



COMMUNITY DEVELOPMENT COMMISSION

AGENDA

Monday, October 20, 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

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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 September 15, 2025, minutes [Pages 2-4] (Chair)
4. Public Comment (Chair)
Persons wanting to provide comments may: email written comments or register to speak by emailing cdaa@albanyoregon.gov, or appear in person to speak at the meeting.
5. Scheduled Business (Staff)
 - Agency Consultation-Community Services Consortium
 - Allocating prior year funds
 - Agency Consultation Survey Results [Pages 5-28]
 - PY 2026 Priorities and Application Narrative/Scoring Criteria [Pages 37-40]
6. Business from the Commission (Chair)
7. Next Meeting Date: November 17, 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





COMMUNITY DEVELOPMENT COMMISSION

MINUTES

September 15, 2025

12:00 p.m.

Hybrid – Council Chambers

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, (John Robledo and Tracy Lyles joined online at 12:00 after the first motion)

Members absent: Emma Deane, Courtney Stubbs

Approval of Minutes for August 18, 2025

12:00 p.m.

Motion: Chair Johnson noted a correction to the minutes from the August 18, 2025, where the roll call duplicated Commissioner Deane as both present and absent. She was absent from the meeting. Commissioner Johnson II motioned to approve the minutes with the correction, Commissioner Cole seconded the motion which passed 6-0.

Public Comment

12:01 p.m.

None.

Scheduled Business

12:02 p.m.

- Agency Consultation Survey Questions

Comprehensive Planning Manager Anne Catlin introduced the list of survey questions staff compiled after the last commission discussion for agencies/interested parties (whether they are applying for funds or not). The survey would be an efficient way to gain information gained during agency consultations without duplicating the time for in-person reports. The information provided by those entities helps the Commission to determine funding priorities based on the most current needs for the next grant year.

She asked for the Commission's feedback on the questions.

Commissioner Cole asked about the question on growing needs versus persistent needs for the next year. Catlin agreed to update that language. And regarding funding sources when they have matching funds. Catlin reiterated that this isn't intended as an application. Commissioner Timm suggested adding a question regarding what level of funding it would take for a given agency to effectively address the needs and challenges as identified in question three. To clarify, how much it would actually take to address the need? Catlin suggested wording it, "Would your agency have a role in solving this issue and if so, what they see as necessary to that success?" As they may not be applying for funds but just consulting with the commission on the issues.

Commissioner Davis thought it would be good to understand leveraging opportunities within the services provided.

Commissioner Johnson agreed it is good to get an overall view of need and knowing if we are even helping to some degree and where we need to do more.

Commissioner Green was concerned about whether the survey would be broadly distributed to those agencies who are not applicants and how it is decided who is surveyed.

Commissioner Green observed that questions three, through six may be useful to assemble a compiled answer informing general community trends rather than just what services an agency actually provides. Questions four and five are very general. Possibly just consider adjusting wording with that in mind. Shift the focus to take the pulse of the entire community. Catlin agreed probably adjusting question four for a broader answer.

- Application Narrative/Scoring Criteria

12:24 p.m.

Commissioner Liles asked if the federal funds can be adjusted based on need and what the benefit of this information is. Catlin explained HUD determines the annual amount and that is not negotiable. The city determines how to spend the money received but Public Service dollars are limited to 15 percent of the annual award so the process is very competitive. It's helpful to score the applications against whatever criteria addresses the most critical needs. She further explained that the application window typically opens early November and closes in early January. Applications are reviewed in January with in-person presentations from the applicants.

Commissioner Johnson was in favor of the draft scoring matrix which seems clearer.

Catlin noted that the survey will go out next week and the reported results back to the Commission next month.

- Draft 2024 Consolidated Annual Performance Report (CAPER)

12:29 p.m.

Catlin highlighted the accomplishments from the CAPER. A couple of agencies anticipated serving more people than they actually did. CARDV got funds for shelter improvements, and had anticipated an additional 7 beds to 30 people, but they aren't open yet. There hasn't been a downpayment assistance program for homebuyers; DevNW offered this program in the past but hasn't applied for any funding for it lately. Downpayment assistance for low-income buyers isn't adequate with today's market prices.

She explained that the Commission has to guess what the Performance Measures will be in the five-Year Strategic Plan and each year we base our priorities to align with that. But applicant agencies ask for funds based on what they see their needs in providing services and some priorities in the Strategic Plan aren't addressed in the applications.

Catlin noted that COAT (Community Outreach Assistance Team) served 1,341 people but the numbers reported back were only those they provided case management support to (113) because they weren't able to enter all the demographic information federally required to report. But they housed 63 in Albany out of those 113.

The total number of people served thorough Public Service funds was down from what we expected but exceeded the five-year expectation for people served. And the Shelter Services, Jackson Street and CHANCE are still working on the number of sheltered.

Commissioner Cole observed that the Affordable Housing category combines the transient shelter or assistance with transitional/permanent housing accomplishments. He saw those as potentially different

categories. Catlin agreed but explained that Strategic Plan goals did not call out homelessness as a separate priority so staff has included it in the increase housing priority.

Commissioner Johnson II asked if there is shelter capacity that is not being utilized. Catlin replied that there is some vacancy during the summer months but it varies. There are more beds for males than females and some shelters cater to specific needs such as family shelters, pet-friendly, single gender, low barrier rooms always seem in short supply.

Commissioner Green had reviewed the HUD website recently and asked about a proposed rule change to CDBG (January 2024) that he noted. He asked if the effects of that were significant or housekeeping? Catlin answered that they do get regular notices of changes, but many don't impact how staff or the program locally does business.

Business from the Commission

12:46 p.m.

Commissioner Johnson II expressed his thanks to staff for their ongoing work with the CDBG awards for the community.

Staff Update

12:48 p.m.

Catlin shared that the City Council adopted a Construction Excise Tax for housing which will go into effect in January. Implementation will be phased in so funds will build up slowly in the beginning. The revenue won't be very significant for the first couple of years. This revenue will be used to incentivize needed housing. She will be putting together a potential schedule to work with the CDC and Council to identify housing needs and how these funds should be spent. She will work on a proposed process to present to the Council. Funds could be used to incentivize building needed new housing or potentially supporting systems development charges/fees.

Next Meeting Date

The next scheduled meeting is October 20, 2025.

Adjournment

The Chair adjourned the meeting at 12:52 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.*

CDBG Agency Consultation Questions

Dear Agency Partners and Service providers – to help the Community Development Commission determine funding priorities for the 2026 [Grab your reader's attention with a great quote from the document or use this space to emphasize a key point. To place this text box anywhere on the page, just drag it.]

CDBG program year, we are asking agencies and partners to complete this survey in lieu of coming in for in-person consultations prior to applications.

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

Our Mission is to help the homeless and the low-income with a bed, warm food, hot showers, and a clean safe living environment while we help them get their lives in order through peer support, mental health, education, and employment. We serve 120 people at full capacity.

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

Our kitchen serves three hot meals per day to all residents who are on site. We offer a money management program for those that are working full time, in order to help them learn how to save money on a Pathway to Independence, they learn to have an aggressive savings plan and a structured budget that will assist them in finding housing at the end of the 18-month program.

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

We have a population of older low-income residents who have no ability to secure permanent housing and are forced to stay in the homeless shelter as a means of affordable living.

b. Is your agency able to address these needs?

We do not have the space or the personnel to deal with the multiple needs of the elderly homeless population.

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

We would need to hire additional properly trained staff, as well as build a 70-unit facility to have transitional low-income housing.

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

There is not enough adequate low-income housing that is affordable for our elderly and low-income populations. The current housing costs are restrictive and the wait-list is years long. We need to provide more affordable housing for those that are truly in need.

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

With the proper funding, this is something that Albany Helping Hands could do with the development of low-income transitional housing.

c. Are there opportunities to partner and/or use existing resources or CDBG to leverage funding to address these needs?

CDBG Agency Consultation Questions

More staff would be a huge assistance, as well as help in maintaining current facilities and developing new facilities.

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

There are gaps in the system; inadequate medical and mental health services and lack of low-income housing.

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

The money we receive from the Dora Scharf Foundation has been cut down by a quarter-million dollars. Our other funding comes from donors, which can be sporadic based on economic stability. When the economy is strong, people will feel more confident in giving but when there is a down-turn, people will sit on their pocket books and not donate as much.

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

On top of operational costs, there is also a maintenance upkeep issue with a dilapidated roof, worn-out freezer and walk-in cooler. A tired facility that needs more TLC and a new roof over our kitchen and dining room with an estimated cost of over \$60,000.

CDBG Agency Consultation Questions

Dear Agency Partners and Service providers – to help the Community Development Commission determine funding priorities for the 2026 CDBG program year, we are asking agencies and partners to complete this survey in lieu of coming in for in-person consultations prior to applications.

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

A low-income rent-restricted housing provider serving seniors, families, working households, residents with limited mobility, and tenants under mental health management.

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

Our rental housing provides resident services and supportive service for tenants under mental-health management with Linn County Mental Health.

3) a. What are the most urgent needs or challenges currently facing the clients or community you serve? The need for more housing and the rising operating costs such as insurance.

b. Is your agency able to address these needs? Not without financial assistance.

c. If your agency could address these needs, how much money would it take? I will respond at the end of the survey in #7.

4) a. Have you observed any developing trends in need or persistent community needs facing Albany's underserved residents not being met? Or neighborhoods or populations that are under or unserved by existing services? More mental health housing and also low-income independent senior housing.

b. Is there an agency/entity that could address these needs? Yes below in #7.

c. Are there opportunities to partner and/or use existing resources or CDBG to leverage funding to address these needs? Yes, answer below in #7.

5) What barriers do your clients face in accessing needed services (e.g., transportation, language, affordability)? We have the lowest rents in Albany, yet many tenants still struggle to pay their rent.

6) What are your agency's current funding sources? Are there recent changes in funding that have affected the ability to provide these services? 100% of our revenues are from our tenants and we are constantly holding down our operating costs to continue our low rents.

CDBG Agency Consultation Questions

- 7) Is there anything else you'd like us to know about your agency and needs or local needs or ideas on how to address needs? I have seen every project that has been funded by CDBG funds since Albany first received CDBG funds. The homeless population has grown, and more households are rent burdened. I have seen these funds being divvied up to where it seems programs are just maintaining services and not reducing the overall needs. Which are needed as well, but very few projects that add capacity have been funded. If APHCD could receive the full public projects portion of CDBG funds, then we could add another dwelling for homeless people who need mental health management. We have other resources to tap into to fill the gap of purchasing an existing house or duplex for mental health shared housing. Adding capacity is what is needed in our community. Building new rental housing cannot provide low enough rents to serve this population. You can not have a mortgage and keep the rents as low as APHCD does.

CDBG Agency Consultation Questions

Dear Agency Partners and Service providers – to help the Community Development Commission determine funding priorities for the 2026 CDBG program year, we are asking agencies and partners to complete this survey in lieu of coming in for in-person consultations prior to applications.

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

The mission of the Boys & Girls Club of Albany is to provide a fun, safe, and supervised environment for educational and recreational activities where all boys and girls, especially those who need us most, can develop self-esteem and the qualities needed to become caring, responsible, and productive citizens. Through a wide range of impactful programs, the Club empowers young people to achieve academic success, build good character, and lead healthy lifestyles.

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

After School Program – we have three sites: our main campus on Hill Street called Ron Loney Campus, a school site at Waverly Elementary, and a school site at Meadow Ridge Elementary. We partner with GAPS to bus Ron Loney Campus Club members from school to that Club site. At all three sites, Club members receive snack and supper daily and participate in structured, fun, high-yield enrichment activities. We are committed to providing affordable after-school memberships and have been fortunate enough to be able to keep the cost to families at \$25 per child per school year.

Summer Program – we offer a 9-week Summer Program from 8am – 5:30pm. Breakfast, lunch, and a snack are provided daily, and we have weekly themed weeks with engaging and interactive activities and field trips to places like OMSI, the Oregon Coast, and fishing at Timber-Linn Park! All of this is \$75 a week per child, but we have been able to offer scholarships to lower that cost to \$50 per week per child.

Early Birds – With the end of CAPS, we were able to step up and provide before school care for South Shore, Meadow Ridge, and Timber Ridge Schools from 6:45-8:45am. Early Birds provides fun activities, mentorship opportunities, and breakfast each morning before school.

Free Children's Dental Clinic – We provide free dental services to children ages 3–18, including cleanings, x-rays, exams, fillings, extractions, pulpotomies, and stainless-steel crowns. Since toothaches are one of the leading causes of children missing school, our goal is to prevent them by serving as a dental home for families in need, especially when many local offices are booked out 6–7 months. Our clinic also offers oral health education in local schools, and so far, we have reached four elementary schools in our area. This education is vital because poor hygiene at home can lead to tooth decay and other issues, so the more children we can reach, the better.

Youth and Adult Sports – our Athletic department offers a variety of year-round sports leagues and sport camp opportunities to ages Kindergarten to adults. These include t-ball & pitching machine, softball, basketball, indoor soccer, volleyball, and track & field. Our Athletic department serves thousands of kids in our community each year, helping them learn teamwork, communication, emotional regulation, perseverance, and sportsmanship.

CDBG Agency Consultation Questions

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

Affordability of services is a major concern for the community we serve. While we strive to keep our costs to families as low as possible, this is still a financial concern for many.

Capacity limits for the number of children we can serve is also a challenge. With a ration of 20-to-1 Club members to staff, we need to hire more staff to be able to expand our Club services to more children in the community.

b. Is your agency able to address these needs?

The scholarships provided by the CDBG have eased the financial burden on our families significantly and are an incredibly valuable resource to us. We also have fundraising events throughout the year to offset the costs of services provided to our Club members. We also seek out government and foundation grants. However, these funding sources can be uncertain, and we rely on grant funding for sustainability. We are currently able to provide reduced fees for Summer Program, After School Program, Early Birds, and Sports Leagues, but we would love to be able to waive the athletic fees for our Waverly School Site members, as participation has been limited.

We strive to address staffing needs but are in competition with many other businesses in town. As cost of living continues to rise, the need to create more competitive wages persists as well.

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

The cost to provide Summer Program, After School Program, and Early Birds scholarships is currently \$11,000 per year.

The cost to waive the athletic fees for three youth indoor soccer teams and three basketball teams for Waverly School Site members is \$5,100.

The cost to create more competitive wages for our part-time After-School and Summer Program staff would be \$825,000 annually for part-time program staff payroll.

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

We have observed an increase in homeschool children whose families utilize our Club services to give their children opportunities to practice peer socialization, learn how to handle conflict, and access to enriching and engaging structured activities alongside peers.

We have also observed that social anxiety is something that our members are struggling with, seeking acceptance and affirmation, a toolkit of mental health skills, and a sense of belonging.

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

We have partnered with Old Mill Center to have a Skills Trainer on site incorporating social-emotional skills, socialization, and regulation in their interactions with children and in our staff training.

CDBG Agency Consultation Questions

c. Are there opportunities to partner and/or use existing resources or CDBG to leverage funding to address these needs?

Yes, to provide a mental health therapist on-site at our three Boys & Girls Club of Albany locations.

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

Transportation has been a barrier to our families both attending our After-School Program and utilizing our Free Children's Dental Clinic. While GAPS busses children to our Ron Loney Campus from their schools, families do not always have the transportation to pick up their kids and get them home from Boys & Girls Club. To address this need, we have opened two school sites at locations where transportation has been a challenge, Meadow Ridge and Waverly Elementary Schools. However, families from other schools still face this barrier. We also have families who would like to use our Dental Clinic, but do not have the transportation to get to our Clinic. We have tried to address these needs by partnering with the Tooth Taxi and by doing in-school oral health education days.

Language has been a barrier for many of our clients, particularly within our Hispanic community, which remains underserved. Families often face challenges communicating their needs or fully understanding the care available to them, which can prevent them from accessing important services. To better serve this community, we recognize the need for bilingual staff who can build trust, bridge communication gaps, and ensure families feel supported and included.

Affordability is a constant concern for our families, especially with the growing burden of everyday expenses. We work hard to keep costs as low as possible, and the ability to offer scholarships makes a tremendous difference. These scholarships help ease the financial strain for families while ensuring their children have access to a safe, structured, and fun environment.

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

We hold several large fundraising events throughout the year, an annual giving campaign, and we rely heavily on individual and business donations, government grants, and foundation grants and giving.

Recently, the government funding landscape has been uncertain.

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

With the opening of two new satellite sites, we have been able to expand our enrollment capacity and serve more families than ever before. As our numbers continue to grow, so does the need for scholarships to ensure that all children, regardless of financial circumstances, can participate in our programs. Continued partnership and support from the City of Albany and GAPS remain essential as we work together to meet these community needs. We strive to provide high quality programming, including STEM and literacy programs, to help close the gap academically. We strive to provide opportunities to kids in our community to help them thrive, find a place to belong, make friends, and become caring, responsible, and productive citizens.

CDBG Agency Consultation Questions

Dear Agency Partners and Service providers – to help the Community Development Commission determine funding priorities for the 2026 CDBG program year, we are asking agencies and partners to complete this survey in lieu of coming in for in-person consultations prior to applications.

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

Creating Housing's mission is Building safe, community supported, self-governing housing that honors dignity and growth. We serve individuals and families that are low-income and are either unhoused or housing-insecure. This includes the elderly, disabled, young adults aging out of foster care, veterans, and survivors of domestic violence. Our housing is a cooperative model, where residents run the village, making the rules and guidelines, paying bills, and maintaining the property.

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

Our Board of Directors is helping the residents transition to the cooperative housing model, with the goal of 100% self-sufficiency. The villagers have formed their own Board of Directors, and have elected officers to work with CHC's Board.

We have an outreach program called Community Outreach Assistance Team, or COAT, and through this program we supply people with basic necessities, such as food, hygiene, and medical supplies. We can assist clients in obtaining documents needed to access services, and we offer case management, which includes help with housing searches. Our case management can continue after placement to ensure the resident stays successfully housed.

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

Finding clients affordable housing is our most urgent need. New construction that advertises itself as affordable housing, yet charges \$1,400 for a one-bedroom apartment, is not affordable; it's market-rate, and it's out of the reach of almost all of the people we serve.

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

If we can find land that suits our needs and enough funding, we can build more villages like Hub City Village.

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

We would need approximately \$6 million to purchase land and build another village.

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

There is a severe shortage of affordable housing in general, and for the elderly or disabled population, ground floor units or apartment buildings with elevators.

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

CHC can address these needs with the right property and funding.

CDBG Agency Consultation Questions

- c. Are there opportunities to partner and/or use existing resources or CDBG to leverage funding to address these needs?

We're exploring the possibility of partnering with another agency to meet our goals, and we would welcome CDBG funding for both another village and for COAT.

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

Affordability is the number one barrier to accessing housing. We also see a number of clients who have poor credit or an eviction on their record due to the increasing cost of living in our area. Because housing is in such high demand, landlords are able to cherry-pick the most blemish-free clients.

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

CHC currently does not have any funding. For COAT, we have funding from IHN.

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

Now, it's more important than ever for our outreach program to be able to continue to serve those whose needs will increase due to the recent funding cuts. Paying for staff and supplies are our greatest concern, and GDBG funding would help alleviate this.

CDBG Agency Consultation Questions

Dear Agency Partners and Service providers – to help the Community Development Commission determine funding priorities for the 2026 CDBG program year, we are asking agencies and partners to complete this survey in lieu of coming in for in-person consultations prior to applications.

Organization: **Jackson Street Youth Services**

Contact: **Lauren Winchester**, grants@jacksonstreet.org, 541-224-7873

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

Mission: Jackson Street Youth Services is here to promote safety, stability and well-being for youth. We work to prevent homelessness by showing a path to long-term success through building positive relationships and teaching skills for self-sufficiency.

Population served: We primarily serve unaccompanied youth and young adults, ages 10-24, who are experiencing homelessness or at-risk of experiencing homelessness. We also support youth at-risk of homelessness, including those involved with the juvenile justice system due to crisis or family dysfunction, and older foster youth in need of stability while awaiting a resolution or placement.

The common denominator for any youth or young adult entering our programs is some kind of trauma (ex: poverty, abuse, neglect, untreated mental health or addiction issues, incarceration, etc.) that puts the young person at risk of isolation, exploitation, and chronic crises.

Youth and young adults experiencing homelessness can be hidden or may “couch surf” with various friends or family. Nationally, one in thirty minors (ages 13-17) and one in ten young adults (ages 18-24) experience homelessness in a given year; those rates are the same for rural and urban settings. We see youth and families from every socioeconomic level, religious affiliation, gender identity, and cultural background, though youth at higher risk for experiencing homelessness include minorities, LGBTQ2SIA+, pregnant or parenting teens, and those in poverty.

Jackson Street reaches about 2000 young people annually in Linn and Benton counties combined. Last year, 430 youth engaged in housing or other formal services (case management, support groups, etc.), and we tracked 4,380 contacts with youth in the community (this counts every interaction and includes multiple interactions with some youth).

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

Our vision is to end youth homelessness in Linn and Benton counties. We’re working to achieve this vision by building comprehensive housing and support services to youth and young adults who are at-risk or currently experiencing homelessness, between the ages of 10-24.

Street & School Outreach and our Youth Service Center (Drop-In, opening winter 2025) proactively reach youth and young adults. Outreach meets basic needs (food, water, clothes, hygiene items, referrals) and offers young people alternatives to street life, including our 24/7 Houses and Next Steps.

Albany House and Corvallis House are 24/7 shelters that provide safe, structured, home-like environments for minor youth ages 10-17. The focus at shelter is on reengaging in diploma-track

CDBG Agency Consultation Questions

education and family reunification when safe and possible, or transitioning to other stable housing, like Next Steps.

Next Steps Transitional Living Program pairs stable, affordable housing with building life-skills and a focus on education and employment for young adults ages 18-24. The program's end goal is for youth to attain stable, independent living and have the tools to prevent future experiences with homelessness.

As part of this continuum of care, all of our programs offer individual Case Management, crisis counseling with referrals to long-term mental health care, everything necessary to meet basic needs, and positive staff and peer support. Additionally, Jackson Street offers one-on-one mentoring, Academic Coaching (individual out-of-school education support), Positive Youth Development activities, peer support groups (OneCircle) at schools in Linn and Benton counties, and an opportunity to develop leadership skills through our Youth Advisory Board, called Youth Ambassadors. Every element of our programming intentionally builds young people's confidence, skills, and ability to exit homelessness and grow into healthy, independent adulthood.

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

The top three urgent needs/challenges that our clients and community currently face:

- 1) Housing instability: many families with youth are losing their homes due to eviction, not being able to afford rent, etc.
 - a) In response, Jackson Street supports the youth and young adults who are involved through shelter (Albany House) and Next Steps. We can currently meet this need, but if the current trends continue, need will outpace our capacity. Unfortunately, maintaining enough staff to keep all shelter beds open is increasingly difficult.
 - b) Cost to address need: This is hard to estimate. Key costs are staffing for shelter—especially ensuring wages keep pace with inflation and economic pressures—and the cost to build new Transitional Living units for young adults.
- 2) Food insecurity: many unaccompanied youth and young adults and families cannot put food on the table three times per day, seven days a week, despite working full time. Families' and young people's SNAP benefits are decreasing or going away entirely, which makes feeding themselves or a family extra difficult.
 - a) This need (specific to youth, young adults, and their families) has surpassed what Jackson Street can provide. We provide food boxes via outreach when we can. The 24/7 Houses (shelters) provide three meals per day, every day of the year. Next Steps provides supplemental groceries at move-in, keeps a stocked communal pantry of basic kitchen supplies, and works with young adults on stretching a tight food budget.
 - b) This is also difficult to estimate, but maybe \$30,000 annually? (For just youth and young adults that we work with; the need is greater in the wider community)
- 3) Citizenship and immigration issues: this has always been difficult for youth and their families, and current federal strategies have increased fear and added significant barriers.

CDBG Agency Consultation Questions

- a) Jackson Street supports youth and young adults as they navigate immigration and citizenship processes, but we are not able to consistently support every youth that needs this, nor are we always able to see the process through to completion.
- b) The need here continues to change, so we are unsure what it would cost or what other support we need to help young people navigate this challenge.

- 4) a. Have you observed any developing trends in need or persistent community needs facing Albany's underserved residents not being met? Or neighborhoods or populations that are under or unserved by existing services?
- b. Is there an agency/entity that could address these needs?
- c. Are there opportunities to partner and/or use existing resources or CDBG to leverage funding to address these needs?

Unmet developing trends, under-served & unserved populations:

- Immigrants and refugees, farmworkers in higher need of ALL services
- Fear of data collection and what is done with the data
- Food (in)stability
- Translation services
- Older youth (15-18) losing (death) their guardians a young age –becoming homeless and unaccompanied because of it

Agency that could address these needs:

- Unknown, researching and navigating – we are trying to increase our own ability/capacity in these areas as well

Opportunities to partner and leverage existing resources:

- Food stability, maybe:
 - community gardens
 - partnering with restaurants and catering companies to lessen food waste

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

- Affordable housing - not enough of it, landlords aren't willing to take a risk on young people with low-paying jobs + no significant rental history
- Transportation - many young adults work or go to school outside of their neighborhood, often as far as Salem and Portland, and getting between rural areas and those cities is difficult without a car
- Stigma associated with accessing services (especially "shelter") - youth are hesitant about entering services because "shelter" is associated with sterile, uncomfortable places and other negative connotations. Youth, referring partners at other organizations, and parents/guardians are consistently surprised by how cozy and home-like our 24/7 shelters and Next Steps residences are.

CDBG Agency Consultation Questions

- Translation services - Youth and young adults face significant language barriers when accessing services at other organizations, related to medical needs, and from state and government agencies. (Jackson Street has some bilingual staff in each program and invested in translation devices, which work well when fluent staff are not available.)

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

We rely on a mix of federal, state, local government (CDBG), and private grants, fee-for-service contracts from the county and state, in-kind donations, and unrestricted gifts.

The federal government (HHS ACF FYSB) did not release a Street Outreach Program competition (\$150,000) this year and instead increased the Transitional Living Program limit by \$100,000 to include some outreach activities. They awarded us a TLP with that outreach funding, but we still have a \$50,000 shortfall in Outreach funding due to this cut.

We anticipate that as economic conditions stay difficult or worsen, we will see a decrease in unrestricted giving from households in both counties. Anecdotally, donors are already implicating tariffs and education cuts as reasons that businesses cannot contribute as much as they have in the past.

All of the grants we've applied to in the last few years have received more applications than they could fund, and grants have been extra competitive since early 2025. As the federal government restricts funding, more organizations seem to be turning to state, local, and private funders, which increases the competition significantly. A recent OHA Request for Applications received 200+ applications. We appreciate state, local, and private funders working to prevent nonprofits from cutting services or shutting down, and we acknowledge that philanthropy and state funds cannot make up for the volume of funding that the federal government has historically provided for nonprofit work in this country.

We provide a list of current fiscal year funders at the end of this document.

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

- Food security for our programs: we're getting less and less food from LBFS and now have increased reporting requirements. We are concerned that they'll continue to decrease our allotment. This is a key way we ensure that youth in programs have good, healthy food for every meal of every day (plus snacks).
- The conversation about ending homelessness almost always focuses on chronic adult homelessness. Youth homelessness is a key pathway to adult homelessness, and Jackson Street helps youth exit homelessness to long-term stability, thereby preventing chronic adult homelessness. Youth homelessness is preventable and a key puzzle piece to ending all homelessness.
- We are in the process of building a new Next Steps (transitional living program) residence in Albany that will add 18 units for 18- to 24-year-olds in the community.

Current funding for activities in Albany & Linn County include:

CDBG Agency Consultation Questions

- Federal: HHS ACF Family and Youth Services Bureau (FYSB) - Basic Center Program & Transitional Living Program grants
 - The federal government did not release a Street Outreach Program competition (\$150,000) this year and instead increased the TLP limit by \$100,000 to include some outreach activities. They awarded us a TLP with that outreach funding, but we still have a \$50,000 shortfall in Outreach funding due to this cut.
- State:
 - OHA Public Health Initiative - emergency preparedness & trafficking response
 - ODE Integrated Partnerships - delivers services to rural parts of Linn & Benton counties
 - ODE Youth Development Division (YDD) Community Investments grant - supports Albany House & Positive Youth Development activities for all three programs
 - ODE YDD Reengagement grant - supports 0.3 FTE for Outreach staffing
 - ODHS Youth Experiencing Homelessness Program (YEHP) - Street Outreach, Emergency Shelter, and Transitional Living grants for personnel & operations
 - ODHS Shelter Operation funds - pending review by Linn MAC funding panel, supports Albany House operations
- Local government:
 - Albany CDBG - has supported shelter operations in the past, currently supports Next Steps Case Management
- Private:
 - In-kind donations from individuals, churches, businesses, service clubs, etc.
 - Unrestricted cash contributions from individuals, churches, businesses, service clubs, etc.
 - United Way Community Modernization Grant - accounting software upgrades
 - Benton Community Foundation - for volunteers & new Next Steps housing
 - Other small grants/restricted donations from local churches, banks and credit unions, etc.
 - Samaritan (Albany & Lebanon hospitals) - Albany House staffing
- Fee-for-service contracts

CDBG Agency Consultation Questions

Dear Agency Partners and Service providers – to help the Community Development Commission determine funding priorities for the 2026 CDBG program year, we are asking agencies and partners to complete this survey in lieu of coming in for in-person consultations prior to applications.

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

Family Connections is the regional Child Care Resource and Referral (CCR&R) agency for Linn, Benton, and Lincoln Counties. Its mission is to support children, families, and community partners by building innovative programming and systems that are responsive to community needs throughout the area. Family Connections primarily serves families, child care providers, and the community as a whole, especially employers who rely on child care to increase the workforce.

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

Family Connections recruits, onboards, and retains regulated child care providers and programs, both family and center-based. Through the Early Child Care Business Accelerator program, it trains new family child care providers. The Growing Care program recruits new family child care providers.

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

b. Is your agency able to address these needs?

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

a. Lack of affordable, quality child care

b. No

c. Unknown

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

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

c. Are there opportunities to partner and/or use existing resources or CDBG to leverage funding to address these needs?

a. More CDBG funding could be used to support existing child care programs.

b. N/A

c. Yes, since 2022, the city of Albany has been using CDBG funding to support child care providers, please continue

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

Business training, capital expenses to start new businesses, and operating costs to help sustain them

CDBG Agency Consultation Questions

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

Most funding is provided by Oregon's Department of Early Learning and Care, while some specific program funding, such as Growing Care or the Business Accelerator course, are provided by charitable institutions of some local governments, such as the City of Albany.

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

Albany's child care shortage has substantially shrunk since 2022. It has been, without a doubt, the biggest success in the three-county region for recruiting more home-based family child care programs, with sixteen new programs licensed in the last two years, representing 50% of the total newly licensed family programs in the entire Linn, Benton, and Lincoln County region.

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Dear Agency Partners and Service providers – to help the Community Development Commission determine funding priorities for the 2026 CDBG program year, we are asking agencies and partners to complete this survey in lieu of coming in for in-person consultations prior to applications.

- 1) Please provide a brief overview of your agency's mission and the population(s) you serve.
 - b. We help local small business owners start, grow and thrive. We serve Linn and Benton counties.

- 2) What types of programs or services does your agency currently provide?
 - b. We offer free and confidential business advising in English and Spanish. As well as business classes and events in both languages. I am the Spanish Language Program Specialist. I focus on offering free and confidential business advising to Spanish speakers. As well as develop classes and events in Spanish.

- 3) a. What are the most urgent needs or challenges currently facing the clients or community you serve?
 - b. Currently the challenges of some of my clients face and the overall Latine community is the fear of going out because of everything that is occurring. They are feeling targeted and are concerned for their well-being.
 - c. Another challenge is language barrier. Not having someone they can communicate with or ask for assistance.
 - d. Specifically, in the business world many of my client's struggle with is not having enough capital to start their business.

- e. Is your agency able to address these needs?
 - i. The fear is tricky. I listen to them and support them in any ways I can. I also inform them on different resources and do research about their concerns.
 - ii. I am fluent in Spanish, so in my role I can support them in different areas: one being communication. There have been clients that also seek for other support like filling out a form, school, etc.
 - iii. For capital, I inform clients of the different ways they can raise capital. Many would like to apply for grants but they are very competitive or also very specific.

- f. If your agency could address these needs, how much money would it take?
 - i. In order to continue supporting the Latine community we are looking for ongoing funding of a full FTE to support low-to-moderate income Spanish speaking businesses roughly \$80K salary + benefits. I am currently the only Spanish advisor in the team and my position is grant based. In the future, I would love to see more Spanish advisor to better support our community.

- 4) a. Have you observed any developing trends in need or persistent community needs facing Albany's underserved residents not being met? Or neighborhoods or populations that are under or unserved by existing services?
 - b. While working for a non-profit organization that focused supporting the Latine community, I noticed that many people struggled to afford rent or need financial assistance.

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Unfortunately, there were limited resources available in Albany. Although some programs do exist, the application steps and requirements can often create barriers for many families.

- c. Is there an agency/entity that could address these needs?
 - i. There are some agencies but there is also the risk of them depleting their funding or having the hard choice to pick between clients due to low funding.
 - d. Are there opportunities to partner and/or use existing resources or CDBG to leverage funding to address these needs?
 - i. Partnering is always great as we can create a stronger team and better help the community.
- 5) What barriers do your clients face in accessing needed services (e.g., transportation, language, affordability)?
- b. I think transportation is one of them. Not being able to pick up a food box or go to a meeting. I always try to schedule my appointments with clients in the area that works best for them or if they cannot meet with I do Zoom meetings. However, there is also technology barrier of not knowing how utilize it. Language can be another big one. Sometimes the telephone operator only speaks English or the forms/website is only in one language.
- 6) What are your agency's current funding sources? Are there recent changes in funding that have affected the ability to provide these services?
- b. We are funded by LBCC Community College, local counties, grants, and taxes through Small Business Administration and Business Oregon.
 - i. Our organization is heavily based on these funds, which can make it difficult to continue funding certain positions if one is fully spent or has a timeline.
- 7) Is there anything else you'd like us to know about your agency and needs or local needs or ideas on how to address needs?

CDBG Agency Consultation Questions

Dear Agency Partners and Service providers – to help the Community Development Commission determine funding priorities for the 2026 CDBG program year, we are asking agencies and partners to complete this survey in lieu of coming in for in-person consultations prior to applications.

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

Preserving a 1892 building, oldest landmark in east neighborhood, and repurposing it as a community center to lift the community it serves is our mission. It will be a place to meet, access to the arts, culture, for discussions, for nonprofits to meet and potentially provide identified services that are needed, for civic agencies to meet, and a flexible building adapting to the public's needs for sustainability.

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

Currently our board contributes to Waverly Elementary School children seasonally by donating school supplies, and clothes. We partner with Albany Kiwanis to supply shoes seasonally as well. We volunteer for and invite Jackson Street Youth Services to all of our events to show our support. The YMCA of Albany has also agreed to be a partner and as we complete the building will work on a viable partnership that benefits the children and families living in east Albany first, but available for all children in Albany. Our board members have also worked with GAPS to make scholarships available to bridge high school seniors attending vocational or scholastic universities. We are limited to what we can do at this point because we have to get the building completed and doors open to fully realize its' potential.

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

b. Is your agency able to address these needs?

The demographics in this community are changing in a positive way. We had a large group of people aging out that have lived their lives here and a lot of rentals with absentee landlords.

We still have a lot of rentals with new rentals being built, but it appears the quality of the build is improved. Our hope is with the investment, the landlord will practice due diligence in rental practices as well as maintenance. In addition, we have young couples purchasing homes that desire to raise their family here and want this area to be represented in Albany's decision making for our area.

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

It would need to be a partnership with neighbors, nonprofits, the city staff and government, And all or each of these combining information that is up to date and listening. The ratio of rental to purchased homes needs to be lowered. This will decrease transiency and increase the potential for a thriving community. Landlords owning historical homes need to be held accountable. The east side almost needs a marketing campaign to reset the image it has been painted through the years.

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

Working families need credible childcare if they have to go to work before school is open and after school until parents can pick them up, in their area. Perhaps Maple Lawn could help with this now by working with LBCC childcare training. This is one I know is needed.

b. Is there an agency/entity that could address these needs? I'm not sure at this time. Perhaps one of the existing nonprofits similar to Young Roots could include a site in this area.

c. Are there opportunities to partner and/or use existing resources or CDBG to leverage funding to address these needs? We need businesses to invest in our area both financially and to have a presence and interest in employing people in the community, young or older. The store on Salem Avenue could be changed from a cigarette and alcohol store to a full service store. A restaurant could be built in the area of KingKone and employ students part time or older residents. We would love to have our postal substation back! It brought a lot of traffic to the businesses.

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

All of these exist in the east side. I would like to thank the person that added a city bus to this area. If we could get a 'Ride A Bus Day' in Albany to find a way to make it fun and get the interest of the seniors while showing it is a safe way to get around.

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

We are dependent upon donations and grants to move forward to opening our doors. This stage is the most expensive to date and cannot be performed by volunteers. We were really considering the federal grants available because we were approved to be listed on the National Register of Historic Places. But, we are also in need of a dedicated grant writer that has experience with the federal grants in order to achieve our goals and complete the building by December 2026 or January 2027, if the funds are still available for grants.

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

Anything that is appropriate for your agency to consider that is a builder of communities is needed. I appreciate that crosswalks, bus line and bus stop bench, and street night lights have been upgraded in some areas. That is a start in the infrastructure that makes up a safer community. Thank you, for giving me the opportunity to share what I have experienced currently in this neighborhood.

CDBG Agency Consultation Questions

Dear Agency Partners and Service providers – to help the Community Development Commission determine funding priorities for the 2026 CDBG program year, we are asking agencies and partners to complete this survey in lieu of coming in for in-person consultations prior to applications.

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

Crossroads Communities, based out of Lebanon, is a 501(c)(3) nonprofit organization that, as of July, 2025 assumed the role of a Community Development Corporation for the combined four county area that is the Linn/Benton/Lincoln/Marion region. Crossroads Communities directly serves Linn, Benton, Marion and Polk Counties with its programming. CRC's primary focus is providing supportive and stabilization services and service connections to vulnerable populations in non-urban communities of Oregon.

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

In addition to coordination of services, referrals, and service connections through program partners, Crossroads Communities also operates several programs of its own. CRC provides stabilization and resident services at Applegate Landing affordable housing apartment complex in Lebanon as part of permanent housing with supportive services programs; this model has been expanded to a second site in West Salem, and CRC is in discussions with the YMCA about providing similar services at their projected Affordable Veteran's Housing facility in Albany. This program is easily replicable and can be expanded so long as affordable housing providers are looking for service partners.

Additional programs operated through Crossroads Communities include community outreach, coordinated entry (including HMIS utilization), a food/nutrition program, housing case management, an emergent transportation program that operates 7 days a week at 10 hours per day, a dental program to assist with helping to cover the cost of dental procedures for low income households, a communication program to assist low income households who had no access to phone, and a pilot program utilizing Sleep Trailer, an 8-unit mobile shelter system to use as part of managed homeless sleeping areas and/or emergency staging for workers and refugees.

As a Community Development Corporation, Crossroads Communities specializes in championing activities, programs, and projects that improve the quality of life and financial viability of the communities we serve. This may be in direct alignment of programming at CRC such as affordable housing or emergency supports, but also in wider scope such as economic development, job creation, and business incubation.

It is CRC's goal to work closely with funding entities such as the Albany CDBG council to help identify programs in alignment with fund goals and provide administrative assistance, create collaborative coalitions, and help facilitate funding connection that are paramount to bringing those projects to fruition. At present, CRC is working with the community of Alsea to reopen its community clinic and partnering with Santiam Hospital and Clinics to establish the Stayton Resiliency Center; with the administrative capacity to handle three projects at a time, this means that CRC is currently able to address one more.

CDBG Agency Consultation Questions

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

The largest challenge facing clients right now is the uncertain social service environment created by the current socio-political environment. With many state agencies facing reduced funding and many nonprofits unable to upkeep their standard level of service, more and more income-vulnerable households are at risk of instability.

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

Yes. Crossroads Communities is currently in the privileged position of being financially stable. Due to its implicit goal of not being overly reliant on grant funding, CRC has been able to maintain its capacity, even during this time of funding shortfalls. In many cases, where possible, CRC has worked to help shore up program partner funding by offering subawards for grants to CBOs whose programs are at risk of discontinuing, co-employment for partners who are at risk for losing staff due to funding shortfalls, and program support by sharing resources and/or program operations for partners who have to scale back services.

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

As noted, Crossroads Communities is doing what can be done to help backfill for programs that are scaling back or disappearing. Rather than attempting to resolve the issues wholly through its own efforts, CRC would instead advocate for technical assistance and administrative support. The Executive Director of CRC is a business professional who had to learn social services rather than a humanities-focused professional who had to learn business; this has resulted in a much stronger sustainability drive and business focus than is more commonly found in similar nonprofits.

CRC believes that knowledge is power only if it is used and shared appropriately. If funds were available so that CRC could provide guidance and project management support to CBO partners in the community (along with some discretionary funds to provide targeted, purposeful micro-grants), any money used to “address those needs” would be more efficiently spent, especially since those dollars would come with technical assistance, business mentoring, and oversight.

Additionally, CRC would propose holding at least one 2-hour grant writing course for nonprofits (and possibly LBCC and even city agencies) who have been traditionally reliant on one or two funders but are finding that their normal resources are reducing income. Many nonprofit organizations do not have dedicated grant writers and could benefit greatly from a basic understanding of the process. If the city were able to provide a location and either handle marketing or provide a small stipend for that purpose, Crossroads Communities’ Executive Director could provide the training, having led numerous classes on the topic, and served in the spring of 2024 as a speaker on a discussion panel at OSU on the topic.

If a specific request were requested, CRC would propose technical assistance funding of \$18,000 to provide 200 hours of direct advisory support to community agencies that are in need of guidance or funding support; this may include direct training for administration or supplemental assistance with identifying possible community foundation/trust grants for continued operation. Further, a sum of \$25,000 could assist with administering five \$5,000 microgrants to organizations served through technical assistance who show merit and the possibility of program continuation with the extra funding infusion. Finally, a \$7,000 administrative expense (%14) to account for mileage reimbursement, administrative action, E&O insurance, and other such incidentals.

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

While Crossroads Communities has only included Albany in its service area for the past ten months, its Executive Director has been a resident of Albany for over 20 years, and it partners with many Albany-focused providers, thus the following information will be based on a combination of personal assessment, anecdotal discussion, and program-based review.

The most prominent concern recently is that, with the greatly pruned back services at Corvallis' prominent shelter, there has been a larger influx of individuals in need moving into Linn County. Partners in Albany have identified this as a problem, and this has been evident even over in Lebanon. Albany Helping Hands was underfunded, understaffed, and under-resourced to wholly address the issue of houselessness in Albany before this influx. Further, Jackson Street Youth Services, a very effective provider for advocacy and housing for youth ages 12-24 is also operating near peak capacity. CHANCE, an amazing program provider for those overcoming substance use disorder recently expanded their shelter and outreach services to address the needs of Albany's homeless population, but, they too will be affected by this surge. It is difficult to address a near unlimited need with ever decreasing limited resources.

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

This question has no easy answer, as it requires comprehensive coordination and collaborative action by more than a single entity to create a meaningful method. As noted above, there are amazing CBOs in Albany already doing what they can. Creating Housing Coalition is another such group, as is Young Roots Oregon, and Faith Hope and Charity. The key is not focusing on any singular program or program partner; coalition work is what would make the difference.

Crossroads Communities is able to share a much more in depth answer if sought; it has a coalition of over 22 partners established to address the needs of Linn, Benton, and Lincoln Counties. This network is capable of working with the city to collaborate on a more comprehensive answer to this question and to create an actionable plan, especially if it is a matter of ensuring that funding dollars get to the right providers.

- c. Are there opportunities to partner and/or use existing resources or CDBG to leverage funding to address these needs?

Yes. Please see answers to 3c and 4b; these types of projects are exactly the kind of activities Crossroads Communities seeks to undertake. Further, if there are CDBG funds earmarked specifically for Community Development Corporations, CRC is able to serve as a recipient of those funds and work collaboratively to create subaward conditions for partners seeking to coordinate an effective response to the needs.

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

Crossroads Communities is designed to remove barriers; most of its direct service programs were created with barrier reduction in mind. That being said, some programs are pilots and, despite them showing incredible promise, use, and effectiveness, they are limited in scope and function. CRC advocates for expanding and increasing its transportation program, funding an expansion to its dental

CDBG Agency Consultation Questions

care program, and is currently advocating for funding a program that will address on-site childcare for households with kids.

To speak to that last point, a prevalent concern identified by the Intercommunity Health Network's Social Determinants of Health (SDoH) workgroup pointed out to households who cannot attend social service meetings, social events (important to mental and social wellbeing), or educational opportunities because they cannot find/afford childcare—addressing this barrier with service coordination of childcare providers to accommodate on-site care for kids would be significantly cheaper than, for example, providing childcare vouchers, or trying to offer a case-by-case solution.

Finally, CRC, in alignment with other concerns identified by the SDoH workgroup, is exploring ways to increase access to pet-care for low-income households who have animals as part of the family. There are numerous documented cases across Oregon of people who refuse shelter, avoid hospitalization, or are unable to keep appointments because they have no method to look after, care, transport, shelter, or house a companion animal or an emotional support animal. This topic is currently being explored among a coalition of CBOs seeking to ensure that human and animal wellness can be taken into account and that animals do not create a barrier to service.

Since CRC's Executive Director is a co-chair for the SDoH workgroup, CRC would like to extend an invitation to the City of Albany CDBG staff to join the next workgroup meeting and learn more directly; it is held online every month. If there is interest, please contact transformation@samhealth.org to be added to the list and receive a formal invitation including the zoom link. A copy of the 2024-'25 report from that workgroup is also included with attachments to this survey.

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

Crossroads Communities has, and strives to have a diverse funding stream to ensure that any shortfall from any single funding source does not significantly impact operations. The primary sources of CRC funding for current operations in Linn County includes:

- Governor-assigned County subaward funding to address houselessness
- Public Health Equity grant funds from Oregon Health Authority
- Foundation Grant funds from Oregon Community Foundation
- Foundation Grant funds from Roundhouse Foundation
- Federal Earmarked Funds (2023) to establish a community services center by 2027
- Three Program-based Grants through InterCommunity Health Network (IHN-CCO)
- One service contract through InterCommunity Health Network (IHN-CCO)
- One Community Capacity Building Fund Grant from IHN-CCO/OHA
- Grant funding from United Way of Linn/Benton
- Four income streams from billable services including HRSN and affordable housing units
- Donations and collaborative funding from the communities served

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

Crossroads Communities was founded on the idea that many hands make light work, but only if they're pulling in the same direction. Please don't hesitate to reach out if CRC can help.

****This was included as an attachment along with the consultation survey from Crossroads Communities****

Message included from Agency Director Michael Couch:

Also attached is a copy of a workgroup report submitted by the Social Determinants of Health (SDoH) workgroup hosted through IHN. This workgroup includes service providers in Linn, Benton, and Lincoln Counties addressing systemic issues and service shortfalls in the three county region. This was included as it may be useful in providing additional insight into what many CBOs have identified as areas for improvement, including current providers, holes in service, and things specifically IHN can do to help-- this last section can also be a blueprint for ways the city can help.

Social Determinants of Health Workgroup Report '24-'25 Workgroup Year

Co-Chairs

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Workgroup Focus Areas

(Tele)Communication

Children

Animals (Companion/Service/Support)

Workgroup Working Statistics

Monthly meetings via Zoom

Attendees including CBOs, IHN staff, and IHN members

Averaging 13.7 attendees per meeting (up from 13.6 from prior year)

Report compiled & prepared by Michael Couch & Laurel Schwinabart

Overview

This report was compiled using information obtained during the '24-'25 Social Determinants of Health (SDoH) workgroup meetings. SDoH are the conditions in the environments where people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks. These are specific factors that have a major impact on people's health, well-being, and quality of life.

For the purpose of this report, and in response to the specific qualifiers determined for the region by the Community Health Improvement Plan (CHIP), the SDoH workgroup focused on (Tele)Communication, Children, and Animals (Companion, Service, and Support). For the sake of discussion, these three categories addressed the following:

- *(Tele)Communication* addresses the abilities of members to remain in contact with friends, family, service providers, employment, school, and emergency care via phone, email, and internet.
- *Children* address the barriers created for families with youth to maintain activities of daily life by ensuring that their children have sufficient services, care, and supervision while ensuring that the needs of the family are met.
- *Animals* addresses the barriers created for those who have companion animals, support animals, and service animals to ensure that humans and their animals are able to thrive, ensuring that options are available to address needs.

Each of the three determinants will have its own section within this report which will be further broken down into subsections.

- *Regional Need/Effect* discusses specific concerns found within the community and, where appropriate, significant quantitative statistics. This can help create direction for other committees or IHN's governance board to better guide policy/funding decisions.
- *Exceptional Need* is a qualitative discussion on concerns held by service providers and community members specifically addressed during the SDoH workgroup meetings via personal experience and anecdotal stories. This can help create direction for other committees or IHN's governance board to better guide policy/funding decisions.
- *Service Providers* identify specific providers of components addressed as part of the determinant being discussed and will also highlight guest speakers selected to present at SDoH workgroup meetings. This is not a wholly inclusive list and there may be additional partners not mentioned. Should IHN elect to address the issues reviewed by the SDoH workgroup, these providers would be a place to start for collaboration.
- *IHN Intervention* includes suggestions or thoughts presented by attendees at workgroup meetings as to ways IHN may consider addressing these issues as the CCO for Linn, Benton, and Lincoln Counties. This is by no means an exhaustive list and is provided as a way to start the discussion of options that, from community member points of view, may be a good place to begin.

(Tele)Communication

In an increasingly digital world, access to reliable phone, email, and internet services is no longer a luxury, but a fundamental necessity. However, for Low to Moderate Income (LMI) populations, particularly those residing in rural areas, this access can be limited. The digital divide disproportionately impacts these communities, creating barriers to economic opportunity, education, healthcare, and social connectivity. As costs rise and infrastructure limitations persist, LMI individuals face a heightened risk of being further marginalized, highlighting the urgent need to address the systemic inequities that deny them full participation in the modern age. The focus on this category is ensuring that members have access to communication in all its forms.

Regional Need/Effect

- **General Digital Divide:** Oregon faces a notable digital divide, impacting rural communities disproportionately. This means that a significant portion of the population lacks access to telecommunications.
- **LMI Impact:** Lower-income households are particularly affected. A substantial number of individuals living at or below 150% of the federal poverty level in Oregon lack reliable communication.
- **County Assessment:** Linn, Benton, and Lincoln Counties disproportionately lack broadband coverage compared to state average and the primary reason that many LBL households do not have internet access or mobile phones is the inability to afford it.
- **Effects of Impact:** These connectivity issues create barriers to accessing essential services like telehealth, online education, and economic opportunities for LMI residents in the region.

Communication needs create a challenge for Low to Moderate Income populations residing in rural areas, including those within the IHN region. The lack of reliable and affordable internet and phone access creates barriers to economic opportunity, educational advancement, essential healthcare services, and meaningful social engagement. To bridge this divide, a comprehensive strategy is required, one that prioritizes infrastructure development, affordability initiatives, digital literacy training, and device accessibility.

Exceptional Need

The SDoH workgroup identified the following segments of population who are disproportionately represented among those without reliable telecommunications:

- Unaccompanied minors, who are particularly at risk for sexual abuse and victimization.
- Individuals living with severe and persistent mental illness (SPMI).
- The chronically homeless, underhoused, or at risk for homelessness.
- Survivors of domestic violence, who must often surrender communication sources known to the abuser.
- Low-income households—especially those with kids and the elderly on fixed income.

Communication Social Services Providers

Oregon Lifeline - low/no cost phone and internet service to qualifying families

Access Wireless – low/no cost phone service

Comcast Internet Essentials – Internet for \$9.95/mo and refurbished laptop for “around \$150”

Local Libraries / Senior Centers – free computer use

Community Services Consortium – utility assistance to avoid disconnection of phone/internet

Crossroads Communities – cell phone program that offers a short term use of a phone for free

LASAR Partnership – A ‘SIT-aligned’ group operating in East Linn County to help with expenses

LCSD Welcome Center – may be able to help on a case-by-case basis with computer usage

Care Oregon – assists with cell phone and data plans for those in need

IHN – HRSN funding to help housed families maintain utilities

Oregon Relay – assists those with disabilities to remain connected with peripheral services

Non-Electronic Communication Alternative Options

Connections at shelters

PO Box programs

IHN Intervention

- Screen members for communication barriers as part of the standard health assessment.
- Provide connections to CBOs and service programs that help to eliminate communication as a barrier.
- Gather information as it relates to communication barriers to better present the problem at the state level (especially as a part of HRSN funds tracking)
- Bring state agencies into the conversation to create systemic change at the state level and increase funding opportunities related to communications.
- Partner with ISPs and other communication providers to help connect members who may be lacking telecommunication services.
- Promote digital literacy to help those who have not adopted internet or mobile phone usage.
- Start/coordinate a connectivity program to support under-served members, such as a mobile phone refurbishment plan to help LMI households.
- Provide classes/training/coaching for use of MyChart by members.
- Partner with libraries and rent out hotspots for internet accessibility.
- Address the effects of social media (physical and mental) for Gen Z and Gen Alpha.

Children

The presence of children in a household can compound existing challenges for LMI families in accessing essential services. Children introduce a complex layer of financial, logistical, and time-related burdens that can significantly hinder a family's ability to navigate healthcare, education, and other vital support systems. Understanding the specific ways in which children act as barriers is crucial for developing effective interventions and ensuring equitable access to services for these vulnerable populations.

Regional Need/Effect

- **Limited Availability of Childcare:** Rural areas often have fewer childcare providers, leading to long waitlists and limited options. This is especially true for infant and toddler care, as well as care for children with special needs. Even when childcare is available, it can be prohibitively expensive for LMI families, forcing parents to make difficult choices between work and childcare. This can limit parents' ability to maintain stable employment or pursue education and training.
- **Transportation:** Getting children to and from school, childcare, and medical appointments can be difficult, especially in rural areas with limited public transportation.
- **Housing:** The Mid-Valley region, like much of Oregon, faces a shortage of affordable housing, making it difficult for LMI families to find suitable living arrangements. This can lead to overcrowding, which can create stress and make it difficult to access services. As such, children increase the likeliness of homelessness, especially among families where the head of household is younger than 25.
- **Increased Food Costs:** Children increase household food costs, which can be a significant burden for LMI families, access to healthy food is limited in many communities within the LBL region, and school food programs are being cut back in 2025.
- **Healthcare Access:** Longer wait times and limited access to care have been increasingly problematic for physical healthcare, and children and parents in LMI households face high rates of mental health issues—accessing these services can be difficult.
- **Educational Challenges:** rural communities in the LBL region are underfunded, LMI families do not have access to early childhood education, and LMI lack access to helpful technology for education purposes.

Exceptional Need

- Single parents
- Unaccompanied minors
- Infrastructure for young families (those with heads of household under 25)
- Support infrastructure for youth transitioning to adulthood (driver's ed, financial literacy)
- Childcare outside the traditional 8-5 timeframe.
- Childcare for infants/toddlers.
- Transportation assistance for families with young children
- Home visiting programs
- Early childhood intervention
- Increase in pediatric providers
- Parent Support Groups
- Supports for parents with youth who have exceptional need (physical/mental/emotional)

- Reduction in HeadStart/funding at the federal level

Service Providers/Educators

- LBCC Parenting Support (Pollywog)
- Young Roots Oregon
- Every Child LBL
- Old Mill
- Family Tree Relief Nursery
- Jackson Street Youth Services
- F.A.C.T.
- LCSD Welcome Center
- Nurture Oregon (pregnant/post-partum substance use counseling)
- LBL ESD
- School Food Distribution Programs (Free & Reduced Lunches, Summertime Program)
- Doula Program
- Crossroads Communities (Linn & Benton Counties)
- Albany YMCA
- Boys and Girls Club

IHN Intervention

- Facilitate/Refer access to family service providers via navigation connections
- Connect pediatric clients to care organizations
- Start a monthly newsletter for members related to services for families
- Subsidize grocery programs through youth organizations (Jackson St, for example)
- Continue addressing HRSN for families
- Work closely with schools
- Data-sharing (within HIPAA allowances) with family-focused CBOs (UniteUs)
- Raise awareness of family needs and available services
- Host networking events for members and CBOs that address needs
- Consider event-based childcare microgrants for community events
- System of Care Behavioral Health intentional collaboration among CBOs and Providers

Animals

For Low to Moderate Income (LMI) households and individuals experiencing homelessness, the presence of pets or companion animals can create significant barriers to accessing essential services. Housing, healthcare, and even emergency shelters often have restrictions or limitations on animal ownership, creating a difficult choice between maintaining a crucial bond and securing vital resources. Understanding the specific challenges posed by pet ownership within these vulnerable populations is essential for developing compassionate and effective solutions that address both human and animal needs.

Regional Need

Effectively removing barriers caused by pets for vulnerable populations in Linn, Benton, and Lincoln Counties demands a comprehensive strategy. This includes:

- Lack of pet-friendly housing and shelter options: many households and individuals with animal companions are unable to find a place to live or safely shelter.
- Affordable veterinary care: those with pets are often required to forego other payments in the case of a medical emergency for their companion animal, or their pet is required to do without.
- Co-sheltering and emergency pet services: LMI and homeless individuals are unable to take care of their own needs due to an inability to have their animal cared for.
- Transportation limitations: public transportation and most medical transportation do not accept companion animals.
- Supportive services: behavior training and pet care education are often unaffordable for LMI and homeless households.
- Resource navigation for animal-friendly services: for those who need access to animal-friendly services there are rarely resources to help make that connection.

Exceptional Need

- Shelters & Soup Kitchens lack crates for pets and emotional support animals of guests.
- Public transportation doesn't allow animals so getting around is difficult.
- More pet daycare is needed (and/or getting vaccinations so animals can be admitted)
- Animal clothes (sweaters, raincoats, leashes, harnesses, collars)
- Pet friendly housing
- Flea treatments, especially among the companions of the homeless
- Spay/neuter clinics that are affordable for LMI households
- Rabies Vaccinations
- Veterinarians offering low-cost help
- Petfood pantry
- Pet care education for owners

Service Providers

- County Shelters
- Heartland Humane Society
- Central Coast Humane Society
- Mobile Vet Clinics (<https://www.oregonmobilevet.com/vaccine-clinic/vaccine-clinic-calendar.html>)
- OSU Pet Day (May 3rd)
- St Martins St Frances Pet Blessing Day (in October)
- Lincoln Co Food Share (also has pet food available)
- L.A.S.A.R. Partnership Animal Support Fund for LMI income households in Linn Co.
- Crossroads Communities pet transportation in Linn & Benton
- Street Dawgs Cats Care Fair– checkups, shots, deworming for pets of the houseless
- Linn County Animal Rescue is starting a dog boarding program for emergency care
- Safe Haven
 - Clinics every first Friday of the month
 - Spay/Neutering (\$100-\$300)
 - Deworming (\$15-\$45)
 - Vaccines (\$25 per)
 - Flea/Tick/Mite Treatment (\$10-\$45)
 - Chipping (\$30)
 - Vet Services (\$20/\$40/\$60)
 - Pet Surrender (\$100 for animal or \$150 for a litter)
 - Home-to-Home adoption service
 - Pet food donation program
 - Pets Are Family Fund (up to \$400 for emergency care)

IHN Intervention

Provide funding to address pet needs (Flex? HRSN? SHS Social Accountability Grant?)

Work with transportation providers to accommodate emotional support/companion animals.

Facilitate letters from providers for emotional support animals.

Help coordinate delivery of pet food.

Distribute pet-based information (emotional support animal pamphlets)

Provide information on pet insurance

Pet service awareness program/site/marketing

Training social service providers on pet involvement, liability & importance of pets.

Help with downpayment on pet deposits for those seeking housing (HRSN-adjacent benefit?).

2026 Community Development Block Grant Funding Priorities

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

2023-2027 Consolidated Plan Priorities and Goals

Priority: Increase affordable housing in Albany

Goals:

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

Reducing homelessness
could be a Plan priority

Priority: Maintain the existing affordable housing

Goals:

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

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

Goals:

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

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

Goals:

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

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

Goal: Strengthen LMI neighborhoods and accessibility

2026 CDBG Scoring Matrix			
App. Question	2026 Application Questions	Criteria	Possible points
Activity need, consolidated plan and CDBG award policies and priorities			
Q1	Explain which goals in Albany’s 2023-2027 Consolidated Plan will be addressed by the proposed activity.	The proposed activity clearly addresses one or more priorities in the 2023-2027 Consolidated Plan.	5
Q2	Describe the community need that will be addressed by the proposed activity.	The applicant describes a clear need in the community that they will address.	5
Q3	Explain how the activity is an effective strategy to address the identified gap in needs. Provide statistics or evidence to document the activity need.	The proposed activity is an effective strategy to address the identified gap in needs.	5
Q4	Specify which CDBG National Objective(s) will be satisfied by the proposed activity.	The proposed activity satisfies one of the CDBG National Objectives. (Yes/No)	5
Q5-6	Explain how the project will promote inclusiveness and diversity.	The project and agency promotes inclusivity and diversity.	5
	Total for section		25
Benefit to low-income Albany residents, performance objective (# served)			
Q7	Describe the number and type of residents/clients that will be served. Who and how many will benefit from activity (estimate # of people, describe clients)?	The activity will primarily serve low/moderate income or presumed benefit Albany residents.	10
		The number of people who will benefit from this activity (higher score for those serving more people)	10
Q8	Please describe the general accomplishments you intend to achieve with this activity.	The applicant provided clear and compelling accomplishments for this project and the accomplishments described are achievable.	5
	Total for section		25

Readiness to proceed, ability to complete in 12 months			
Q9	Please complete the schedule that follows or provide one that is applicable to the activity/project that outlines when major activities will be executed and when the project will be completed.	The applicant provided a complete and realistic schedule which illustrates that the activity will be completed within the program year.	5
Q10-11	Please describe your readiness to proceed, whether land use or other issues are resolved and whether your organization has the administrative capacity to complete the proposed project. Describe the current organizational capacity to complete and manage the activity within the program year.	The applicant demonstrates readiness to implement the activity and any issues that would impede implementation have been resolved.	5
	Total for section		10
Agency capacity, experience w/ activity and/or federal funding, agency inclusivity			
Q12	Describe experience and success conducting the same or similar projects, use of federal or CDBG funds.	The agency has experience and demonstrated success implementing the proposed activity or project and using CDBG or other federal funds.	5
Q14	If any issues were raised during a federal program monitoring evaluation, please explain the findings and how issues were resolved.	The agency has demonstrated success meeting federal requirements or has otherwise illustrated their ability to meet federal requirements.	5
Q13	Explain agency experience managing construction projects subject to Davis-Bacon and/or BOLI wage requirements and/or soliciting bids for construction projects.		
Q15	Identify any other agencies or partners for this activity/project and define the roles and responsibilities of these partners.	If partnerships are necessary for the proposed activity, the agency has already developed those partnerships and there are clear roles for any partnering organizations.	5
Resume, Sect. 5	Staff capacity and experience	Staff have the experience and qualifications to ensure the activity is successful.	5
	Total for section		20

Financial: project expenses are reasonable			
Budget	Activity budget	The applicant provided a complete and realistic budget for the activity or project.	5
		Activity expenses are reasonable and necessary.	5
Q17	Why are CDBG funds the best fit/source? Are there other sources of funding for this activity?	CDBG funds are appropriate for this activity and will address a gap in funding.	5
		The agency maximizes other funding sources to support this activity or project when possible.	5
	Total for section		20
	Total overall		100