



City of Albany, Oregon
Community Development Block Grant (CDBG) Program
2016 Program Year - Consolidated Annual Performance Evaluation and Report

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2016 Federal program year was Albany's fourth year of the 2013-2017 Consolidated Plan and corresponded to Albany's 2016-2017 fiscal year. The City received an allocation of \$390,988 in Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development to address needs identified in the five-year Consolidated Plan in 2016. In addition, the City carried over about \$450,000 from prior years into PY 2016. The 2016 Action Plan funded activities to address the following Consolidated Plan goals and CDBG program purposes:

- Remove barriers to accessibility – two blocks of infill sidewalk and curb ramps were installed on 19th Avenue in the local target area, Census Tract 208 in PY 2016. The strategic plan anticipated funding a curb ramp replacement program; however, more recent community input suggested need for infill sidewalks, so funds were allocated to other accessibility needs.
- Reduce homelessness – Albany's youth shelter provided shelter and case management to 25 Albany youth; Albany Helping Hands shelter provided employment services to 25 homeless adults; and a public service activity worked with at-risk families to prevent child abuse and foster care placements. To date, the City's CDBG funds have assisted public service agencies that prevent homelessness or provide case management and skills training to homeless residents to help move them into stable housing. CDBG funds were also used to help two shelters acquire properties to add shelter and transitional housing capacity.
- Maintain and improve the quality of affordable housing – CDBG funds have been allocated to improving and maintaining low and moderate income (low-mod) housing through housing rehabilitation programs. In 2016, 4 owner-occupied homes and 11 rental units

were rehabilitated.

- Eliminate blighting influences in low and moderate income areas – the City received necessary environmental approvals to proceed with the Sunrise Park remodel, which will remove dated and blighted conditions at this park in Census Tract 208.
- Increase Economic opportunities – Since 2013, the City has partnered with the local community college to provide microenterprise assistance through courses and one-on-one advising, serving 99 businesses and residents to date. The City started a small grant program to help new microenterprises get established and add jobs. To date, 28 jobs have been created for low and moderate income residents. CDBG funds also supported the local YouthBuild program that enrolled 8 young adult residents that worked to complete their GEDs and gain job skills.
- Further fair housing – the City provided fair housing training to renters in English and Spanish and informed 20 residents. Community Services Consortium provided fair housing trainings this past year for property management staff in 2016 and provides ongoing fair housing training and screening services.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

| Goal | Category | Source / Amount | Indicator | Unit of Measure | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|---------------|----------------------------|-----------------|---|------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Accessibility | Non-Homeless Special Needs | CDBG: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 100 | 300 | 300.00% | 300 | 300 | 100.00% |
| Accessibility | Non-Homeless Special Needs | CDBG: \$ | Other | Other | 50 | 6 | 12.00% | | | |

| | | | | | | | | | | |
|----------------------------------|-----------------------------------|----------|--|------------------------|-----|----|--------|----|----|---------|
| Affordable Housing Opportunities | Affordable Housing | CDBG: \$ | Rental units rehabilitated | Household Housing Unit | 20 | 11 | 55.00% | | | |
| Affordable Housing Opportunities | Affordable Housing | CDBG: \$ | Homeowner Housing Rehabilitated | Household Housing Unit | 20 | 9 | 45.00% | | | |
| Economic Opportunities | Non-Housing Community Development | CDBG: \$ | Facade treatment/business building rehabilitation | Business | 2 | 0 | 0.00% | | | |
| Economic Opportunities | Non-Housing Community Development | CDBG: \$ | Jobs created/retained | Jobs | 40 | 29 | 72.50% | | | |
| Economic Opportunities | Non-Housing Community Development | CDBG: \$ | Businesses assisted | Businesses Assisted | 150 | 90 | 60.00% | | | |
| Economic Opportunities | Non-Housing Community Development | CDBG: \$ | Other | Other | 0 | 9 | | 6 | 8 | 133.33% |
| Fair Housing | Affordable Housing Fair Housing | CDBG: \$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 50 | 20 | 40.00% | 0 | 20 | |
| Fair Housing | Affordable Housing Fair Housing | CDBG: \$ | Public service activities for Low/Moderate Income Housing Benefit | Households Assisted | 50 | 48 | 96.00% | | | |
| Fair Housing | Affordable Housing Fair Housing | CDBG: \$ | Other | Other | 0 | 0 | | 20 | 0 | 0.00% |

| | | | | | | | | | | |
|-------------------------------|---|-------------|---|---------------------|------|------|---------|------|----|--------|
| Homelessness | Homeless | CDBG: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 0 | 2 | | | | |
| Homelessness | Homeless | CDBG: \$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 0 | 71 | | 30 | 25 | 83.33% |
| Homelessness | Homeless | CDBG: \$ | Public service activities for Low/Moderate Income Housing Benefit | Households Assisted | 0 | 16 | | | | |
| Homelessness | Homeless | CDBG: \$ | Homeless Person Overnight Shelter | Persons Assisted | 50 | 84 | 168.00% | 30 | 25 | 83.33% |
| Homelessness | Homeless | CDBG: \$ | Overnight/Emergency Shelter/Transitional Housing Beds added | Beds | 20 | 16 | 80.00% | 0 | 0 | |
| Homelessness | Homeless | CDBG: \$ | Homelessness Prevention | Persons Assisted | | 0 | | | | |
| Public Services | Affordable Housing Homeless Non-Homeless Special Needs | CDBG: \$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 500 | 410 | 82.00% | 40 | 37 | 92.50% |
| Removing Blighting Influences | Non-Housing Community Development | CDBG: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 4000 | 1000 | 25.00% | 1000 | 0 | 0.00% |

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

1. Remove Barriers to Accessibility: The City installed four blocks of infill sidewalks and six accessible curb ramps at three intersections on 19th Avenue in low-mod Census Tract 208 benefiting 300 residents. The sidewalks and intersection safety improvements were identified by area residents to improve the safety and accessibility of routes to Sunrise Elementary and Calapooia Middle schools and services in the Sunrise neighborhood. When the City developed its Consolidated Plan, the City intended to conduct a curb ramp needs analysis, but due to staffing changes and more recent community input, CDBG funds were allocated to infill sidewalks and safety improvements in high pedestrian areas.

2. Affordable Housing Opportunities - Maintain and Improve the Quality of Affordable Housing: In 2016, prior year CDBG funds provided grants to four low- to moderate-income homeowners of single-family houses for rehabilitation with matching weatherization grants, bringing the total single-family rehabs to 9 in this Consolidated Plan. Two houses are being rehabilitated and two agencies will run housing rehabilitation programs in 2017. In 2016, 11 rental units occupied by low- to moderate-income residents owned by an affordable housing non-profit were rehabilitated. Rehabilitation funds are prioritized to units in local target areas Census Tracts 204 and 208.

3. Increase Economic Opportunities:

a) Microenterprise and Small Business Assistance: In 2016, prior year CDBG funds provided scholarships to 16 low-income Albany residents for courses and one-on-one advising at Linn-Benton Community College (LBCC). Five Latino/Hispanic residents enrolled in the Introduction to Business course offered in Spanish.

b) Job Creation: Businesses supported with technical assistance and the city small grant program for microenterprises are creating jobs for low-mod residents, including 3 jobs for formerly unemployed Albany residents in 2016.

c) CSC YouthBuild worked with 8Albany youth and young adults to help them gain experience in the construction industries. (This was a public service activity.)

4. Further Fair Housing: In 2016, the City partnered with Community Services Consortium (CSC) to bring the Fair Housing Council of Oregon to Albany for fair housing training for tenants in English and Spanish. Approximately 20 residents attended. Community Services Consortium also provided fair housing training for property rental management maintenance staff, which was attended by area maintenance workers. The CSC staff fielded calls on their fair housing hotline and monitored housing ads for discriminatory content, and provided technical assistance to property managers on fair housing best practices.

5. Reduce Homelessness: 2016 program year (PY) funds supported case management services at Albany’s youth shelter, helped fund an

employment coordinator position at Albany Helping Hands shelter, and helped Family Tree Relief Nursery provide child abuse prevention services keeping children out of foster care. The three public service agencies served 87 residents in PY 2016.

6. Remove Blighting Influences in Low- and Moderate-Income Neighborhoods: The 13-17 Consolidated Plan identified the need to remove blighting influences in Sunrise Park, which is in local target area Census Tract 208. This past year, the City received environmental approvals for the park and solicited citizen input on the final design of the park remodel. The City is preparing the bid packet. The park remodel project includes replacing dated and unsafe play equipment with new equipment, radding a parking lot, and relocating the amenities to a more visible and accessible location. The design will reduce vandalism and illegal activities at the park.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

| | CDBG |
|---|-------------|
| White | 136 |
| Black or African American | 2 |
| Asian | 1 |
| American Indian or American Native | 22 |
| Native Hawaiian or Other Pacific Islander | 0 |
| Total | 161 |
| Hispanic | 20 |
| Not Hispanic | 141 |

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

During the 2016 program year, CDBG programs served 161 residents with CDBG programming through public services, housing rehabilitation, and economic development opportunities. Of these, 90 percent of the residents assisted were white. The ethnicity of Albany's residents served included 20 of Latino/Hispanic origin.

The Sunrise Park remodel project is located in an area with a higher concentration of Latino/Hispanic residents and residents provided input on the park's final design. The City provided translation at neighborhood meetings and converted brochures on CDBG programs into Spanish to ensure access to CDBG-supported services and programs.

Most of the residents and families supported with CDBG-funded programs were extremely low-income, earning 30 percent or below the median family income. Several residents served were children, including unaccompanied youth, children in families identified as at risk of child abuse, or children of families receiving housing rehabilitation.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

| Source of Funds | Source | Resources Made Available | Amount Expended During Program Year |
|-----------------|--------|--------------------------|-------------------------------------|
| CDBG | CDBG | 847,100 | 416,965 |
| HOME | HOME | | |
| HOPWA | HOPWA | | |
| ESG | ESG | | |
| Other | Other | | |

Table 3 - Resources Made Available

Narrative

In 2016, the City was allocated \$390,988 and spent a total of \$416,965 in CDBG funds including prior year allocations. CDBG funds served more than 161 Albany residents or households with the following programs: housing rehabilitation, microenterprise training, small business assistance, case management to homeless youth and adults, child abuse prevention, and job skills training and coaching. CDBG funds also improved accessibility and safe routes to schools, provided professional services and permits for the Sunrise Park remodel, and planning and fair housing activity costs.

Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|-------------|----------------------------------|---------------------------------|-----------------------|
| | | | |

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City spent 83 percent of its non-administrative funds in local target areas Census Tracts 204 and 208 in PY 2016. Funds spent in Albany’s two low- and moderate-income Census Tracts included the following activities:

- housing rehabilitation;
- emergency youth shelter nights and services;
- homeless adults employment services;
- child abuse prevention services;
- small grant to a microenterprise in the target area;
- 19th Avenue infill sidewalks, curb ramps and intersection safety improvements; and,
- engineering and design of Sunrise Park, wetland consultant fees, and permit fees.

Two public facility improvements – 19th Avenue infill sidewalks and curb ramps, and the Sunrise Park

remodel will remove blighting influences in Census Tract 208, and improve the safety and accessibility to schools, services, and parks.

Housing rehabilitation grants were primarily spent in Census Tract 204, where there is a large supply of aging housing.

The City believes that incremental investments in these two Census Tracts will gradually remove blighted conditions, improve safety and livability, which may encourage more private investment in these areas.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

No match is required for the CDBG program; however, a match of \$199,523 was reported for 2016 grant expenditures between July 1, 2016, and June 30, 2017. The following CDBG-funded activities leveraged private, state, and federal funds in the 2016 Program Year:

- Albany Helping Hands Shelter – provided private funding to support the employment coordinator position;
- Family Tree Relief Nursery Child Abuse Prevention Program – leveraged additional private funds for their services;
- Jackson Street Youth Services (JSYS) Albany House – CDBG funds are essential in JSYS efforts to raise private funds and seek grants for the youth shelter’s operations.
- Housing Rehabilitation - weatherization funds were matched with CDBG funding to rehabilitate and weatherize households.

No publicly owned land within the City of Albany was used to address housing, homeless, or other special needs identified in the Consolidated Plan.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

| | One-Year Goal | Actual |
|--|---------------|----------|
| Number of Homeless households to be provided affordable housing units | 0 | 0 |
| Number of Non-Homeless households to be provided affordable housing units | 0 | 0 |
| Number of Special-Needs households to be provided affordable housing units | 0 | 0 |
| Total | 0 | 0 |

Table 5 – Number of Households

| | One-Year Goal | Actual |
|--|---------------|-----------|
| Number of households supported through Rental Assistance | 0 | 0 |
| Number of households supported through The Production of New Units | 0 | 0 |
| Number of households supported through Rehab of Existing Units | 0 | 15 |
| Number of households supported through Acquisition of Existing Units | 0 | 0 |
| Total | 0 | 15 |

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City used prior year CDBG funds to continue the housing rehabilitation programs in 2016 and performance goals were listed in earlier Action Plans. Consequently, the performance outcomes of 15 affordable housing units being rehabilitated are higher than projected in the 2016 Action Plan. In 2016, funding was not requested for other affordable housing activities.

Albany's housing rehabilitation programs are the primary affordable housing activities provided to address the needs identified in the Consolidated Plan. In 2016, 15 housing units were rehabilitated. The City contracted with the Community Services Consortium (CSC) to manage Albany's affordable, single-family owner-occupied housing rehabilitation programs and services in combination with free weatherization services. Four single-family owner-occupied houses were completed for low- to moderate income homeowners. Of these, 3 are occupied by extremely low

income households and 1 household is moderate income. Two additional houses are in the process of being rehabilitated.

The Consolidated Plan as goal to maintain and improve the quality of Albany’s existing affordable housing stock - to address worst case conditions and to keep housing costs affordable. The Albany Partnership rehabilitated 11 units of long-term affordable rental housing. The Albany Partnership is a non-profit affordable housing provider - all of their units are occupied by households that qualify as low-income families; rents are both less than the fair market rents for the Albany MSA; all units have a 50-year minimum affordability period. The 11 reahbilitated units are occupied by 42 residents as specified in the table below, including 6 extremely low-income households, 3 low-income, and 2 moderate-income households. No median income or homeless households were served by the housing rehabilitation programs.

2016 Affordable Housing Rehabilitation by Tenure and Income

| Income | Rental Households | Rental Residents | Owned Households | Owned Residents |
|----------------------------|--------------------------|-------------------------|-------------------------|------------------------|
| Extremely low: 0 – 30% MFI | 6 | 22 | 3 | 3 |
| Low: 31– 50% MFI | 2 | 10 | 0 | 0 |
| Moderate: 51 – 80% MFI | 3 | 10 | 1 | 5 |
| Middle Income: >80% | 0 | 0 | 0 | 0 |
| Homeless | 0 | 0 | 0 | 0 |

Prior year CDBG funds helped to address “worst case” housing needs to expand the supply of transitional supportive housing (2 houses) for the chronically homeless, including residents discharged from institutions and extremely-low income residents.

Linn County provides residents with mental disabilities and addictions with housing placements.

CSC uses ESG funding to help homeless residents get into permanent housing and also offers short and medium term rental housing assistance and helps repair damaged rental history. CSC provides rental and utility assistance to Albany area households to prevent homelessness without the need for CDBG funds.

Albany Area Habitat for Humanity constructed 2 houses in 2016 for low-income families. The City will partner with Habitat for Humanity in 2017 on property acquisition to foster more affordable housing units in Albany.

Linn Benton Housing Authority (LBHA) provides affordable housing for Albany’s seniors and disabled residents. LBHA is trying to find land to add more housing. Cascades West Council of Government helps elderly residents and residents with disabilities with housing services placements without the need for CDBG resources.

Discuss how these outcomes will impact future annual action plans.

Albany’s 2013-2017 Consolidated Plan identified the following goals for affordable housing:

- Maintain and improve the quality of existing affordable housing;
- Reduce housing cost burden by reducing operating costs and improving energy efficiency of low-income housing; and

- Increase the supply of affordable and special needs housing.

In the first four action plans, the City has allocated CDBG funding to the following housing needs:

- Housing rehabilitation and weatherization for owner and renter-occupied low-mod housing units;
- Property acquisition to add transitional housing beds and youth shelter beds; and
- Rental assistance.

In 2016, the City evaluated the existing single-family housing rehabilitation program and partnership with CSC to deliver the program and explored other partnership opportunities. The City granted \$67,300 of unspent 2015 program year funds allocated to housing rehabilitation to the Albany Partnership for Housing to replace roofs and repair/replace siding, doors and windows on eleven units at ParkRose, one of their affordable rental housing complex located in Census Tract 204. The City is partnering with Willamette Neighborhood Housing Services (WNHS) to manage the single-family housing rehabilitation loan program. WNHS provides a variety of housing services, including financial fitness classes, individual development accounts, loan services, home buyer assistance and housing rehabilitation in Linn and Benton counties.

In the 2017-2018 Action Plan, the City is expanding housing programs provided through CDBG support to include the following new activities:

- Home buyer assistance programs to help transition low-income renters into homeowners; and
- Residential property acquisition to remove blighted and unlivable housing conditions and create an opportunity for new affordable housing in partnership with Albany Area Habitat for Humanity.

The City will continue to monitor progress and needs for Albany’s special needs populations, including demand for more supportive housing for formerly homeless residents.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

| Number of Households Served | CDBG Actual | HOME Actual |
|-----------------------------|-------------|-------------|
| Extremely Low-income | 104 | 0 |
| Low-income | 36 | 0 |
| Moderate-income | 21 | 0 |
| Total | 161 | 0 |

Table 7 – Number of Households Served

Narrative Information

In the 2016 program year, Albany's CDBG supported programs served more than 150 residents with public services (homeless employment services, child abuse prevention, youth shelter services, and Youthbuild job skills development), small business development assistance and grants, fair housing activities, and 16 family households with housing rehabilitation. The 19th Avenue infill sidewalks, curb ramps, and intersection improvements project were estimated to directly benefit 300 residents, primarily school children who live in low- to moderate-income Census Tract 208.

Almost two-thirds of the residents assisted directly with CDBG funds in PY 2016 were extremely low-income, earning 30 percent or less of the median family income (MFI) or poverty level. (Client surveys are required for Albany residents receiving CDBG funding directly.)

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City's 2013-17 Consolidated Plan objectives are to reduce homelessness through homeless prevention activities and increasing Albany's transitional housing capacity. The 2016 Action Plan included the following goal to provide public services grants to agencies that work to prevent homelessness and transition residents into permanent housing, and participate in the Homeless Enrichment and Rehabilitation Team and homeless resource fairs, and to encourage homeless residents to seek services. The 2016 Point In Time homeless count counted 65 unsheltered residents in Linn County and 188 homeless residents in shelters.

The Homeless Engagement and Resources Team (HEART) includes representatives from numerous service and government agencies that work together to prevent and reduce homelessness, including the City of Albany and Samaritan Health Services. HEART puts on an annual homeless resource fair the third Thursday in May. Intake forms are collected to assess homeless needs. The event draws both sheltered and unsheltered homeless residents and connects them to numerous services and agencies.

The Community Services Consortium (CSC) provides supportive services to Veterans including reaching out to homeless veterans through services and the homeless resource fair for veterans in the fall.

The Albany Helping Hands and Signs of Victory Mission shelters provide individual assessments to unsheltered residents to assess their needs and connect them with services and supplies. Albany Helping Hands provides three meals daily to all residents, including unsheltered residents, and snacks for travelers, soap and toiletries, clothing, and hot showers and restrooms for homeless residents. The Signs of Victory Mission Shelter (SOV) provides food boxes to households twice a month, however some items, live bread and hygiene products, clothing, and wellness services are available daily. Both shelters have warming centers during the winter months.

Jackson Street Youth Services (JSYS) operates the Albany House shelter and Cornerstone Outreach Center and outreach services at South Albany High School. JSYS provides a safe place for youth after school and offers nutritious meals and snacks, clothing, showers and hygiene supplies. The agency assesses the needs of Albany youth, provides a safe supportive environment, helps youth stay in school and reconnect them with their families or provide them with the skills to live independently.

The Greater Albany Public School (GAPS) district's MCKinney-Vento liaisons provide services to homeless families – including those living in with family or friends, vehicles, in a hotel, campground or travel trailer, to help children stay in school, get to school, and participate in school related activities. Liaisons

also help families with referrals to other service providers for health and other assistance needed.

Addressing the emergency shelter and transitional housing needs of homeless persons

Previous CDBG program year funds were awarded to Albany Helping Hands Shelter to help them acquire two transitional housing units, adding seven beds. The housing units provide homeless residents with stable housing and the shelter requires their participation in a life-skills programs.

Signs of Victory Mission (SOV) Shelter received financial assistance from the City of Albany (not CDBG funds) to open a new, larger shelter, with 97 beds, increasing from 36 beds. The new shelter also has four rooms for homeless families. SOV provides numerous services to help homeless residents transition into permanent housing.

Prior year CDBG funds helped Jackson Street Youth Services acquired the property where the Albany House youth shelter is located. The Albany House provided shelter to 37 youth in program year (PY) 2016. Each youth was provided with a shelter bed and basic needs such as access to laundry, showers, food, clothing, and hygiene products. The program promotes self-sufficiency and youth development and works to reconnect youth with families or help them live on their own. The shelter provides longer term transitional housing if needed. Youth work one-on-one with staff to learn daily life-skills for healthy and successful living, participate in weekly case management and set goals to improve their situations. Shelter staff help youth access education and employment; provide quality mentoring and mental health services as needed; and provide resources/referrals.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are:

- a) likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and,**
- b) receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

In 2016, CDBG-funds supported new or expanding services, filling the gap in needs provided by other public and private agencies to prevent and reduce homelessness through a variety of programs. Homeless or at risk residents and families come through the local Coordinated Entry process established by the Continuum of Care, Community Services Consortium (CSC).

- a) Helping residents being discharged from publicly funded institutions and systems of care: Linn County Parole and Probation and Samaritan Albany General Hospital both work closely with the Albany Police Department, Linn County Health Services, local shelters and agencies to secure housing placements prior to being discharged, or shelters when permanent housing is not secured. The network of Albany area agencies coordinate support for discharged residents through the

“coordinated entry/re-entry” process established by the the CSC.

CSC uses ESG funds from the state for both rapid re-housing of the literally homeless and homeless prevention assistance in City of Albany. CSC served 27 Albany households, comprised of 73 individuals, with ESG rapid re-housing rental assistance (RRH) in PY 2016.

Linn County Health Services serves residents with mental and physical disabilities, and addictions get into housing and receive the services and support they need to prevent homelessness.

b) Helping ELI families avoid homelessness: Albany has a network of social service and government agencies that work together to help Albany’s extremely low income families avoid becoming homeless.

- CSC uses state ESG funds to target residents at imminent risk of becoming homeless with incomes of 30% AMI or less. In PY 2016, 61 households, comprised of 177 individuals, were served with Homeless Prevention funds. Many of the families served were working with Department of Human Services receiving TANF, food stamps, and other support services. CSC gets referrals from other community partners who do work in social services, health care, employment and youth services.
- The Family Tree Relief Nursery provides social services, education and support to families with young children including: in-home child abuse prevention services to high-risk families and children, serving 37 residents in the program year 2016. The program helps parents gain skills to reduce their risk of becoming homeless and losing their children to foster care. Children also spend time in a therapeutic classroom. All of the children served this year stayed living safely with their families.
- Greater Albany Public School District operates FACT, which is a team of family service consultants that link schools, students and families with available community services in Albany. The goal of FACT is to enhance student education by supporting and empowering students and families to access educational, health and community services.
- The YouthBuild Program operated by CSC received CDBG funds to serve 8 Albany residents ages 18-24, 7 of which were ELI. YouthBuild provides education and apprentice-like opportunities to help students transition to employment or further their education or training.
- Jackson Street Youth Services provided shelter and case management to 6 extremely-low income homeless and unaccompanied Albany youth in 2016. Youth are either reconnected with their families or move into transitional living. These services prevent the number of youth going into correctional institutions and are available to help those leaving these institutions.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

The 2016 Action Plan identified the following activities to help homeless residents transition to permanent housing and to prevent homelessness of Albany residents:

- Albany Helping Hands Shelter used CDBG funds to hire an employment coordinator to work with shelter guests, many who are chronically homeless, to prepare them for employment and transition out of homelessness. Guests receive job and life skills training, and resume and interviewing support through the job development program. In 2016, the coordinator worked with 38 residents, and of these, worked more closely with 17 residents. Six residents successfully gained employment and 7 are still in the job development program. All residents were extremely-low income.
- Homeless and Unaccompanied Youth – Jackson Street Youth Services provided overnight shelter and counseling/case management to 37 of Albany’s homeless and at-risk youth. The agency’s Positive Youth Development approach promotes self-sufficiency through building life and leadership skills. The Transitional Living program is available for youth aged 15 to 18 that do not have a suitable home to return to.

Programs not supported with CDBG funds but that provide critical services to Albany’s homeless residents are noted below:

- Oxford & Recovery Houses – Albany has ten Oxford Houses and several “recovery” houses. Oxford houses provide a democratically run, self-supporting, drug-free home for people in recovery from drug and alcohol addiction. The Oxford House model has had national success as a low-cost method of preventing relapse and helping persons in recovery get back on their feet and become a contributing member of the community. The other houses operate similar to Oxford houses and provide a shared living situation with faith-based support.
- Substance Abuse – Recovery center Community Helping Addicts Negotiate Change Effectively (C.H.A.N.C.E.) provides recovery support services in a safe environment. C.H.A.N.C.E. is staffed by people in recovery who have personal experience and leadership skills who work effectively with clients and help residents and their families through recovery. C.H.A.N.C.E. works directly with many residents coming out of jail and recovery. The agency helps residents obtain housing, skills, resources, support, recreational activities, and guidance needed for long-term recovery so they become healthy productive members of their families and community.
- Homeless Individuals –Albany Helping Hands (AHH) and Signs of Victory Mission shelters work with homeless and chronically homeless residents by encouraging them to enroll in their life-skills programs. SOV has an on-site wellness service and a clothes closet. Both shelters provide supportive transitional housing to help transition some of Albany’s chronically homeless residents into supportive housing.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Linn-Benton Housing Authority (LBHA), the local housing authority, provides public housing and addresses needs of residents in public housing. City of Albany CDBG funds are not currently allocated to addressing needs of public housing.

The City consulted with LBHA regarding needs that could be addressed with CDBG funds. There is demand for more housing for Albany's residents with mental disabilities. LBHA and Linn County Health Services staff are working together to identify needs and available land for a future development. The City will stay involved in these discussions.

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

The City met with Linn Benton Housing Authority staff to talk about ways CDBG funds could help LBHA serve their residents and deliver programs. LBHA has several residents participating in their Family Self Sufficiency program and are participating in the individual development account savings programs that are saving to become homeowners. LBHA applied for 2017 CDBG grant funds to provide homebuyer down payment assistance grants to these clients to help them become homeowners.

None by the City of Albany.

Actions taken to provide assistance to troubled PHAs

None.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Albany's land use policies supports affordable housing, including density bonuses for affordable housing and provisions for accessory apartments. Additional affordable housing strategies were identified for further evaluation and included in the Consolidated Plan. The City has not allocated CDBG funds to these activities; however, the City worked with a consultant to prepare code amendments to remove any real or perceived barriers to housing and development in the downtown area. The amendments include increasing opportunities for housing and reducing parking requirements that add cost to development. Amendments are in the public hearing process with adoption anticipated in September 2017.

City staff is working with a consultant to prepare a schedule for other planning-related code amendments that are needed, including amendments that would promote affordable housing.

The City and its sub-recipients have tried to concentrate housing rehabilitation funds and public improvements into Census Tracts 204 and 208 to improve the livability and sustainability of these lower-income neighborhoods. This past year 16 dwelling units were rehabilitated in the two Census Tracts and several blocks of infill sidewalk and curb ramps were installed in Tract 208 to provide safe pedestrian routes to school and services.

The City of Albany was selected to partner with the University of Oregon Sustainable Cities Year program in PY 2016. Three geographic information systems classes worked on an equity and opportunity mapping analysis of demographic and environmental factors. The students mapped, collected and evaluated numerous data in order to provide more information on factors that may correlate with poverty, health, and healthy neighborhoods. The reports will provide a foundation for assessing areas of opportunity for improving equity and access to services, jobs and healthy housing, as well as a foundation for community conversations and input on how to address identified problems or needs.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

City staff and Community Development Commissioners in Albany are fortunate to have a network of agencies that work together to meet the needs of its underserved populations, including the elderly and disabled with services from Cascades West Council of Government. Residents dealing with addiction, and persons with mental, physical, or developmental disabilities are primarily served and supported through Linn County Health Services and C.H.A.N.C.E.

The City has chosen to allocate the maximum amount of its entitlement grant to public services each

year (15 percent) due to ongoing demand for services and programs. The City arranged agency consultations and presentations to the Community Development Commission with most area agencies and government partners to understand short and long-term needs and goals of area agencies and to look for opportunities for the CDBG to support eligible activities. The City solicited requests for proposals for all needs that could be supported with CDBG funding in the 2017-2018 Action Plan.

2016 CDBG funds supported four public service agencies that provided a variety of services to Albany's underserved residents. The focus of funding this past year was preventing homelessness. Funds provided emergency shelter to unaccompanied youth with the goal of providing them with safe, permanent housing. Family Tree Relief Nursery used the CDBG grant to work with at-risk families to strengthen families, improve parenting skills and overcome other stresses to keep families together and from becoming homeless. CDBG funds are helping Albany Helping Hands try different approaches with several long-term residents at the shelter to help them become more self-sufficient so that they can transition into permanent housing. Community Services Consortium's Youthbuild CDBG grant was used to work with Albany's young adults give them focus, support, and skills to join the workforce or further their education, thereby providing these low-income youth with invaluable skills so they are self-sufficient and employed.

Albany has experienced increases in rental prices, creating demand for more affordable housing units. The City does not receive HOME funds but began evaluating other CDBG activities such as acquisition and rehabilitation or property acquisitions for new affordable housing. Agency consultations identified down-payment assistance needs in order to help low-income residents become homeowners, and Habitat for Humanity is looking for land to build more housing and could benefit from property acquisition activities.

The City will continue to work with public and governmental agencies to identify ways to collaborate resources and programming to address underserved needs in the next five-year plan.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City's 2016 Action Plan identified the following actions to be taken to address lead-based paint hazards.

- Housing Rehabilitation Program Delivery: The City developed lead safe housing checklists and procedures for the housing rehabilitation program managed by Community Services Consortium (CSC). Lead hazard information is distributed to all applicants applying for the housing rehabilitation assistance and for any projects involving painted structures built before 1978. Grant recipients are required to sign a lead disclosure form and documentation of receipt of the Lead Safety brochure. When rehabilitation projects involve homes constructed before 1978, a lead paint inspection is conducted on surfaces that are proposed to be disturbed. A notice is mailed to the resident of lead testing results. If lead is present, the Lead Paint Evaluation notice is mailed to residents. CSC staff check for exemptions and check for necessary lead

certifications required by contractors. The contractor is responsible for determining the amount of disturbance and if the contractors working on the site are required to be lead-certified and must comply with the EPA Renovate, Repair, and Painting laws in addition to HUD's federal regulations. If the project receives more than \$5,000 in assistance, a Risk Assessment report is also required. It is mandatory that all contractors use lead-safe work practices and interim controls or standard treatments on all applicable painted surfaces and presumed lead-based paint hazards by a qualified contractor.

- General Public Awareness: the City distributes lead hazard information pamphlets to residents seeking information about housing repairs to historic homes. The City provides links to lead safety information and brochures produced by the EPA and HUD from the City's website.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

During the 2016 program year, the City took the following actions to reduce the number of poverty-level families in Albany:

- Increase Economic Opportunities: CDBG funding provided scholarships to low-income Albany residents to enroll in microenterprise courses to learn how to start a business. Funds also provided reduced tuition to Albany's low-income microenterprises to enroll in the Linn-Benton Community College Small Business Management Program and receive free one-on-one advising. In the 2016 program year, the City awarded two grants to start-up microenterprises to offset start-up costs. These two programs added three full-time, low-mod jobs.
- Provide Public Services: in 2016, the City allocated 15 percent of its entitlement award to public service grants. Four agencies and programs were selected for funding and served 79 of Albany's lowest income residents, homeless residents, and at-risk children.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Albany is fortunate to have a strong institutional structure in place to coordinate delivery of services in the area. Representatives from the City of Albany, Linn and Benton Counties, Samaritan Health Services, Community Services Consortium (the community action agency), Linn Benton Housing Authority, Oregon State Extension, public service agencies and homeless and housing providers convene a few times a year to discuss issues and needs in the region. The Linn Benton Health Equity Alliance sponsors many events and discussions related to healthy homes and diversity that are well attended by public agencies and service providers. Many agencies serve on the Homeless Enrichment and Rehabilitation Team (HEART) to address issues related to homelessness.

The City continued to partner with many agencies through the City's CDBG grant programs, which helped to strengthen the institutional structure. The City also worked with subrecipients to ensure successful implementation of their programs to achieve the desired outcomes.

Actions taken to enhance coordination between public and private housing and social service

agencies. 91.220(k); 91.320(j)

The City took the following actions to enhance coordination between public and private housing and social service agencies in 2016:

- Staff consulted with the local housing authority, Linn Benton Housing Authority, and Linn County Mental Health to discuss needs of Albany’s residents with mental disabilities.
- City staff met with staff of the local community action agency, Community Services Consortium, to discuss affordable housing needs, housing rehabilitation, lead-safe housing standards, fair housing, and homelessness. The City has a CDBG subrecipient contract with Community Services Consortium to provide housing rehabilitation programs.
- City representatives participated in the Homeless Enrichment and Rehabilitation Team (HEART) meetings. HEART is comprised of various social service, health, housing, homeless advocates, and governmental agencies that work collaboratively to identify the needs of Albany’s homeless and at-risk residents.
- Staff attended regional meetings to foster coordination between housing and social service agencies. Fortunately, other agencies are also working to make these connections, such as the Linn Benton Health Equity Alliance, the Linn Benton Housing Authority, and the Community Services Consortium.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City took the following action in 2016 to overcome the effects of impediments identified in *Albany’s Analysis of Impediments to Fair Housing Choice and Plan* adopted in 2014.

- Lack of Understanding of Fair Housing Laws: The City hosted fair housing training for residents in English and in Spanish and 20 residents attended. The Community Services Consortium also provided fair housing training for rental property management maintenance staff this past year.
- Linguistic and Cultural Barriers: The City of Albany and Community Services Consortium local offices both have fluent Spanish-speaking staff members that are able to respond to complaints and potential fair housing violations. Housing rehabilitation and fair housing brochures are provided in Spanish.
- Discriminatory Rental Housing Practices: The Community Services Consortium (CSC) staff pre-screened calls on their fair housing hotline and provided 16 training workshops and 18 community meetings over the last 18 months. CSC responded to discrimination complaints against undocumented renters and Latino/Hispanic renters. Complaints were also received from single women with children and complaints about “mom and pop” landlords that need more education about fair housing laws. Community Services Consortium provided landlords with one-on-one technical assistance to help them understand fair housing laws and adopt best practices. Their efforts resulted in a 40 percent reduction in the reporting of discriminatory practices. Community Services Consortium and city staff monitored rental housing ads in Albany

for discriminatory elements.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Albany monitoring plan includes numerous steps to track the compliance requirements of activities supported with CDBG funds. The monitoring starts prior to receiving applications for funding – through pre-application meetings and pre-assessment of applicants for their capacity and ability to meet all applicable CDBG regulations. If selected for CDBG program funding, the City meets with subrecipients to review the contract and reviews the federal CDBG program requirements prior to signing the contract.

The City requires quarterly reports and asks for reimbursement requests quarterly with file documentation so the City can monitor progress and record keeping, offer technical assistance to ensure compliance, and arrange on-site visits if necessary to assess missing documentation to demonstrate compliance with program requirements. The City uses risk-assessment criteria that look at quarterly performance, agency capacity, and project complexity for further monitoring. In particular, the City reviews at least one housing rehabilitation project file annually for compliance with lead paint standards. The City has a schedule to perform on-site monitoring with all subrecipients at least once in a three year cycle.

Most of the City's CDBG funds are awarded directly to non-profit service agencies or other public or government organizations. The City has also awarded two construction contracts to date, and notified all minority-owned, women-owned, and all small businesses of the bid opportunities. To date funds that have been awarded to for profit businesses are small businesses or microenterprises.

2016 Monitoring: In 2016, the City monitored a housing rehabilitation grant project for a pre-1978 home to ensure compliance with lead-safe housing standards, lead paint testing, resident notices, evaluation and clearance exams. No lead was found with paint testing and documentation of lead notices were in the file.

The City is arranging monitoring of a public service agency due to staff turnover for an agency that has been late in submitting reports to ensure new staff understand the importance of timely reporting. Prior on-site monitoring found all client income and other documentation in compliance.

The City oversaw one CDBG-funded construction project in 2016 and sent the bid invitation to all minority and women-owned business owners in the respective fields. The City conducted on-site interviews and reviewed payroll reports and company documents.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City followed its Citizen Participation Plan regarding the CAPER, which requires a 30-day comment period on the CAPER and a public hearing.

A notice of the 30-day comment period and Albany City Council public hearing on Albany's 2016 CAPER was published in the Albany Democrat Herald on August 28, 2017. The City distributed press releases on the CAPER and posted the notice on the City's website on August 25, 2017. The press release was also distributed by email to all local service and housing agencies, including the Spanish Welcome Center staff, and Spanish-speaking advocates in the community and on the City's Human Relations Committee.

The CAPER was available online and in print at Albany's two public libraries and also at Albany City Hall beginning August 28, 2017. The City's press release and website content can be viewed in Spanish, the most common language of minorities.

All meetings of the Community Development Commission were open to the public and the agendas and agenda packets were made available on the City's website. The Commission includes a Latino resident and advocate for Spanish-speaking residents and a member of the city's Human Relations Commission. Citizens are welcome to attend all meetings.

The City did not receive any citizen comments on the 2016 CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City is considering amendments to the following programs and performance measures identified in the 2013-2017 Consolidated Plan:

Accessibility – Curb Ramps: The Consolidated Plan anticipated most accessibility needs would be improving Albany's existing sidewalk network through new curb ramps or fixing existing curb ramps to meet accessibility standards. There is more demand for infill sidewalks, intersection safety improvements and parking than there is for curb ramps, so the City will propose amendments to these performance outcomes.

Economic Development – Commercial Rehabilitation: The City started a small grant program available to new businesses to offset start up costs. Initially, the City thought the grants could help businesses remove blighting conditions in Albany’s low-income Census tracts through building improvements. However, grant funds are too small for building rehabilitation. In addition, there is urban renewal financial assistance for improvements to buildings located within the urban renewal district. The City will amend the Consolidated Plan in year four to remove the commercial rehabilitation goal to improve two commercial buildings.

Economic Development – Businesses Assisted: The City projected that CDBG funds would help provide technical and financial assistance to 150 businesses, primarily through Linn Benton Community College’s microenterprise and small business development courses and one-on-one advising. Early year numbers were promising, but the college has had substantial staff turnover. The college is serving many low-and moderate-income residents interested in starting a business. The City will amend the plan to reduce the number of businesses served and add residents served. The number of jobs created through microenterprise and small business assistance may also need to be adjusted since fewer businesses are being served.

Homelessness-Shelter/Transitional Beds Added: CDBG funds helped open up a 10-bed youth shelter and two transitional housing units adding 6 transitional housing beds. There have been no further funding requests to add beds to the shelter/transitional housing inventory, so the City may not meet the 20 bed projected outcome.

Housing Rehabilitation: The housing analysis included in the 2013-2017 Consolidated Plan identified thousands of aging housing units and thousands of households experiencing housing cost burden. The City anticipated healthy demand for housing rehabilitation over the 5 year plan period. There was less demand for single-family housing rehabilitation than expected in the first three years of the plan, likely due to the lingering effects of the 2008 recession on the housing market. While demand for rehab has picked up, the City is unlikely to meet its anticipated performance of rehabilitating 20 single-family units. The City allocated housing rehabilitation funds to rehabilitate eleven long-term affordable housing units owned by Albany Partnership, an affordable housing nonprofit community development corporation. Due to the challenges of ensuring rental units remain affordable for a minimum time period, and the limited amount of funding, it is unlikely the City will be able to rehabilitate 20 rental units in the 2013-2017 Consolidated Plan time period.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City is considering amendments to the following programs and performance measures identified in the 2013-2017 Consolidated Plan:

Accessibility – Curb Ramps: The Consolidated Plan anticipated most accessibility needs would be improving Albany's existing sidewalk network through new curb ramps or fixing existing curb ramps to meet accessibility standards. There is more demand for infill sidewalks, intersection safety improvements and parking than there is for curb ramps, so the City will propose amendments to these performance outcomes.

Economic Development – Commercial Rehabilitation: The City started a small grant program available to new businesses to offset start up costs. Initially, the City thought the grants could help businesses remove blighting conditions in Albany's low-income Census tracts through building improvements. However, grant funds are too small for building rehabilitation. In addition, there is urban renewal financial assistance for improvements to buildings located within the urban renewal district. The City will amend the Consolidated Plan in year four to remove the commercial rehabilitation goal to improve two commercial buildings.

Economic Development – Businesses Assisted: The City projected that CDBG funds would help provide technical and financial assistance to 150 businesses, primarily through Linn Benton Community College's microenterprise and small business development courses and one-on-one advising. Early year numbers were promising, but the college has had substantial staff turnover. The college is serving many low-and moderate-income residents interested in starting a business. The City will amend the plan to reduce the number of businesses served and add residents served. The number of jobs created through microenterprise and small business assistance may also need to be adjusted since fewer businesses are being served.

Homelessness-Shelter/Transitional Beds Added: CDBG funds helped open up a 10-bed youth shelter and two transitional housing units adding 6 transitional housing beds. There have been no further funding requests to add beds to the shelter/transitional housing inventory, so the City may not meet the 20 bed projected outcome.

Housing Rehabilitation: The housing analysis included in the 2013-2017 Consolidated Plan identified thousands of aging housing units and thousands of households experiencing housing cost burden. The City anticipated healthy demand for housing rehabilitation over the 5 year plan period. There was less demand for single-family housing rehabilitation than expected in the first three years of the plan, likely due to the lingering effects of the 2008 recession on the housing market. While demand for rehab has

picked up, the City is unlikely to meet its anticipated performance of rehabilitating 20 single-family units. The City allocated housing rehabilitation funds to rehabilitate eleven long-term affordable housing units owned by Albany Partnership, an affordable housing nonprofit community development corporation. Due to the challenges of ensuring rental units remain affordable for a minimum time period, and the limited amount of funding, it is unlikely the City will be able to rehabilitate 20 rental units in the 2013-2017 Consolidated Plan time period.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.