBG funds to provide housing rehabilitation loans and services on behalf of the City.
3	Agency/Group/Organization	Linn Benton Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis

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

	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Housing Need Assessment Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat works with low-income households earning 60 percent or less of area median to build homes and make essential repairs to low-mod home owners to improve the safety, livability of Albany homes and improve household stability.
6	Agency/Group/Organization	Creating Housing Coalition/COAT
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Creating Housing Coalition (CHC) operates a community-supported self-governing tiny house village primarily for residents that are experiencing or at risk of homelessness. CHC participates in the HEART monthly meetings and the MAC Group. Consultation is ongoing to assess how to create housing opportunities for extremely low-income residents. Consultation with CHC also included input from the Community Outreach Assistance Team (COAT) on the needs of chronically homeless people.
7	Agency/Group/Organization	JACKSON STREET YOUTH SERVICES
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Jackson Street Youth Services provided input on the housing and services needs of homeless and at-risk youth in Albany as well as the young adult population ages 18 to 24. Jackson Street has been a regular recipient of CDBG funds to help provide Albany's youth with safe shelter, case management, and

		services to reduce youth homelessness in the community. Jackson Street also operates transitional housing for young adults through the Next Steps program. JSYS participates in the MAC Group and HEART meetings. Coordination and collaboration is ongoing.
8	Agency/Group/Organization	C.H.A.N.C.E./2 nd CHANCE Shelter
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services - Victims Addiction Recovery Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CHANCE was consulted about needs to support residents with addictions, residents in recovery and with mental health issues, and addressing issues of chronically homeless and shelter residents. CHANCE responds to residents in crisis and provides peer support to homeless residents in recovery programs. Second CHANCE operates both high barrier dormitory and low-barrier emergency shelter in Albany. Staff provide health care navigation services, respite beds, detox and addiction services, food, clothing, hygiene products, and more. CHANCE participates in the MAC Group and HEART meetings. Coordination and collaboration is ongoing. (www.chancerecovery.org)
9	Agency/Group/Organization	Albany Helping Hands
	Agency/Group/Organization Type	Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children

		Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Albany Helping Hands provides emergency shelter to residents experiencing homelessness. Albany Helping Hands participates in monthly HEART meetings and is part of the MAC Group. Coordination is ongoing.
10	Agency/Group/Organization	Linn County Health Services
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Linn County Health Services is the primary agency providing mental health, developmental disability, and alcohol and drug treatment services in Albany. The county provides and coordinates a variety of support services for these special needs populations. The City consulted with Linn County Drug and Alcohol Services on the needs of residents with substance abuse disorders and the services the county provides for their clients. Linn County Health Services participates in the MAC Group and HAC meetings. City and county consultation and collaboration will continue to occur on an ongoing basis to address needs or special needs and at-risk residents.
11	Agency/Group/Organization	Oregon Cascades West Council of Governments
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Staff consulted with Oregon Cascades West Council of Governments (OCWCOG) staff about needs for seniors and people with disabilities. CDBG funds support the Senior Companion program. OCWCOG also provides business lending services. Consultation is ongoing.</p>
<p>12</p>	<p>Agency/Group/Organization</p>	<p>CITY OF ALBANY</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Employment Service-Fair Housing Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization Civic Leaders Business and Civic Leaders Grantee Department</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Albany Community Development Department staff seek input from other City departments about community and economic development needs, as well as needs to reduce homelessness and address affordable housing needs. This consultation and coordination are ongoing. The City is responsible for managing flood prone areas, wetlands, riparian areas, rivers, water bodies, and public lands. The City participates in the National Flood Insurance Program, participates in a regional emergency management team, and regularly consults with the State Department of Land Conservation and Development</p>

		and FEMA regarding management of water resources and flood prone areas.
13	Agency/Group/Organization	Albany Partnership for Housing and Community Development
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Albany Partnership (APHCD) provides affordable rental housing and three permanent supportive housing units. APHCD participates in the monthly HEART meetings. Consultation is ongoing to assess affordable, transitional, and permanent supportive housing needs.
14	Agency/Group/Organization	Greater Albany Public School District
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Local School District
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with the school district (GAPS) McKinney Vento liaison and youth services coordinator is ongoing. The coordinator works with homeless and highly mobile students residing in the Albany district. The City receives data on homeless children and unaccompanied youth in the GAPS district from the McKinney Vento liaison and resources. Staff from the GAPS Welcome Center, the center serving families who speak a language other than English, are members of the Hispanic Advisory Council that City staff attend monthly to learn about needs and challenges faced by the Hispanic/Latino community. In the past, the City consulted GAPS regarding safe

		routes to schools and other improvements in low-income target areas.
15	Agency/Group/Organization	Linn Benton Community College
	Agency/Group/Organization Type	Services-Education Services-Employment Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Childcare Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Linn Benton Community College Small Business Development Center provides education, training, and counseling to small businesses to help improve economic opportunities within Albany and the region. The City consulted with LBCC to determine needs for businesses and Latinx business owners to support job creation for low- and moderate-income residents. Family Connections provided information about the childcare gaps in Albany and the business challenges faced by childcare providers.
16	Agency/Group/Organization	Oregon Department of Human Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services - Victims Child Welfare Agency Other government - State
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Local Department of Human Services staff participate in monthly HEART meetings and are involved in the MAC group.

18	Agency/Group/Organization	U.S. Department of Housing & Urban Development
	Agency/Group/Organization Type	Housing Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with HUD staff regarding program requirements and reports annually to HUD on performance. The City uses data provided by HUD to prepare plans and attend online training. City staff will continue to consult with the HUD Portland field office staff to evaluate activities, plans, and annual reports to ensure compliance with CDBG program regulations. Staff also consult with Seattle field office staff regarding environmental reviews as needed.
19	Agency/Group/Organization	Samaritan Health Services
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Samaritan Health operates the local hospital and many medical facilities and offices. Samaritan leads the Inter Community Health Network Community Care Organization (IHN CCO) which is responsible for assessing community health and making investments to improve public health. Samaritan Health participates in the MAC Group and HEART.
20	Agency/Group/Organization	Community Development Commission
	Agency/Group/Organization Type	Other government - Local Planning organization Business Leaders Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

		<p>Non-Homeless Special Needs</p> <p>Market Analysis</p> <p>Economic Development</p> <p>Anti-poverty Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Community Development Commissioners are appointed by the Mayor to provide oversight of the City CDBG programs. Members help identify community needs and priorities, consult with agencies, meet with community leaders, and residents. Members represent a variety of sectors and commissions.</p>
21	<p>Agency/Group/Organization</p>	<p>Department of Land Conservation and Development</p>
	<p>Agency/Group/Organization Type</p>	<p>Agency - Managing Flood Prone Areas</p> <p>Agency - Management of Public Land or Water Resources</p> <p>Other government - State</p> <p>Planning organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment</p> <p>Economic Development</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City consults with Department of Land Conservation and Development (DLCD) on a regular basis for housing and economic development needs and to comply with state laws related to community development. As a participant in the National Flood Insurance Program (NFIP), the City must adopt and enforce floodplain management regulations that meet the requirements of the program. DLCD coordinates implementation of the NFIP in Oregon through an agreement with the Federal Emergency Management Agency (FEMA).</p>
22	<p>Agency/Group/Organization</p>	<p>Federal Emergency Management Agency (FEMA)</p>
	<p>Agency/Group/Organization Type</p>	<p>Agency - Management of Public Land or Water Resources</p> <p>Other government - Federal</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Emergency Management Plan</p>
	<p>Briefly describe how the Agency/Group/Organization was</p>	<p>The City is responsible for regulating development in designated Special Flood Hazard Areas (SFHA). The</p>

	consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City consults with FEMA regarding best practices and ensuring the Code complies with regulatory requirements to control development in the SFHA, reviews flood insurance rate maps for errors and amendments, maintains letters of map revision, and participates in FEMA sponsored floodplain management training. The City consults FEMA for resources for processing environmental reviews, and to balance compliance with the Endangered Species Act.
23	Agency/Group/Organization	Boys and Girls Club of Albany
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Childcare Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with program staff of the Boys and Girls Club of Albany regarding childcare and daycare needs of area families, especially for school age youth during school gaps.
24	Agency/Group/Organization	FARMWORKER HOUSING DEVELOPMENT CORP
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Latino Community Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with Farm Workers Development Corporation to understand the housing needs of Hispanic/Latino residents and partnered on applying for a grant to address those needs.
25	Agency/Group/Organization	Mid-Willamette Family YMCA
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Childcare Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with the local YMCA regarding the need for affordable childcare among low- and moderate-income families in the community.

	outcomes of the consultation or areas for improved coordination?	
27	Agency/Group/Organization	Fair Housing Council of Oregon (FHCO)
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The FHCO was partnered with on trainings related to fair housing education for landlords and policy makers. The information shared at these trainings informs the fair housing strategy and goals as well as addressing the impediment of lack of understanding of fair housing laws and resources. FHCO also provided consultation to the CDC about fair housing trends and issues in Oregon. Consultation with FHCO will continue.

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

The City consulted with area agencies, governments, civic and business leaders to develop the 2025 Action Plan. Some agencies not consulted are those that did not respond to agency consultation requests and/or because programs do not need funding, do not have eligible activities at this time, and/or provide complementary services.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Community Services Consortium	Albany falls in the Rural Oregon Continuum of Care (ROCC). Community Services Consortium is the regional agency that participates in the ROCC. The goals of the Albany 2023-2027 Consolidated Plan and as such the goals in the 2025 Action Plan complement and support CSC plan goals and planning efforts.

Table 2 – Other local / regional / federal planning efforts

Narrative (optional)

Agency consultations are essential to understanding the existing services and housing being provided and to assess gaps and priority needs that could be supported with CDBG resources.

AP-12 Participation – 91.105, 91.200(c)

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

The City followed its Citizen Participation Plan to engage residents and area agencies during the development of the 2025 Action Plan. The Citizen Participation Plan requires the City to hold two public hearings annually and give the public opportunities to participate in the process of assessing priority needs and developing and implementing plans. The City advertises public hearings and comment periods in the local paper, the Albany Democrat Herald, and distributes press releases to the media and on the City website, and sends emails to interested parties. Public input and comments help to set priority needs to address in the action plan.

The City also solicits community input throughout the year in numerous ways and methods - through one-on-one conversations with the public, agency staff, public meetings of the Community Development Commission (CDC), agency consultations, and attending monthly/regular meetings of local teams and committees such as the HEART (homeless enrichment and resource team), the MAC group, and the Hispanic Advisory Committee.

Priority needs for the 2025 Plan year were assessed primarily through agency consultations, attendance at local meetings, and through the competitive grant application process. The CDC evaluated past performance to further determine how to most effectively allocate CDBG resources.

The Albany City Council [will hold](#) a public hearing on the 2025 Action Plan on July 9, 2025. The 30-day comment period [will start](#) June 7, 2025, and run 30 days prior to the first Council hearing. The following notices about the 30-day comment period on the 2025 Action Plan and public hearing will be provided in advance of the Council public hearing:

- Notice will be published in the Albany Democrat Herald (June 7, 2025)
- Public notice in English and Spanish will be emailed to agencies, interested parties including the Hispanic Advisory Committee, and other local stakeholders (June 6, 2025)
- Press release in English and Spanish to the media (June 6, 2025)
- The 2025 Action Plan Executive Summary in English and Spanish, and full Action Plan will be posted on the City's website with public hearing and comment period information (June 6, 2025)
- The City's website can be converted to Spanish and includes a TTY phone number.
- The 2025 Action Plan will be available at City Hall and both city libraries (June 6, 2025)

Citizen Participation Outreach

Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/ broad community	The CDC meets monthly, and meetings are open to the public. Six CDC meetings included agency consultations, grant presentations and grant application evaluation.	To be completed.	To be completed.	
2	Newspaper Ad	Non-targeted/ broad community	A public notice for the 2025 Action Plan was published in the newspaper of general circulation on June 7, 2025. Attendance is not applicable to this mode of outreach.			
3	Email and Internet Outreach, social media	<ul style="list-style-type: none"> • Minorities Non-English Speaking - Specify other language: Spanish • Seniors • Non-targeted/ broad community 	Attendance is not applicable to this mode of outreach.	TBD	TBD	
4	Public Hearing	Non-targeted/ broad community	The City Council July 9, 2025, public hearing – in person and the meeting will be streamed live online.	TBD	TBD	

Table 3 – Citizen Participation Outreach

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

Introduction

The City will receive CDBG funds in the amount of \$349,123 in PY 2025. The city also anticipates carrying forward \$245,000 of prior year funds. However, these funds have already been allocated through prior year action plans and no changes are being made to those allocations. Therefore, the city is not including those funds as a part of this action plan. No program income is anticipated in 2025. However, given the difficulty of predicting when deferred loans will be repaid, it is possible program income could be generated.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Economic Development Housing Public Services	373,063	0	0	373,063	750,000	Prior year resources have already been allocated.

Table 4 - Expected Resources – Priority Table

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

CDBG funds are instrumental in helping local agencies leverage other public and private funding for needed programs, especially public service subrecipients. The City does not require a match to the CDBG program funds. Anticipated leveraged resources for programs proposed in the 2025 Action Plan are identified below:

- Jackson Street Youth Services – \$371,000 in federal, state, and local/private funds and grants
- C.H.A.N.C.E. (2nd Chance Shelter) - \$30,000 in local/private funds
- The Mid-Willamette Family YMCA is expected to leverage \$175,000 in local/private funds and grants
- The Boys and Girls Club of Albany expects to leverage \$137,000 in federal (\$50,000) and local/private funds (\$87,000)
- Oregon Cascades West Council of Governments - \$47,000 in federal funds

- Albany Area Habitat for Humanity is expected to leverage \$50,000 in local/private funds
- Albany Partnership for Housing and Community Development - \$20,000 in local/private funds

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

In December 2024, the Albany City Council adopted policies to support disposing of surplus residential land for needed housing that would make this land more available for projects advancing the goals and priorities set forth in the Five-Year Plan. Several years ago, the City of Albany urban renewal agency acquired an underutilized property downtown and then issued a request for proposals for a mixed-use development on the property to bring more housing downtown where numerous services and resources are located.

Discussion

The City will use CDBG funds in partnership with subrecipients to leverage private, local, state, and federal funds to address the goals and strategies outlined in the Consolidated Plan. Grants to subrecipients for public services or economic development are anticipated to leverage other funding sources. Prior year allocations to DevNW for the housing rehabilitation loan program will generate revenue when loans are repaid, which will be used to support additional home rehabilitation projects. Over time, this will enable repaid CDBG rehab funds to continue the program into the future with less reliance on new revenue.

AP-20 Annual Goals and Objectives

Goals Summary Information

#	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Reduce Homelessness	2023	2027	Homelessness	Citywide Census Tracts 204, 208.01	Shelter and transitional living Case management Job Skills Workforce Readiness Self Sufficiency Skills	CDBG: \$36,200	Public Services: 620 Persons Assisted
2	Maintain the existing affordable housing stock	2023	2027	Affordable Housing	Citywide Census Tracts 204, 205, 208.1, 208.2	Rehabilitate Existing Housing	CDBG: \$242,513	Low-Mod Homeowner Housing Rehabilitated: 6 Houses Low-Mod Rental Housing Rehabilitated: 4
3	Support Economic Opportunities for LMI residents	2023	2027	Economic Development	City of Albany, Linn County	Childcare Job training Workforce Readiness	CDBG: \$0	Indirect Benefits
4	Support public services for LMI residents	2023	2027	Non-Homeless Special Needs	Census Tracts 204, 208.1, 208.2 City of Albany, Linn County	Senior Services Childcare Youth Services	CDBG: \$19,750	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
5	Planning and Administration	2023	2027	Affordable Housing Homeless Non-Homeless Special	City of Albany, Linn County	Affordable Housing Reduce homelessness Public Services Expand economic opportunities	CDBG: \$74,600	Other: 1 Other

				Needs Non- Housing Community Developme nt		Strengthen and revitalize LMI neighborhoods.		
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Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Reduce Homelessness
	Goal Description	Support case management, life skills development and workforce readiness for at risk and homeless young adults to help them transition into safe and stable housing. Provide job skills training to long-term shelter residents to help them transition to independent living and provide shelter and case management to unhoused residents.
2	Goal Name	Maintain the existing affordable housing stock
	Goal Description	Maintain and improve the quality of Albany's affordable housing stock through housing rehabilitation programs for affordable rental housing and owner-occupied housing.
3	Goal Name	Support Economic Opportunities for LMI residents
	Goal Description	Support working families with free or reduced cost before and after school childcare and summer care programs.
4	Goal Name	Support public services for LMI residents
	Goal Description	Support programs for homebound seniors and poverty-level seniors and provide affordable childcare and youth services for low- and moderate-income families.
5	Goal Name	Planning and Administration
	Goal Description	Provide planning and administration for the city Community Development Block Grant programs and fair housing training and education.

AP-35 Projects – 91.220(d)

Introduction

This section lists and describes the projects and programs that will receive PY 2025 CDBG funding. The projects reflect priorities that were identified in the development of the 2023-2027 Consolidated Plan and the development of the 2025 Plan, and applications received for program delivery. Project details are provided in Section AP-38 Project Summary.

Projects

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

Table 6 - Project Information

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

The Community Development Commission (CDC) assessed community needs, evaluated the performance of existing subrecipients, and solicited and reviewed applications through a competitive process against Consolidated Plan needs and goals to determine allocation priorities for the 2025 program year.

2025 funding priorities focus on reducing homelessness, improving existing affordable housing, providing housing stability and security for seniors and low-income residents, and providing safe and nurturing child and youth care for low-income working families.

Affordable housing continues to be a substantial need, but no agencies applied for funds for projects that would result in new affordable housing this year. This is in part due to limited CDBG resources, which aren't enough to leverage development resources. Lack of funding is an obstacle to addressing the need for new affordable housing.

Emergency shelters and domestic violence shelters are often at capacity as the insufficient amount of affordable housing presents a barrier to those working to transition out of these shelters. Further, public services are continually needed to support Albany's most vulnerable residents, including low-income families, seniors, homeless youth and unsheltered homeless adults.

AP-38 Project Summary Information

1	Project Name	2025 Reduce Homelessness
	Target Area	Census Tract 204 and 208.01 City of Albany, Linn County
	Goals Supported	Reduce homelessness, Support public services for LMI residents
	Needs Addressed	Emergency and transitional shelter, shelter services, case management, life and job skills development
	Funding	CDBG: \$36,200
	Description	Public services grants will help two emergency shelter and transitional housing providers reduce homelessness. Jackson Street Youth Services will provide supportive services to homeless and at-risk young adults through the Next Steps transitional housing program. 2 nd CHANCE shelter will provide job skills training and shelter services to clients in shelter. Both programs aim to help clients transition into stable housing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 36 homeless or at-risk young adults will benefit from services and shelter at the Albany youth shelter and 600 residents will receive shelter and benefit from shelter services.
	Location Description	Jackson Street Youth Services is based in Census Tract 204. The 2 nd CHANCE shelter is in Census Tract 208.01.
Planned Activities	<ol style="list-style-type: none"> 1. Youth Shelter Services: Planned activities include providing transitional housing, case management, and support services to homeless and at-risk Albany young adults, ages 18 to 24. Staff help residents with educational goals and life skills to prepare them for employment and independent living. 2. 2nd CHANCE: Planned activities include training and mentoring resident staff on data entry and administration, so they gain technical jobs skills and experience to improve employment opportunities and start the journey to self-sufficiency. The activity also includes shelter and supportive services for clients. 	
2	Project Name	2025 Affordable Housing Rehabilitation
	Target Area	Citywide, Census Tracts 204, 205, 208.01, and 208.02
	Goals Supported	Maintain the existing affordable housing stock

	Needs Addressed	Affordable housing
	Funding	CDBG: \$242,513
	Description	The housing rehabilitation programs will improve the livability and sustainability of LMI single-dwelling owner occupied housing and multi-dwelling long-term affordable housing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 6 low- or moderate-income homeowner houses and 80 LMI renter households will benefit from housing rehabilitation programs.
	Location Description	<p>The housing rehabilitation program for homeowners will be available to any low- or moderate-income homeowners in the Albany city limits. It is likely that most clients will be in one of the local target area census tracts listed above where some of Albany’s older and more affordable housing is located.</p> <p>Rehabilitation of LMI affordable rental housing units and community rooms will occur on three properties – two in Census Tract 208.02 and one in Census Tract 206.02.</p>
	Planned Activities	<ol style="list-style-type: none"> 1. Habitat will manage a housing rehabilitation program that will provide grants to low-mod homeowners for critical repairs and energy efficiency improvements that homeowners would otherwise be unable to afford. The program improves the livability and sustainability of Albany’s affordable housing supply, improves LMI neighborhoods, reduces homelessness and the financial burden on LMI homeowners. 2. Albany Partnership (APHCD) will make improvements to affordable long-term rental units and two community rooms that serve as cooling centers required by the state when units do not have air conditioning.
3	Project Name	2025 Needed Public Services
	Target Area	Census Tract 208.01 Census Tract 208.02
	Goals Supported	Support public services for LMI residents
	Needs Addressed	Non-Homeless Needs Public Services, Senior Services, Childcare Services
	Funding	CDBG: \$19,750

Description	2025 public services grants will support 3 agencies that serve poverty level, low-income and vulnerable populations through access to affordable childcare and youth services and services that help seniors remain in their homes.
Target Date	6/30/2026
Estimate the number and type of families that will benefit from the proposed activities	<ol style="list-style-type: none"> 1. An estimated 18 seniors will benefit from the Senior Companion Program. 2 & 3. About 20 LMI youth will receive year-round scholarships to attend before and after school programs and 30 LMI youth will receive scholarships to attend all-day youth programs over the summer. These “child” care services are needed to fill the gaps between school time and common hours of employment for parents.
Location Description	<ol style="list-style-type: none"> 1. The Senior Companion Program is offered citywide. Oregon Cascades West Council of Governments is in Census Tract 208.02 at 1400 Queen Avenue SE. 2. The Albany Boys and Girls club is in Census Tract 208.01 on Hill Street. Services are provided on-site and are available to households across the city. 3. The Mid-Willamette Family YMCA (YMCA) is in Census Tract 208.02 at the intersection of Pacific Boulevard and 34th Avenue SE. The before and after school programs will take place at a few of Albany’s Title 1 schools.
Planned Activities	<ol style="list-style-type: none"> 1. Senior Companion Program - The Senior Companion Program matches low-income (200 percent poverty level) mobile seniors with homebound seniors in exchange for a small stipend for gas. The program fills gaps in Long-Term Support Services. Companions provide friendship and assistance to adults who have difficulty with daily living tasks, such as shopping or paying bills, and give families or professional caregivers time off. As a result, many seniors can remain living independently in their homes instead of having to move to more costly institutional care. 2. The Boys and Girls club will provide scholarships to youth in LMI and poverty-level households over the summer months. The scholarship program ensures youth have access to a safe, structured, nurturing environment to address the educational, childcare, and nutritional needs of underserved youth, helping to combat summer learning loss with academic-focused activities, daily meals, and affordable childcare for low-income, working parents.

		3. The local YMCA will provide before and after school care for children to help low-mod working parents. The Bridges Program was developed to address a critical gap left by the sudden closure of a prior service provider, which disrupted care for working and low-income Albany families. The program offers affordable and accessible childcare before and after school, including academic support, STEM activities, recreation, and free nutritious meals through the USDA/CACFP program allowing children to benefit from safe, enriching programming while empowering parents/caregivers to maintain employment and financial stability.
4	Project Name	2025 Planning and Administration
	Target Area	City of Albany, Linn County
	Goals Supported	Planning and Administration
	Needs Addressed	Affordable Housing Reduce homelessness Public Services Expand economic opportunities Strengthen and revitalize LMI neighborhoods.
	Funding	CDBG: \$74,000
	Description	Provide planning and administration for the city Community Development Block Grant programs and fair housing training and education.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Administering the CDBG programs will not provide any direct benefit to families and individuals. Approximately X Albany residents will directly benefit through the other Action Plan activities that will be carried out in the 2025 program year.
	Location Description	Planning and Program administration occurs at Albany City Hall located at 333 Broadalbin Street SW, Albany, OR.
	Planned Activities	Staff time and expenses to plan, manage, oversee, monitor all aspects of the CDBG program, and ensure compliance to include the following: prepare Action Plans, CAPER, coordinate citizen participation, agency consultations, attend agency meetings, prepare subrecipient contracts and reporting forms, monitor subrecipients and grant projects, prepare environmental review records, process IDIS reimbursements and report accomplishments, coordinate fair housing education and outreach, etc.

AP-50 Geographic Distribution – 91.220(f)

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

The city's target areas include four census tracts in the City of Albany that qualify as low-income tracts because over 50% of the households have incomes less than 80% of the area median income. The qualifying census tracts are: 204, 205, 208.01, and 208.02. These tracts are centrally located in older areas of the city where housing, public infrastructure, and public facilities are older and often in need of improvements or replacement. The target areas also have a higher concentration of residents of Hispanic origin and other minority populations.

Geographic Distribution

Target Area	Percentage of Funds
Census Tract 204	5
Census Tract 208.01	21
Census Tract 205	0
Census Tract 208.02	23
City of Albany, Linn County	51

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City prioritizes public improvements, housing rehabilitation and services in the city's target areas due to the concentration of LMI residents, minorities, and older housing supply. Additionally, three emergency shelters and numerous service providers are in these target areas.

Discussion

The geographic distribution in Table 62 only includes the sub-recipient agencies and activities within the city's target areas. The city has determined that 49% of its total allocation will support public services and housing rehabilitation provided in the target census tracts. Jackson Street youth services, 2nd CHANCE shelter, summer childcare scholarships and before and after school scholarships, are all based out of target census tracts. Two of the three rental properties benefiting from rehabilitation are also located in Albany's target areas.

Some activities will likely occur in or benefit residents of the target census tracts, such as low-income homeowner rehabilitation grants; however, it is not yet known which census tracts will benefit because recipients of these grants have not been selected.

The city anticipates that some additional portion of the 2025 allocation will benefit residents in target census tracts through home rehabilitation grants or accessing public services offered citywide, but that

amount is not yet known.

AP-55 Affordable Housing – 91.220(g)

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.

Introduction

Albany supports activities and programs that improve housing affordability for residents throughout the city, with a focus on housing rehabilitation offered citywide, and rental improvements at publicly supported affordable rental properties.

The City complies with HUD 24 CFR 91.220 when defining “affordable housing” for performance reporting purposes. The term affordable housing is defined as follows per 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. (Shelters are not included in HUD’s definitions of “affordable housing”.)

- *Rental Housing.* CDBG-assisted rental housing must be occupied by households that are eligible as LMI families as per the most recent HUD Income Limits. Rent limits apply to rent plus the utilities and combined should not exceed 30% of the tenant’s adjusted gross income.
- *Homeownership.* According to 24 CFR 92.254, housing must be modest single family in type. The home must serve as the primary residence for households earning \leq 80% of the AMI.

In the 2025 program year, eleven non-homeless households will be supported with CDBG funds through housing rehabilitation programs. Albany Habitat for Humanity’s program will improve the quality and livability of seven owner-occupied households. Four units of affordable rental housing and two community rooms owned by the Albany Partnership will be improved with 2025 funds. In addition, 27 tiny homes previously supported with CDBG funding will continue to be available to homeless and low-income households.

CDBG funds will help Jackson Street Youth Services provide supportive housing to 36 young adults (noted under homeless households). 2nd CHANCE shelter will provide shelter services to 600 residents over the program year and will help shelter residents gain job skills to transition into permanent housing; however, these figures are not included in the tables below because shelter beds are not included in HUD’s statutory definition of “affordable housing”.

Community Services Consortium (CSC) receives ESG and other funding to administer housing programs to Albany residents to help them avoid eviction and remain housed or to rehouse residents, reducing the need to allocate limited CDBG resources to these needs. In 2024, CSC provided 198 households with eviction prevention assistance, 55 veteran households received supportive services, and 307 Albany households received rental assistance, keeping them in housing. CSC also administers ESG funds to provide rapid rehousing services. In 2024, CSC provided 133 residents with rapid rehousing. The City

provides funding to CSC to administer utility assistance, which helped 3,268 households in 2024.

One Year Goals for the Number of Households to be Supported (with CDBG)	
Homeless (Young Adult Transitional Housing)	36
Non-Homeless	11
Special-Needs	0
Total	47

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

One Year Goals for the Number of Households Supported (with CDBG) Through	
Rental Assistance (CSC – 200 households target)	0
The Production of New Units	0
Rehab of Existing Units	11
Acquisition of Existing Units	0
Total	11

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

Discussion

The City receives limited opportunities to use CDBG funds to produce or acquire new affordable housing, but through supporting shelters and case management for homeless and at-risk individuals and providing housing rehabilitation programs, the City is providing support needed for these residents to obtain permanent housing or maintain housing stability.

The City of Albany is committed to keeping LMI homeowners in their homes and improving the livability and sustainability of its affordable housing supply and reducing housing costs for residents. Prior year CDBG resources devoted to site clearance for affordable housing in 2021 resulted in 27 new affordable housing units for extremely low and low-income residents and will continue to benefit Albany residents in need of affordable housing for years to come.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

The local housing authority, Linn-Benton Housing Authority (LBHA), owns and manages 113 units of affordable housing units in Albany, primarily for seniors and people with disabilities. LBHA is currently constructing 21 units for disabled Veterans who are or were homeless and 8 units for Linn County Health Services' clients. None of the LBHA-owned units qualify as "public housing" as defined. LBHA also administers rental assistance through the Section 8 Housing Choice Voucher (HCV) program.

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

While Albany does not have any public housing residents as defined by CFRs, LBHA provides a Family Self Sufficiency (FSS) program for Section 8 participants. FSS clients can participate in an Individual Development Account (IDA), which is a matched savings program that helps clients achieve goals of homeownership, education and/or advancement in employment.

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

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

Discussion

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

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

Introduction

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

The 2025 PIT count found 371 homeless people in Albany, of those, 187 were in shelter and 184 were unsheltered. The 2025 figures are slightly higher than the 2024 figures reported for Albany (362 unsheltered people). (Note: some count locations outside the city limits may be included in the Albany figures, but the city does not have access to the locational data.)

Albany has four emergency shelters for people who are homeless, including one for youth and one new shelter for survivors of domestic violence, providing 7 beds (excluding cribs). This past year 2nd CHANCE added 42 low-barrier shelter beds. Local shelters provide a total of 240 shelter beds and 40 transitional beds in houses. Shelters report being at or near capacity especially in winter months and some maintain wait lists. Many of the unsheltered homeless suffer from mental illness and/or addiction which affects their willingness and ability to seek shelter. Linn County Mental Health Mobile response team frequents local shelters on Wednesday afternoons to provide free and confidential services and counseling.

The number of students in the Greater Albany Public School District experiencing homelessness in the 2023-24 school year students was 466 students. The total includes 50 students living in shelters, 39 unsheltered, 41 in hotels/motels, and the rest in a doubled-up living situation.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs and for addressing the emergency shelter and transitional housing needs of homeless persons

City staff are in continuous communication with shelters to identify opportunities to support shelters in meeting the needs of homeless residents in Albany. The City used a competitive grant application process to identify the activities that will address priority unmet needs and provide the most benefit to Albany's homeless and non-homeless special needs residents. No applications were received for PY 2025

to expand shelter or transitional housing beds or capacity.

Albany's one-year goals and actions for 2025 to reduce and end homelessness include the following:

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

CDBG funds will help the following local shelter providers to meet Albany's 2025 homelessness goals.

- Support Jackson Street Youth Service's (JSYS) Next Steps program that provides safe supportive housing (10 beds) and case management to young adults ages 18 to 24. CDBG Funds will help to provide case management to these young adults to help them build a firm educational foundation and ensure they have skills needed for employment and independent living. JSYS will use other funds to provide safe and stable emergency shelter to vulnerable youth ages 10 through 17 and conducts outreach to youth and young adults through events, the Cornerstone Youth Center (and a new larger center is underway), and the local shelter provides healthy meals and snacks and needed supplies, all to create connections with youth who may be in need. JSYS works with each youth and young adult to develop a plan to reunite with their family or find other safe housing.
- 2nd CHANCE shelter will receive support to provide job skills training in data entry to help staff who are long-term residents gain employment to transition out of shelter. CDBG funds will support staffing needs so they can address data entry and analysis to better assess and address the needs of residents they serve and develop programs and find funding to help clients receive the support they need to transition to independent living, get into recovery, or supportive housing.
- The Albany Partnership for Housing and Community Development (APHCD) will receive 2025 CDBG funds to rehabilitate a duplex providing transitional housing to residents.

In addition to the above CDBG supported activities, the City will undertake the following actions to reduce homelessness and reach out to homeless people in 2025:

1. Participate in and support the following outreach and needs assessment of homeless persons, especially unsheltered persons – including the Adult Services Team and the Albany Situation Table meetings. These teams coordinate to provide wrap around services and address needs for residents in crisis.
2. Participate in the Homeless Engagement and Resource Team (HEART) for ongoing planning, coordination, and consultation around addressing issues related to homelessness.
3. Participate in the Multi-Agency Coordination (MAC) Group for ongoing coordination around addressing homelessness in the region and any state or federal funding opportunities that may arise to reduce homelessness in the region.

4. Support the efforts to form a new Continuum of Care to serve Linn, Benton, and Lincoln Counties.

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 Albany Situations Table and Adult Services Teams both work to help residents in crisis, including chronically homeless individuals. COAT also provides food and supplies to chronically homeless residents and tries to build relationships and trust so they are willing to connect with service providers to seek help. Albany's fire and police department staff and Linn County Health Services staff are trained to help the chronically homeless with mental illness and/or alcohol and/or drug addiction or other disabilities.

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

Community Outreach Assistance Team (COAT). COAT'S outreach mission is to connect unsheltered residents to housing and help unsheltered residents transition out of homelessness with visits to camping sites a few times a week throughout the Albany area to provide unhoused neighbors with food and information about service and housing. Their case management includes referrals to housing services and other resources. COAT continues their case management services after housing has been established to ensure residents have the skills and resources to keep their housing. COAT is comprised of members from CHC, CSC, CHANCE (Communities Helping Addicts Negotiate Change Effectively), Family Assistance and Resource Center, Albany Helping Hands Shelter, Jackson Street Youth Services, and Albany Police Department.

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

mainstream benefits and employment services for 12 to 24 months.

Participants are connected to a CSC Housing Placement Advocate who assists them with their housing search. The Advocate is a certified Rent Well instructor who helps participants address barriers to housing such as bad credit, criminal background, or poor rental history with prospective landlords. In 2024, CSC assisted 133 people in Albany with rapid rehousing services. All were in permanent housing at program exit.

CSC also coordinates the annual Point-in-Time count.

Supportive Housing. Albany Partnership for Housing and Community Development operates supportive housing in coordination with Linn County Mental Health (LCMH). Residents receive mental health support and skills training as well as a rental subsidy from Linn Benton Housing Authority (LBHA). Many of their residents have experienced homelessness at some point. Creating Housing Coalition's Hub City Village has reserved 8 units of their tiny home village for people with mental illness. They are partnering with LCMH to provide case management services to those residents. Additionally, the entire 27-unit tiny home village is meant for residents who are experiencing homelessness or housing insecure to be able to have permanent affordable housing.

Jackson Street Youth Services works with youth to safely reunite them with their family or find other stable housing. They also offer supportive transitional housing for young adults, 18 to 24.

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.

Eviction Prevention Services. In 2024, 232 Albany households received homeless prevention services from CSC helping residents remain housed. CSC provided eviction prevention assistance, rental assistance, utility assistance and financial fitness classes and Rent Well tenant classes. CSC also manages Supportive Services for Veteran Families, a program specifically designed to support homeless and near homeless veterans gain permanent housing and promotes housing stability among very low-income veteran families.

Foster Care. There is an independent living housing program which provides funding for youth transitioning out of foster care to go toward their housing costs. Family Tree Relief Nursery, a local agency, works to prevent foster care placements by providing a home-based intervention service for at risk families at risk but did not need CDBG funding this year. Therapists work to strengthen families, keep families unified, and prevent abuse and foster care placements. LBHA has 14 vouchers to help

house residents aging out of foster care.

Youth and Young Adult Housing. JSYS provides emergency shelter for youth 10 to 17 and has 2 houses where young adults aged 18 to 20 can stay for up to 18 months and meet weekly with a case manager. CDBG funds will support these services.

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

Recovery Support Services and Housing. CHANCE provides recovery support through peer support, self-help groups, and helps residents get into recovery and stay housed. CHANCE helps hard-to-house residents get into case-managed housing. Ten Albany Oxford Houses provide housing for more than 130 people recovering from addiction and several faith-based transitional houses help residents discharged from institutions. Linn County Alcohol and Drug Services also has limited funding for rent and move in assistance for residents actively engaged in addiction treatment.

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

Mental Institutions. LMCH coordinates with housing providers such as APHCD, Creating Housing Coalition, and LBHA to coordinate providing supportive housing to clients. CHANCE is trying to find funding to create transitional housing for people with mental illness, including those discharged from the Oregon State Hospital. Creating Housing Coalition's tiny house village has set aside 8 units for residents with severe mental illness, though not necessarily reserved for people discharged from mental

institutions.

Discussion

The City held agency consultations and solicited requests for applications to assess additional housing and supportive services needs for homeless and non-homeless residents that may have other special needs to determine 2025 CDBG priorities.

2025 funds will provide services and companionship to help homebound seniors and disabled residents remain in their homes and will support two housing rehabilitation programs for LMI homeowners and renters, which improve the sustainability and cost of housing enabling grant recipients to remain housed. Jackson Street Youth Services will be able to provide case management for young adults to help them gain the education and skills to move from the supported transitional housing into permanent housing and jobs. 2025 funds will also provide affordable before and after school and summer care to youth in low-income families in a nurturing environment with academic focused activities, and meals. Lastly, CHANCE will be able to expand services at the 2nd CHANCE shelter to add programs to help long-term residents gain employment and transition out of shelter into independent living.

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

Introduction:

High housing costs continue to be a barrier in both the rental and homeownership markets. According to the American Community Survey five year data, the median rent went up from \$1,047 in 2020 to \$1,311 in 2023 and the median mortgage rose from \$1,535 in 2020 to \$1,8289 in 2023. Many Albany households experience housing cost burden, with a majority being renters. Forty-three percent of Albany’s renter households pay 35% or more of their income on rent compared to 19% of homeowners with a mortgage. For agencies serving low- and moderate-income residents and special populations, affordable housing is a top concern and priority. The price of land, availability of land, and the lack of funding or incentives for affordable housing are barriers to new affordable housing development in Albany.

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

In early 2025, the city implemented most of the priority recommended strategies from the Housing Implementation Plan (HIP) to remove land use controls and is pursuing tax incentive policies to decrease or offset the cost of creating affordable housing in Albany. The actions outlined in this action plan build on the actions taken already to remove vehicle parking requirements, allow middle housing types (two to fourplexes, townhouses, cottage clusters) in single dwelling unit zones, and will use CDBG funds to support affordable housing creation or preservation when possible.

Discussion:

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

In 2022 and 2023, the city added middle housing types as allowed uses throughout the city (townhouses, duplex, triplex, fourplexes, and cottage clusters), and removed vehicle parking requirements. The city also added single-room occupancy allowances. In 2025, the city updated zoning regulations to remove barriers to apartments – such as maximum density caps and area requirements, allowed single-room occupancy units in different formats, reduced lot sizes for small houses and added incentives for smaller houses, cottages, tiny home villages, and accessory dwelling units. In addition, the city designated six areas within the city as “climate friendly areas” to support housing and mixed uses and services in walkable and transit-supported locations.

To incentivize needed housing types, the city adopted a city-owned surplus land for housing policy and is

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

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

Draft

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

The City prioritizes CDBG funds to activities that will have the greatest impact on serving Albany's low-to moderate-income populations and other special populations, improving livability and sustainability, and increasing economic opportunities. The City annually allocates the full 15 percent of its CDBG award to support public services to meet underserved needs. The city has also strategically allocated economic development funding to support LMI childcare businesses in expanding childcare services in Albany, a much-needed service for families, especially LMI families, in Albany.

Actions planned to foster and maintain affordable housing

Consultation with area housing providers to assess capacity and resources for adding new affordable housing units is ongoing. Affordable housing units created on a site cleared using CDBG funds began housing LMI residents, and mostly very low-income residents in 2024 under a land trust model to ensure this housing is available permanently. The city is now experiencing the benefits of the early CDBG investment.

In the 2025 program year, CDBG funds continue to support housing rehabilitation but through two new grant programs. The Habitat home repair program will make essential repairs for LMI homeowners to improve and maintain Albany's existing affordable housing supply and reduce operating and maintenance costs. Funds will also support the rehabilitation of four existing LMI affordable rental housing and two community rooms that serve residents in two affordable rental complexes. The community rooms serve as cooling centers for residents. The city will also pursue strategies outside the CDBG program to reduce barriers to creating affordable and other needed housing in Albany.

Actions planned to reduce lead-based paint hazards

Subrecipients that administer housing rehabilitation programs 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. Subrecipients must distribute lead-hazard pamphlets to housing rehab grant recipients and complete required consent paperwork with grantees.

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

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

Actions planned to reduce the number of poverty-level families

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

- Support public service agencies that serve poverty level individuals and families and that help residents develop the skills and access resources needed to become employed, housed, and/or self-sufficient;
- Adopt tax abatement and other incentives to increase Albany's affordable housing supply and support local housing agencies' efforts to acquire and develop property;
- Improving affordable housing through housing rehabilitation to reduce overhead costs to residents.
- Increase job stability and economic opportunities for parents by offering free and reduced child and youth care over the summer months and before and after school.
- Explore economic opportunities for residents in poverty through programs at the local community college Small Business Development Center, which offers technical assistance, education, and partner with agencies that support microenterprises and job growth.

Actions planned to develop institutional structure

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

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

City staff and CDC members look for opportunities to facilitate partnerships among public and private

housing and service providers and other organizations and institutions in the community that serve Albany's vulnerable and LMI residents.

In the 2025 program year, the City's efforts to enhance coordination between public and private housing and social service agencies will include:

- Participating in HEART (Homeless Enrichment and Rehabilitation Team) and attending monthly meetings.
- Collaborating with other housing and service agencies, governmental agencies, and institutions including Linn County Health Services, Samaritan Health Services, and Department of Human Services to assess community needs, identify opportunities to address them, and plan projects for both short- and long-term implementation.
- Collaborating with the creating Housing Coalition and COAT (Community Outreach Assistance Team), an outreach program of Creating Housing Coalition (CHC). COAT goes out into the Albany community a couple of times a week to provide unhoused neighbors with food and information about service and housing.
- Participating in the MAC group and attending monthly meetings.

Discussion:

The City of Albany will continue coordinating with and providing CDBG funding to area agencies to advance the goals of the Five-Year Plan. 2025 funds were strategically allocated to address the needs of low- and moderate- income and vulnerable residents in Albany. Additionally, the City of Albany will pursue actions beyond the CDBG program to address Albany's housing needs by continuing to identify and remove barriers to housing and enacting strategies from the Housing Implementation Plan.

Program Specific Requirements

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

Introduction:

Program income is gross income that is directly generated from a CDBG-funded activity. Housing rehabilitation loan repayments will be made to the subrecipient managing the revolving loan fund and retained to continue the housing rehabilitation program. The City of Albany estimates there will be no program income funds generated in 2025 and no program income carried over from 2024.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

The City anticipates 90 percent of CDBG funds, excluding program administration, will be used to benefit persons of low- and moderate-income in the 2025 program year.



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

Community Development Dept.
P.O. Box 490
Albany, OR 97321-0144
(541) 917-7550
cdbg@albanyoregon.gov
www.albanyoregon.gov/cdbg

Agency Name: CARDV – Center Against Rape and Domestic Violence		Project Activity: Security System and Individual locksets	
Agency Address: PO Box 3047, Albany, OR 97339		Telephone: 541-758-0219	Fax: 541-738-8323
Contact Person (Name/Title): Mary Zelinka, Facilities Manager		E-mail Address: Mary.zelinka@cardv.org	
Quarterly Report Period (check one): <input type="checkbox"/> July 1 – Sept 30 <input type="checkbox"/> Oct 1 – Dec 31 <input type="checkbox"/> Jan 1 – Mar 30 <input checked="" type="checkbox"/> Apr 1 – June 30			Year: 2025
Signature: 		Date: 5-14-25	

I. **Activity/Program Status.** Provide a brief summary of progress on meeting goals and performance measures described in your application and CDBG contract. The security system, cameras, and Individual touchscreen deadbolts portion of the project is complete. Security System includes intruder and fire alarms consisting of alarm panel, 2 panic buttons, silencer button, 5 glass breaks, 3 door contacts, 7 window contacts. Fire alarm system includes 5 smoke detectors, 4 ceiling mount strobe lights, and 1 ceiling mount horn strobe. Camera surveillance system includes 4 Hikvision exterior cameras – one at front entry, one at office door, one at southwest corner of house and one at the northeast corner. The full-color monitor is wired into the office and there is a hard drive for recording. The three individual touchscreen deadbolts were installed – one on each resident bedroom door. The fence portion of the project is in process – should be completed next week. The last portion of the project, the water heater, should be completed by the end of this month.

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

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

II. **Do you see any obstacles to completing the performance measures for the activity/program within the contract period?** No.

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

CDBG funds spent this quarter: \$18,061.33 Value of match this quarter: 0

- IV. Please briefly describe the benefits that Albany CDBG funds have provided to your program/activity.** All of the projects in our Albany CDBG grant are critical to the safety and wellbeing of the survivors we shelter. So critical, in fact, that we would not be able to house any survivor in this shelter until these projects are completed. All survivors that come utilize our shelters are in extreme danger and require a confidential safe place to be in order to rebuild their lives. This is the first shelter CARDV has had in Linn County and it has been long needed. More than half the survivors using our services come from Linn County. Additionally, having a shelter in Linn County gives us more flexibility in serving survivors: some are not safe staying in Corvallis, and some not safe in Linn County.
- V. Feedback/Other:** Provide any additional comments or feedback.
- VI. Total number of unduplicated (new) clients served this quarter: 0 – We have not opened this facility yet. The work in this CDBG grant will make it possible for us. Our estimated opening will be in late summer, early fall.**
- VII. HUD Performance Outcome Measurement System:** Please report data about the **NEW UNDUPLICATED** people or households* served THIS quarter in the following tables:

Residents or Households* Assisted by this CDBG-Funded Activity

***Housing services, use households; all other activities report on number of people served.**

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

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

	No.
Total Persons Assisted (0 – 30% MFI)	
Total Persons Assisted (31– 50% MFI)	
Total Persons Assisted (51 – 80% MFI)	
Total Persons Assisted (81% MFI or above)	
Presumed Benefit Clientele	

Race / Ethnicity of Persons Assisted

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

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

Dear City Council,

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

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

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

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

We propose that this task force be composed of:

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

The task force should be charged with:

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

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

Sincerely,

The Community Development Commission of Albany, Oregon