



CITY OF ALBANY

2020 ACTION PLAN

FOR THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS

PREPARED BY THE CITY OF ALBANY, OREGON
COMMUNITY DEVELOPMENT DEPARTMENT
ADOPTED BY RESOLUTION 6880
APRIL 22, 2020

Executive Summary

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

1. Introduction

The City of Albany is an entitlement jurisdiction receiving a federal formula grant from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program. The CDBG program requires entitlement jurisdictions to prepare a strategic plan every five years, called the Consolidated Plan, to identify housing, community, and economic development needs and priorities. The strategic plan identifies strategies for the City to follow in order to achieve the goals of the CDBG program “to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income (LMI) persons.”

Each year, entitlement jurisdictions must submit an Action Plan to HUD that describes the specific planned uses for CDBG funding and how program requirements will be satisfied. The 2020 Action Plan is the City’s third plan outlining how the City will target program year 2020 CDBG funds to address needs and goals identified in the 2018-2022 Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

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

The 2020 Annual Action Plan (2020 Plan) objectives and outcomes were developed through citizen participation and agency consultations over the past year and needs identified in the 2018-2022 Consolidated Plan. The 2020 Action Plan activities will benefit Albany’s low- and moderate-income residents, with funding priorities going to activities that work to prevent and reduce homelessness by creating housing and economic opportunities.

The following summarizes how the City will allocate 2020 CDBG program funds to activities that address 2018-2022 Consolidated Plan goals and objectives.

- Preserve and improve existing affordable housing. Unspent 2018 funds and 2020 CDBG funds will continue the housing rehabilitation loan program to improve the safety, sustainability, and

livability of at least six houses owned and occupied by LMI residents. The program has a waiting list.

- Reduce homelessness through public services grants to two emergency shelters for shelter operations, case management, and life skills/employment training for homeless youth and adults to help clients move into safe housing and live independently.
- Provide services to special needs and low-income residents. 2020 CDBG public services grants will support local child abuse prevention services, food boxes and furniture to homeless and low-income residents, and a senior companion program for elderly home-bound adults.
- Increase economic opportunities for Albany's LMI residents through small business grants to local microenterprises to help them grow their business and create jobs. Carryover 2018 funds will be used to provide business courses and one-on-one advising in English and Spanish at the Linn Benton Community College (LBCC) Small Business Development Center (SBDC).
- Create affordable housing opportunities. 2017 carryover funds will continue the Down Payment Assistance program to help LMI households become homeowners.
- Remove blighting influences through housing rehabilitation in low-income census tracts.

3. Evaluation of past performance

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

Below is a summary of progress made in the 2018 and 2019 program years to date towards the 2018-2022 Consolidated Plan goals.

Create affordable housing opportunities

- In the 2018-2022 Comprehensive Plan period, three low-mod Albany households became homeowners. There has been little activity since 2018 due to the high cost housing market, however there is interest in the program.
- In 2018, Albany Area Habitat for Humanity purchased an existing house that was sold to a low-income homeowner. Habitat and Creating Housing Coalition are searching for property to acquire to create housing opportunities for homeless and LMI residents.

Preserve and improve existing affordable housing

- DevNW (formerly Willamette Neighborhood Housing Services) uses CDBG funds to provide a housing rehabilitation no interest loan program to Albany LMI homeowners to improve the integrity, safety, and livability of housing occupied by low-mod residents. Since 2018, six homes have been rehabilitated and four are in progress.

Reduce Homelessness

CDBG public services grants were awarded to two local shelters to provide meals, food boxes, case management, and life skills/employment training for homeless youth and adults.

- In 2018 Signs of Victory provided shelter to 355 unduplicated individuals and more than 200 people have been provided shelter in the 2019 year. Signs of Victory Shelter also provides food boxes for low-income residents.
- Jackson Street Youth Services sheltered 25 Albany youth in the 2018 program year and has served 10 youth to date in 2019 with shelter and case management.

Provided needed services to Special Needs and low-income residents

- Since 2018, Family Tree Relief Nursery has provided child abuse prevention services and therapeutic childcare to 28 families (103 residents), most being extremely low-income.
- In 2018, 1,939 Albany residents received healthy food boxes and household furniture including beds and dining tables. Furniture share served 1,058 nonduplicated Albany individuals in 2019. Many of these residents are formerly homeless and very low-income residents.
- The Senior Companion Program has served 17 elderly low- and moderate-income adults to date.

Increase economic opportunities for Albany's low- and moderate-income residents

- Since the beginning of the 2018-2022 Consolidated Plan, Linn Benton Community College has served 22 low-and moderate-income Albany residents with microenterprise development courses, including 12 Latino residents. In addition, five businesses have received one-on-one advising. The outcomes have helped residents establish local businesses and create local jobs.
- Small grants to four microenterprises in this Consolidated Plan period have helped to create 8 low-mod jobs to date.

Remove Blighting Influences

- A new more direct path and LED lighting was installed at Sunrise Park to improve accessibility, safety, and remove blighting influences at the park.

Further Fair Housing

- The City hired Fair Housing Council of Oregon to provide a workshop for shelter providers and for elected and appointed officials and staff.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City followed the requirements in its Citizen Participation Plan in carrying out the process to develop the 2020 Action Plan and requested a waiver to reduce the 30-day comment period and 30-day notice of public hearing for the 2020 Action Plan and substantial amendments to prior plans to 10 days.

The City and CDC obtained public input on housing and community development needs and priorities to assist with development of the Plan through a public summit on homelessness, participation in community groups (such as the Homeless Engagement and Resources Team monthly meetings), and outreach efforts by staff and CDC. The second phase of public input included agency consultations and solicitation and evaluation of grant proposals.

The last phase was to obtain public input on the draft 2020 Action Plan and substantial amendments to the 2018 and 2019 Action Plans and 2018-2022 Consolidated Plan. On April 12, 2020, the City advertised notice of the 10-day public comment period on the Plans and the 10-day notice of the City Council public hearing on April 22, 2020. The notice also included an opportunity to provide comments at the CDC April 20 meeting. The notice was emailed to all agencies and interested parties on April 10 and the draft 2020 Action Plan was posted online on April 12. Due to COVID-19, both City libraries and Albany City Hall are closed to the public. Due to Governor Brown's Executive Order No. 20-12, prohibiting public gatherings during the COVID-19 pandemic, hearings and meetings are accessible to the public via phone and video connection. Instructions to participate electronically or by phone were posted on the City website (both on the City calendar and on the electronic meeting agendas).

5. Summary of public comments

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

The City of Albany received the following comments from citizens, Community Development Commissioners, and area agencies and service providers through meetings, funding applications, and agency consultations:

Summary of Needs and Priorities Identified through Agency Consultations:

- There is a need to help small businesses and microenterprises stay open and retain jobs during the COVID-19 pandemic.
- The City's small grant program is the only source of grant funds available to help new businesses and entrepreneurs get established.

- The Senior Companion program has added more low-income senior volunteers in order to serve the many senior shut-ins in Albany. CDBG funds provide a small mileage stipend to low-income senior volunteers that provide companionship to low- and moderate-income shut ins.
- Case management and shelter services are needed for Albany's homeless and at-risk youth.
- Family support services are needed for families with children up to six years of age that have risk factors associated with child abuse and neglect to prevent abuse and foster care placements.
- Signs of Victory Shelter needs operational support to serve the homeless, provide hot meals, and food boxes.
- There is a need for small business advising services and courses, especially to serve the Latino residents and businesses.
- There is a waiting list for the housing rehabilitation loan program and more funding is needed to meet the demand.
- There is demand for housing for homeless and other residents needing affordable housing.

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

All comments were accepted.

7. Summary

The 2020 Action Plan objectives and strategies support activities and public services that will reduce and prevent homelessness and expand economic opportunities for Albany's low-income, homeless, and young adult residents. Public services will help to shelter homeless residents and youth and provide a safe place to stay, food, clothing, and case management. Public services will also prevent child abuse and foster care placements and provide shut-in seniors with a companion and support, and low-income residents with nutritious meals, food boxes, and furniture to Albany's low-income residents. Housing livability and affordability will be improved through housing rehabilitation. CDBG funds will help microenterprises and small businesses that retain or create jobs. Lastly, partnerships with local organizations will be continued and strengthened through ongoing consultations with area agencies and providers.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	ALBANY	
CDBG Administrator	ALBANY	Community Development Department/City of Albany
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Anne Catlin; anne.catlin@cityofalbany.net; 541-917-7560

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

1. Introduction

Every year the Community Development Commission (CDC) and City staff consult with public and assisted housing providers, health, mental health, and service agencies at CDC meetings and through participation in area committees to learn more about community needs and to foster collaboration among providers. The CDC meetings provide an opportunity for agency consultations, information exchange, and coordination for the delivery of housing programs, homeless services, and health and social services. In the fall of 2019, the CDC held agency consultations with area providers of public services, housing services, and economic development programs. Staff consulted with agencies, business and civic leaders regarding COVID-19 impacts and needs.

The City, local agencies, institutions, and service providers that serve low and moderate income residents, homeless, and marginalized residents; coordinate efforts periodically to assess existing program needs and performance, and to help identify gaps in needs that could be supported with CDBG-funded activities and programs. The City consults with affordable housing agencies and developers annually regarding needs and projects to expand the supply of affordable housing.

The City also manages and coordinates economic development throughout the City and region through partnerships with businesses and industries, and working with the local business support network to respond to needs of businesses and industries. The City meets regularly with businesses and industries to address needs, participates in Albany Area Chamber committees and events, works closely with Albany Economic Development Corporation, Cascades West Council of Governments, and Business Oregon to recruit new businesses and help businesses expand, and works closely with Linn Benton Community College Small Business Development Center and Oregon RAIN to support the educational and development needs of new and existing businesses. In addition, City staff is a member of the Oregon Economic Development Association.

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

The City participates in existing collaborations in the region and corresponds with agencies and service providers to assess opportunities to enhance coordination between housing providers and government, health, and service agencies. Efforts by the City to enhance coordination among providers and agencies include:

- City (Homeless) Solutions Team - the Albany Police Department and resource staff from Linn County (Health Services, Alcohol and Drug, Parole and Probation), CHANCE, Community Services Consortium, and Samaritan Hospital, provide direct and intentional contact and connection to services when encountering homeless individuals in need. CHANCE staff are typically the first contact to provide peer support and to help address addiction, housing, and other needs.
- Adult Services Team (AST): The AST helps homeless or near homeless individuals and families overcome or prevent the conditions of homelessness by facilitating access to comprehensive services. The team includes the Albany Police Department, local housing authority and shelters, Albany Partnership, Samaritan Health Services, Community Services Consortium, DHS Self Sufficiency, Greater Albany public School District, local shelters, numerous Linn County departments (mental health, alcohol and drug, developmental disabilities, parole and probation, sheriff), and local service agencies.
- Inter Community Health Network Coordinated Care Organization (IHN-CCO) is a collaboration among public, private, and non-profit partners that are working together to unify health services and systems for Oregon Health Plan members in Linn, Benton, and Lincoln Counties. IHN-CCO coordinates health initiatives and efficiencies through blending services and infrastructure. The Community Advisory Council oversees and updates a community health assessment and Community Health Improvement Plan every five years, which recognizes the importance of healthy living to achieving improved health outcomes. Several non-profit housing agencies receive funding through IHN-CCO programs for healthy homes and living.
- Homeless Engagement and Resource Team (HEART): - The City of Albany and the following agencies are part of this resource team created to enhance coordination among providers: shelters, homeless advocates, health providers, affordable housing providers, school district, CHANCE, Linn County Health and Alcohol and Drug, CSC, the Rural Oregon Continuum of Care (ROCC), and Samaritan General Hospital. Members collectively assess the needs of Albany's homeless and at-risk populations, coordinate services to address Linn County's homeless and housing needs and implement strategies to reduce homelessness. HEART members coordinate the annual homeless resource fair and homelessness summit for the community. The resource fair provides an opportunity for agencies to coordinate and communicate, especially those that do not regularly attend the monthly HEART team meetings.
- Housing for Residents with Mental Disabilities: The Albany Partnership for Housing and Community Development, Linn Benton Housing Authority, and Linn County Mental Health staff collaborated to provide needed housing and supportive services to existing residents with mental disabilities.

In addition to participating in the above efforts City staff and the CDC consulted with agencies mentioned above including local non-profit housing and housing service providers, as well as Linn County, Department of Housing Services, Oregon Cascades West Council of Governments, emergency shelter providers, and other agencies that provide services to Albany residents experiencing homelessness, seniors and other vulnerable populations.

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

Linn and Benton counties are included in the 28 counties served by the Rural Oregon Continuum of Care (ROCC). Community Services Consortium (CSC) is the community action agency representing Linn, Benton, and Lincoln Counties. CSC is dedicated to ending poverty in the region and preventing homelessness. As the community action agency for the area, CSC serves as a conduit for federal and state homeless program funding and CSC receives Continuum of Care (CoC) funding as part of the ROCC.

The City regularly consults CSC staff regarding CoC efforts to help Albany homeless people and persons at risk of homelessness.

The CSC Supportive Housing Program is a permanent, rapid re-housing program targeting literally homeless individuals and families in the three-county area. The program provides tenant-based rental assistance using scattered site housing and can assist with security deposits and last month rent. The agency provides intensive case management services to participants and uses a Housing First model.

CSC received a 2019 CoC grant to provide permanent supportive housing (PSH). Corvallis Housing First was awarded the PSH funding to open a house that will provide permanent supportive housing to formerly homeless men.

Additional CSC programs include funding for emergency rental assistance, utility bills, the low-income home energy assistance program (LIHEAP), weatherization services, and Supportive Services for Veteran Families (SSVF) that includes housing services.

CSC and Jackson Street Youth Services (JSYS) coordinate regularly with ROCC and apply for funding opportunities to address homelessness for youth and adults.

JSYS is participating on the Homeless and Runaway Homeless Youth (RHY) Advisory Committee and programming for addressing youth homelessness.

City consults CSC staff and the McKenney Vento program coordinator on a regular basis regarding needs of homeless and at-risk populations, including families with school-aged children.

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

The City of Albany does not receive Emergency Solutions Grants (ESG). As noted earlier, CSC is the designated local action agency receiving Continuum of Care and Emergency Solutions Grant (ESG) funds. CSC develops performance standards and outcomes for the use of these funds and has policies and procedures for the operation and administration of Homeless Management Information System (HMIS).

City and CSC staff consult throughout the year to discuss homelessness and emergency housing needs. CSC determines how to use ESG funds and performance outcomes to determine if there are any community and homeless needs that can be addressed with CDBG funds.

CSC uses ESG funds for rapid re-housing and homeless prevention, both in a short-term assistance manner. A portion of ESG funds are used for HMIS record keeping purposes to track program outcomes and to assist in identifying populations that need assistance.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CITY OF ALBANY
	Agency/Group/Organization Type	Housing Services-Employment Service-Fair Housing Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization Civic Leaders Business and Civic Leaders Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Various City departments were consulted to determine community and economic development needs, infrastructure and public facility needs, affordable housing needs, and city policies affecting housing affordability. The city consulted with the Albany police and city manager departments regarding the homeless solutions team. This consultation and coordination is ongoing. The primary needs identified by the city staff are supporting small businesses and affordable housing. The City is responsible for managing flood prone areas, wetlands, riparian areas, rivers, water bodies and public lands. The city participates in the National Flood Insurance Program, participates in a regional emergency management team, and regularly consults with the state Department of Land Conservation and Development and FEMA regarding management of water resources and flood prone areas.</p>
2	<p>Agency/Group/Organization</p>	<p>Community Services Consortium</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-homeless Services-Employment Publicly Funded Institution/System of Care Regional organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Consortium (CSC) is the area community action agency that receives a variety of state and federal funding to operate services in a three-county region that includes Albany. CSC provides housing services, rental and utility assistance, job training, rapid rehousing services, and services to reduce homelessness, coordinates the annual Point in Time count, and applies for continuum of care funding. CSC was consulted for homelessness data, needs and gaps among existing programs. CSC will receive CARES Act funding in the 2019 Action Plan to provide emergency housing assistance during the pandemic. Collaboration and consultation is ongoing.
3	Agency/Group/Organization	Linn Benton Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Linn-Benton Housing Authority (LBHA) oversees HUD Section 8 housing activities in the two-county area, provides affordable housing to Albany seniors and persons with mental disabilities, and provides self sufficiency programs for residents to help them save for home ownership. LBHA was consulted for Section 8 housing choice voucher data and use in Albany, the demographics of Albany residents receiving vouchers and on the waiting list. Coordination and consultation is ongoing.

4	Agency/Group/Organization	DevNW (Corvallis Neighborhood Housing Services)
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Service-Fair Housing Regional organization Planning organization Community Development Financial Institution Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	DevNW, formerly Willamette Neighborhood Housing Services, is the Community Housing Development Organization (CHDO) in the area and is also the Community Development Financial Institution. The City consulted with staff on affordable housing rehabilitation needs, home buyer down-payment assistance needs, and small business loan needs. DevNW receives CDBG funds to provide housing services and programs on behalf of the City. DevNW will also provide emergency business loans to help businesses recover from the novel coronavirus pandemic.
5	Agency/Group/Organization	Signs of Victory Mission
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Signs of Victory (SOV) is a homeless shelter with services in Albany, having recently expanded into a larger facility. The City consulted with SOV to identify the highest priority needs to help homeless and at-risk residents. The shelter provides health care navigation services, food boxes, clothing, hygiene products and more. The shelter is a CDBG subrecipient to help reduce homelessness in the community.
6	Agency/Group/Organization	JACKSON STREET YOUTH SERVICES
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Jackson Street Youth Services was consulted on the housing and services needs of homeless and at-risk youth in Albany. The City has provided CDBG funds to Jackson Street to help them open and operate the Albany youth shelter and provide case management and services to reduce youth homelessness in the community.
7	Agency/Group/Organization	Albany Area Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults frequently with Albany Area Habitat for Humanity on affordable housing needs and property needs for future affordable housing builds. The City will consult and collaborate with Habitat to help low-income homeowners with decent housing.

8	Agency/Group/Organization	Albany Partnership for Housing and Community Development
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Albany Partnership (APHCD) provides 133 units of affordable housing and three permanent supportive housing units. APHCD was consulted for affordable housing, transitional and permanent supportive housing needs. Consultation and coordination is ongoing.
9	Agency/Group/Organization	Creating Housing Coalition
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Creating Housing Coalition (CHC) was formed in 2019 to build a community-supported self-governing tiny house village for residents that are experiencing homelessness. CHC was consulted regarding needs to develop an affordable housing community. CHC is seeking funds for property acquisition and may need support for public improvements.

10	Agency/Group/Organization	Linn Benton Health Equity Alliance
	Agency/Group/Organization Type	Services-Health Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy Latino and Hispanic population needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff attends regional discussions and training around access to opportunity, equity, diversity and healthy housing policies and programs offered by Linn Benton Health Equity. City staff consulted around fair housing training needs and other needs of Latina residents. Consultation is ongoing.
11	Agency/Group/Organization	Greater Albany Public Schools
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Local school district
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with the school district (GAPS) McKinney Vento liaison and youth services coordinator is ongoing. The coordinator works with homeless and highly mobile students residing in the Albany district. The City receives homeless count data on children and unaccompanied youth in the GAPS district. In the past the City has consulted with GAPS regarding safe routes to schools and other improvements in low-income target areas.
12	Agency/Group/Organization	Oregon Cascades West Council of Governments
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Other government - State Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Oregon Cascades West Council of Governments (CWCOG) staff about needs for seniors and persons with disabilities. CDBG funds will support the Senior Companion Program and their meals on wheels program to provide food to seniors and shut-ins. Coordination and discussion regarding needs of seniors and residents with disabilities is ongoing.
13	Agency/Group/Organization	C.H.A.N.C.E.
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims Addiction Recovery

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consulted with C.H.A.N.C.E. (Communities Helping Addicts Negotiate Change Effectively) regarding programming needs to support residents with addictions, residents in recovery and with mental health issues, and addressing issues of chronically homeless and homeless residents. C.H.A.N.C.E. is instrumental in the City Solutions Team to respond to residents in crisis and in helping homeless residents get into programs and residents in recovery get jobs and into stable housing.
14	Agency/Group/Organization	Linn Benton Community College
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - State Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Linn Benton Community College, Small Business Development Center provides education, training, and counseling to small businesses to help improve economic opportunities within Albany and the region. The City consulted with LBCC to determine needs for microenterprise businesses and how to create jobs for low and moderate-income residents. CDBG funds support the LBCC microenterprise and small business development programs that will increase economic opportunities and jobs for LMI residents.

15	Agency/Group/Organization	Oregon Department of Human Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services - Victims Child Welfare Agency Other government - State
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Local Department of Human Services staff participate in monthly HEART meetings and participates in the annual resource fair for persons experiencing homelessness. The City consults DHS data on child abuse, domestic violence, and foster home placements and to assess the needs of homeless and non-homeless families with children and victims of abuse.
16	Agency/Group/Organization	Linn County Health Services
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Other government - County

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Linn County Health Services is the primary agency providing mental health, developmental disability, and alcohol and drug treatment services in Albany. The county provides and coordinates a variety of support services for these special needs populations. City CDBG staff participated in development of the Linn County community health assessment (CHA) and is serving on the community health improvement plan (CHIP) committee. City and county consultation and collaboration will continue to occur on various fronts on an ongoing basis to address needs or special needs and at risk residents.
17	Agency/Group/Organization	Samaritan Health Services
	Agency/Group/Organization Type	Services-Health Health Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Samaritan Health Services Community Health Promotion Director serves on the Albany Community Development Commission, the commission that oversees the CDBG programs and funding allocations. Samaritan operates the local hospital and many medical facilities and offices. Samaritan leads the InterCommunity Health Network community Care Organization (IHN CCO), which is responsible for assessing community health and developing community health improvement plans. Samaritan will open a 16-bed Samaritan Treatment & Recovery Services facility this summer (2020).

18	Agency/Group/Organization	U.S. Department of Housing and Urban Development
	Agency/Group/Organization Type	Housing Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with HUD staff regarding program requirements and reports annually to HUD on performance. The City uses data provided by HUD to prepare plans and attends online training. City staff will continue to consult with the HUD Portland field office staff to evaluate activities, plans and annual reports to ensure compliance with CDBG program regulations. Staff also consults with Seattle field office staff regarding environmental reviews.
19	Agency/Group/Organization	Federal Communications Commission
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Federal
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Non-housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted the broadband development data provided by the Federal Communications Commission to determine the number of broadband service providers available to residents and businesses throughout the City. The City is covered by multiple providers. (broadbandmap.fcc.gov)
20	Agency/Group/Organization	CenturyLink
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Non-Housing Needs Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The city consulted a couple of local internet and broadband providers Century Link and Peak to assess plan costs and availability and affordability for low income residents.
21	Agency/Group/Organization	Albany Downtown Association
	Agency/Group/Organization Type	Services-Employment Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Albany Downtown Association (ADA) was consulted for needs from local businesses in the downtown area. Many of these businesses are micro-enterprises and many are severely impacted by the novel coronavirus. ADA provided input on business loans and grants. A large portion of the downtown is located in one of the low-mod Target Area census tracts.
22	Agency/Group/Organization	Community Development Commission
	Agency/Group/Organization Type	Planning organization Business Leaders Civic Leaders Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Albany Community Development Commission is a volunteer board appointed by the Mayor to provide oversight of the city CDBG programs. They work to identify community needs and priorities, hold agency consultations, meet with community leaders, and residents. Members include representatives from mortgage industry, Business Oregon (economic development), retired school principal, McKinney Vento liaison to the school district, realtor, health care (Samaritan), business, the Planning Commission, Human Relations Commission, and City Council.
23	Agency/Group/Organization	Department of Land Conservation and Development
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Emergency Management Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with DLCD on a regular basis as a participant in the National Flood Insurance Program (NFIP), which requires the city to adopt and enforce floodplain management regulations that meet the requirements of the program. DLCD coordinates implementation of the NFIP in Oregon through an agreement with the Federal Emergency Management Agency (FEMA).
24	Agency/Group/Organization	Federal Emergency Management Agency
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Other government - Federal
	What section of the Plan was addressed by Consultation?	Emergency Management Plans and ERRs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is responsible for regulating development in designated Special Flood Hazard Areas (SFHA). The City consults with FEMA regarding best practices and ensuring the Code complies with regulatory requirements to control development in the SFHA, reviews flood insurance rate maps for errors and amendments, maintains letters of map revision, and participates in FEMA sponsored floodplain management training. The City also consults FEMA for resources for processing environmental reviews, and to balance compliance with the Endangered Species Act.

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

The City consulted with most agencies, area governments, civic and business leaders to develop the 2020 Action Plan. Some agencies not consulted are those that did not respond to agency consultation requests and/or because programs do not need funding, do not have eligible activities at this time, and/or provide complementary services.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Community Services Consortium	Albany falls in the Rural Oregon Continuum of Care (ROCC). Community Services Consortium is the regional agency that participates in the ROCC. The goals of the Albany 2018-2022 Consolidated Plan complement and support CSC plan goals and planning efforts.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

The City is in the third year of the 2018-2022 Consolidated Plan, which used extensive outreach to determine five-year community priorities. Each year, the City prepares an Annual Action Plan that outlines the specific program activities to be carried out in meeting the Consolidated Plan strategies.

The City followed its Citizen Participation Plan in carrying out the process to develop the 2020 Action Plan. The CDC and staff focus on identifying gaps in priority needs, creating partnerships and collaborations to foster successful projects, and leveraging funds to address needs for low income and homeless residents, services for special needs and low income persons, and community and economic development needs. Due to the novel coronavirus, several community meetings were canceled, resulting in less broad community citizen input; however, conversations with agencies and community members is ongoing.

Input on community needs was gathered through a homeless summit and affordable housing summit in late 2019, public meetings, outreach with local agencies, and advertising in the local paper, the Albany Democrat Herald. The CDC and City staff also evaluated past performance to determine how funds could be most effectively utilized in 2020. The 2020 Plan activities were selected to address strategic plan goals and priorities.

Due to limited public meetings during the COVID-19 pandemic, the City requested a waiver of flexibility to reduce the public comment period on the plan and the public notice for the public hearing from 30 days to 10 days. The City's public libraries and City Hall are also closed to the public during the pandemic. The City posted the 2020 Plan on the City's website by April 12 and will be made available in print to any resident or agency wanting an electronic copy. The City Council public hearing on the 2020 Action Plan will be April 22, 2020. The following notices about the plan and public hearing were provided:

- Notice was emailed to agencies, interested parties, and stakeholders on April 10, 2020.
- Notice was published in the Albany Democrat Herald on April 12, 2020.
- Notice and press release were posted on the City's website, news feed, and calendar on April 13, 2020.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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1	Public Meeting	Non-targeted/broad community	Approximately 25 people attended the November 18, 2019 meeting to talk about housing affordability causes, consequences and solutions, with Spanish interpretation provided.	Lack of affordable housing is causing families to double up and creating stress. More seniors are applying for Section 8 vouchers and affordable senior housing has long waiting lists. Long waiting lists for affordable housing in general. Need for more affordable housing, smaller housing, tiny houses, and duplexes. Families with children are	All comments were accepted. Affordable housing is a plan priority.	https://www.cityofalbany.net/cd/hb4006
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>facing extremely high childcare costs. Student debt is an issue for millennial trying to get into housing. Wetlands impact affordability of new development due to mitigation costs. Potential solutions include tiny houses, evaluating the code standards to ensure housing types needed are allowed.</p>		

2	Public Meeting	Non-targeted/broad community	The Community Development Commission holds meetings monthly for agency consultations and public input on priority needs and then issues a request for proposals to address identified needs. Approximately 25 residents and agencies attended the meetings. The April 20, 2020 meeting was a meeting to receive comments on the activities awarded funding and included in the 2020 Plan; 2	April 20, 2020 comments were from Albany Partnership staff regarding the need for emergency housing assistance and changes to current program requirements to remove barriers; DevNW staff discussed the housing rehab loan program limits and requested increasing the limits. Comments from the CDC monthly meetings: help businesses through the	All comments were accepted and CDBG funds will help address most of these needs.	https://www.cityofalbany.net/council/groups/cdc
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			agencies attended the meeting.	pandemic, emergency housing assistance during pandemic, waiting list for housing rehabilitation, senior companion program is growing, case management and shelter for youth, emergency shelter services are needed for homeless, support services to families with young children at risk for abuse, tiny housing for homeless and		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				extremely low-income, land is needed for affordable housing, and furniture and food for the poverty level households and those transitioning out of homelessness.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	The City published an ad in the local Albany Democrat Herald newspaper on April 12, 2020 to provide notice of the public comment period on the 2020 AAP and of the public hearing for the 2020 AAP.	The city did not receive any written comments in direct response to the ad. The city received a letter from Oregon Representative Alissa Keny-Guyer requesting CDBG-CV funds be allocated to emergency housing.	The letter was accepted and distributed to the City Council. Half of the Albany CDBG-CV award will go to emergency housing needs.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Hearing	Non-targeted/broad community	The City Council held a hearing April 22, 2020 on the 2020 AAP. Three agency representatives attended the meeting.	Charles Dejesus, the local Salvation Army lieutenant, spoke regarding increased demand for emergency food boxes and said the Salvation Army facilities are available to help during the pandemic.	The comments were accepted and a portion of CDBG-CV funds will be allocated to emergency food boxes.	https://www.cityofalbany.net/council/materials

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

As an entitlement jurisdiction, the City of Albany receives an annual Community Development Block Grant (CDBG) fund from HUD. The City’s 2020 annual formula grant is \$375,347. The City estimates \$320,000 of prior year funds will be unspent on June 30, 2020; however, most of those funds are being reallocated in a 2019 Action Plan Amendment, most to address impacts of COVID-19. The City is including \$71,800 of carryover funds in the 2020 Action Plan. The City expects that all the prior year resources will be completed by June 30, 2021.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	375,347	0	71,200	446,547	760,000	Prior Year Resources:2017 carryover funds: \$28,2002019 carryover funds: \$43,000

Table 5 - Expected Resources – Priority Table

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

Anticipated leveraged resources for programs proposed in the 2020 Action Plan are identified below:

- Public Services – All public service subrecipients will provide a match of at least 100 percent; the City estimates a leverage of at least \$200,000. The primary source of matching funds is private donations but may include other state and federal funds.
- Housing Rehabilitation– Programs will leverage around \$30,000 in public and private funds.
- Economic Development – Microenterprise assistance is anticipated to leverage \$20,000 in private funds.

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

The City will determine if any City-owned land is suitable for residential development over the program year and if it could be used to create affordable housing opportunities.

Discussion

The City will use CDBG funds in partnership with subrecipients to leverage private, local, state, and federal funds to address the goals and strategies outlined in the Consolidated Plan. Grants to subrecipients for public services are essential in helping these agencies leverage public and private funds to address community needs.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve affordable housing	2018	2022	Affordable Housing	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2	Improve Existing Affordable Housing	CDBG: \$204,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Reduce and prevent homelessness	2018	2022	Homeless	Census Tract 204 Census Tract 208.1	Reduce Homelessness	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 120 Persons Assisted
3	Provide needed public services	2018	2022	Homeless Non-Homeless Special Needs Fair housing	Census Tract 208.1	Reduce Homelessness Help non-homeless residents with special needs Improve access to opportunities	CDBG: \$21,300	Public service activities other than Low/Moderate Income Housing Benefit: 1040 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Create economic opportunities	2018	2022	Economic Development	Census Tract 204 Census Tract 208.1 Census Tract 205	Create economic opportunities Prevent and respond to impacts of COVID-19	CDBG: \$58,000	Jobs created/retained: 4 Jobs Assisted: 14 Businesses Assisted
5	Create affordable housing opportunities	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs		Increase affordable housing opportunities	CDBG: \$28,800	Direct Financial Assistance to Homebuyers: 2 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve affordable housing
	Goal Description	Maintain and improve the quality of Albany's affordable single-family housing stock through housing rehabilitation.
2	Goal Name	Reduce and prevent homelessness
	Goal Description	Reduce homelessness by supporting local shelters and agencies that help homeless residents transition out of homelessness and provide services that prevent actions that may lead to homelessness. Youth shelter services and case management will help youth finish school, reconnect with families or gain skills to live successfully on their own. Support emergency adult/family shelter operations and programs that help transition residents into permanent housing.

3	Goal Name	Provide needed public services
	Goal Description	<p>In the 2020 program year, the City will provide public services grants to agencies that serve low-income and vulnerable populations, to include the following:</p> <ul style="list-style-type: none"> • Family support intervention program to prevent child abuse and foster care placements. • Food boxes and furniture to low-and-moderate income residents to ensure every family has a bed, kitchen table and healthy food. • Senior companion program that matches low-income seniors with house-bound seniors for companionship and services.
4	Goal Name	Create economic opportunities
	Goal Description	The City will use CDBG funds to create economic opportunities and help businesses recover from COVID-19 by:
5	Goal Name	Create affordable housing opportunities
	Goal Description	Due to the high housing market, carryover funding from 2017 remains for home buyer down payment assistance. The program provides deferred loans to help low-mod residents provide the downpayment. There was some activity and interest in this program this year and there is hope a couple of sales will close.

Projects

AP-35 Projects – 91.220(d)

Introduction

This section lists and describes the projects that will be carried out under the City of Albany Community Development Block Grant program during federal PY 2020. The projects reflect priorities that were identified in the development of the 2018-2022 Consolidated Plan and needs identified during the development of the 2020 Plan. Project details are provided in Section AP-38 Project Summary.

Projects

#	Project Name
1	2020 Affordable Housing
3	2020 Shelter Services
4	2020 Needed Public Services
5	2020 Microenterprise Assistance
6	2019 Small Business Development
7	2019 Emergency Shelter Operations
8	2020 Planning and Administration

Table 7 - Project Information

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

The Community Development Commission (CDC) evaluated performance of existing programs, assessed community needs through agency consultations and public surveys, and reviewed applications for all programs to determine allocation priorities for program year 2020. The CDC evaluated proposals against priority needs, existing resources and programs, gaps in service delivery, financial resources, and organizational capacity. Another criterion is the ability to complete the activity within the program year. An overall goal is to fund programs that have the greatest impacts on the homeless, low- and extremely-low-income residents, while providing achievable outcomes.

While a goal of the Consolidated plan is to create affordable housing opportunities through increasing the supply of affordable housing units and increasing homeownership by low-mod residents, prior year funds remain for down payment assistance loans. Two local affordable housing agencies partnered on a request for funding for a new housing development; but the agencies are still fundraising and searching for a property to secure, and the proposal was not funded due to the inability to move forward within a reasonable period of time, and the need for public input and support.

The 15 percent cap for public services and lack of funding in general present obstacles to addressing

some of the community's greater needs, especially around reducing homelessness and creating more affordable housing. There is greater need than funding for critical public service activities to reduce homelessness and serve vulnerable residents, and to increase the supply of permanent supportive housing and affordable housing within the community.

AP-38 Project Summary
Project Summary Information

1	Project Name	2020 Affordable Housing
	Target Area	Census Tract 204 Census Tract 208.1 Census Tract 205 Census Tract 208.2
	Goals Supported	Preserve affordable housing
	Needs Addressed	Improve Existing Affordable Housing
	Funding	CDBG: \$204,000
	Description	Providing and maintaining affordable housing is a priority in 2020. Until a project to create new housing units is ripe for CDBG support, CDBG funds will be used to continue the housing rehabilitation loan program to improve existing housing occupied by low-and moderate-income homeowners. Carryover funds will continue the down payment assistance program to help residents become home owners.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that five low or moderate income home owner families will benefit from the housing rehabilitation loan program .
	Location Description	The housing rehabilitation no-interest loan program and the down payment assistance program are available to any low- or moderate-income home owners in the Albany city limits. It is likely that most clients will be located in one of the local target area census tracts.
Planned Activities	DevNW, formerly Willamette Neighborhood Housing Services, will manage the housing rehabilitation program that provides no-interest deferred loans to low-mod homeowners for housing rehabilitation and energy efficiency improvements.	
2	Project Name	2020 Shelter Services
	Target Area	Census Tract 204 Census Tract 208.1
	Goals Supported	Reduce and prevent homelessness
	Needs Addressed	Reduce Homelessness
	Funding	CDBG: \$35,000

	Description	This Public Services activity will provide emergency overnight shelter and support/prevention services to 1) homeless and at-risk youth ages 10 to 18 at the Albany House; and 2) adults and families.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 20 unaccompanied or at-risk Albany youth will stay at the local youth shelter or reserve supportive services from the shelter. It is estimated that 100 unduplicated homeless residents and families with extremely-low incomes will be provided overnight shelter and/or foodboxes and services.
	Location Description	The Albany House youth shelter is located at 1240 7th Avenue SE; Albany OR 97321. The adult or family emergency shelters are located at 450 11th Avenue SE and 619 9th Avenue SE; Albany, OR 97321.
	Planned Activities	Youth Shelter Services: Planned activities include providing both overnight shelter and transitional shelter, meals and basic needs, and case management and support services to homeless and at-risk Albany youth ages 10 to 18. Each youth works with trained staff to create a case plan. Most are approved for a 72-hour stay, which can be extended as circumstances require. Staff help youth with school, and give young people opportunities to exercise leadership, build skills, and get involved in their communities. Emergency Shelter Services: This project will also provide overnight beds for adults, rooms for families, a detox room, food, hygiene, clothes, and increase shelter operations and services to provide a day use room.
3	Project Name	2020 Needed Public Services
	Target Area	Census Tract 208.1 Census Tract 208.2
	Goals Supported	Reduce and prevent homelessness Provide needed public services
	Needs Addressed	Help non-homeless residents with special needs Prevent and respond to impacts of COVID-19
	Funding	CDBG: \$21,300

Description	Public services funds not allocated to shelter services will be used to provide extremely low, low, and moderate-income residents with therapeutic childcare and home-based services for high risk families, food boxes and furniture, and companionship and services to home-bound seniors. Needs are greater during the COVID-19 pandemic and ability to meet needs is more challenging. In the 2020 program year, the City will provide public services grants to agencies that serve low-income and vulnerable populations and that work to prevent abuse, foster care placements, help seniors remain in their homes, and provide furniture and food boxes.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	<ol style="list-style-type: none"> 1. Child Abuse Prevention - This project is estimated to benefit 25 Albany residents in 10 households identified as at-risk for child abuse. 2. Food and Furniture - This activity is estimated to benefit 1,000 unduplicated extremely-low income Albany residents. 3. Senior Companion Program - It is estimated that 15 senior residents will benefit from this activity.
Location Description	<ol style="list-style-type: none"> 1. Child Abuse Prevention Services - Family Tree Relief Nursery is located at 1305 Hill Street SE in Census Tract 208.1. Most residents served by this program live in one of the City's Target Area Census Tracts. 2. Food and Furniture Distribution - Furniture Share is based in Corvallis Oregon. This service is provided Citywide; however, most residents are living in poverty and live in one of the four Target Areas Census Tracts. 3. Senior Companion Program - Oregon Cascades West Council of Governments is located in Census Tract 208.2 at 1400 Queen Avenue SE. Services are provided to seniors throughout the city.

	Planned Activities	<ol style="list-style-type: none"> 1. Child Abuse Prevention - A trained interventionist educates parents impacted by poverty, domestic violence and substance abuse in how to make safe choices to build healthy families and prevent foster care placements. The program prepares children for kindergarten by developing their physical, social, and emotional skills. The agency also offers many complementary services in collaboration with other agencies, such as distribution of food boxes to their low-income clients. 2. Food and Furniture Distribution - Furniture Share will deliver healthy food boxes with fresh fruits and vegetables and quality used furniture to low income individuals and families in need to reduce housing costs. The program also provides life skills training for residents with disabilities, coming out of incarceration, or with other issues that make it challenging to gain employment. 3. Senior Companion Program - The Senior Companion Program matches low-income (200 percent poverty level) mobile seniors aged 55+ with home-bound seniors in exchange for a small stipend (other funds). Companions provide friendship and assistance to adults who have difficulty with daily living tasks, such as shopping or paying bills, and give families or professional caregivers time off. As a result, many seniors can remain independent in their homes instead of having to move to more costly institutional care. Roughly 10 companions will serve 15-40 hours per week.
4	Project Name	2020 Microenterprise Assistance
	Target Area	
	Goals Supported	Create economic opportunities
	Needs Addressed	Create economic opportunities
	Funding	CDBG: \$40,000
	Description	Support microenterprises (businesses with 5 or fewer employees) with small grants to help businesses retain and add jobs and recover from impacts of COVID-19.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 4 Albany small business owners will benefit from this project. It is also estimated that most of these business owners will be low or moderate income residents.
	Location Description	Specific businesses have not yet applied for these funds. Some businesses are expected to be located in the Target Area Census Tracts.
	Planned Activities	CDBG funds will provide grants up to \$10,000 to Albany microenterprises to help them stay open during the COVID-19 pandemic, recover from impacts to the pandemic, and grow their business. CDBG grant funds will be used to offset overhead expenses and costs to create or retain jobs for Albany residents.
5	Project Name	2019 Small Business Development
	Target Area	
	Goals Supported	Create economic opportunities
	Needs Addressed	Create economic opportunities
	Funding	CDBG: \$18,000
	Description	2019 carryover program year funds will enable low-mod residents to access microenterprises and small business development courses at Linn Benton Community College.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2019 - Two grants will be awarded to Albany businesses to create low-mod jobs. It is anticipated that the business owners will be low or moderate income. 2020 - Linn Benton Community College Small Business Development Center services will benefit 10 low or moderate income residents or business owners.
	Location Description	Small Business Development Center (SBDC) located at Linn Benton Community College, 6500 Pacific Boulevard SW in Albany, OR 97321
Planned Activities	SBDC will provide one-on-one advising to small business owners and entrepreneurs. Low and moderate income businesses and residents will receive reduced or free tuition to enroll in microenterprise and small business development courses at Linn Benton Community College.	
6	Project Name	2019 Emergency Shelter Operations
	Target Area	Census Tract 208.1

	Goals Supported	Reduce and prevent homelessness
	Needs Addressed	Reduce Homelessness
	Funding	CDBG: \$25,000
	Description	Emergency shelter operations and programs will provide provide overnight shelter, food, services and resources to reduce homelessness and move residents into permanent housing.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 100 people will receive overnight shelter or services from local adult and family shelters.
	Location Description	The two emergency shelters are located in Census Tract 208.1, addresses 450 11th Avenue SE and 613 9th Avenue SE in Albany Oregon.
	Planned Activities	The activities will include providing emergency shelter, meals, hygiene and supplies to homeless residents and families as well as case management, recovery services, health and housing navigation services, and other services to help residents secure permanent housing and address issues and factors that caused residents to become homeless.
7	Project Name	2020 Planning and Administration
	Target Area	
	Goals Supported	Create affordable housing opportunities Preserve affordable housing Reduce and prevent homelessness Provide needed public services Create economic opportunities
	Needs Addressed	Increase affordable housing opportunities Improve Existing Affordable Housing Reduce Homelessness Help non-homeless residents with special needs Create economic opportunities Improve access to opportunities Prevent and respond to impacts of COVID-19
	Funding	CDBG: \$75,047
	Description	Provide planning and administration for the city Community Development Block Grant programs.

Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	Administering the CDBG programs will not provide any direct benefit to families and individuals. Approximately 1,200 Albany residents will directly benefit through the other Action Plan activities that will be carried out in the 2020 program year.
Location Description	Albany City Hall - 333 Broadalbin Street SW, Albany, OR 97321
Planned Activities	Staff time and expenses to plan, manage, oversee, monitor, all aspects of the CDBG program and ensure compliance to include the following: prepare Action Plans, CAPER, coordinate citizen participation, agency consultations, attend agency meetings, prepare subrecipient contracts and reporting forms, monitor subrecipients and grant projects, prepare environmental review records, process IDIS reimbursements and report accomplishments, coordinate fair housing education and outreach, etc.

AP-50 Geographic Distribution – 91.220(f)

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

Four Census Tracts in the City of Albany qualify as low-income tracts because over 50 percent of the households have incomes less than 80 percent of the area median income. The qualifying Census Tracts are: 204, 205, 208.1, and 208.2. The target areas also have a higher concentration of residents of Hispanic origin and other minority populations. These tracts are concentrated in older areas of the City where housing, public infrastructure, and public facilities are older and often in need of improvements or replacement. The City has completed three public improvement projects in target areas to date.

Geographic Distribution

Target Area	Percentage of Funds
Census Tract 204	5
Census Tract 208.1	7
Census Tract 205	
Census Tract 208.2	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

2020 CDBG priorities are to provide housing rehabilitation, small business assistance, needed public services and reduce homelessness. Some of the subrecipient agencies are located in the target areas and most beneficiaries of these funds live in Target Area census tracts; however, the City does not receive enough documentation to verify this and include it in the geographic distribution table above.

It is likely that a portion of housing rehabilitation activities will be in the Target Areas, but specific beneficiaries and locations have not been determined yet.

Discussion

In the 2020 Action Plan, the City will focus funding on improving housing units and serving residents in the target area Census Tracts. The City estimates 30 percent of its 2020 CDBG entitlement award will be spent in these areas; however, only 12 percent of the City's 2020 allocation is certain per Table 4 data (including administrative expenses).

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

In the 2020 PY, the Albany housing rehabilitation program will improve the quality and livability of six owner-occupied households (2020 and carryover funds).

Prior year resources will continue the down payment assistance programs to promote home ownership in 2020, with the anticipation of serving two households.

The City does not receive HOME funds to support the production of new affordable housing units. The City had anticipated allocating prior year resources and 2020 resources to help with property acquisition for future affordable housing units, but the project isn't far enough along for CDBG Funds.

Community Services Consortium (CSC) administers several state and federally funded short- and medium-term rental assistance programs, so there has not been a need to allocate limited CDBG public services funds to rental assistance. CSC will receive CARES Act funding to help with the increased need for emergency rental assistance to area residents impacted by COVID-19 (included in amendment to the 2019 Action Plan).

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	8
Special-Needs	0
Total	8

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	6
Acquisition of Existing Units	2
Total	8

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Albany is committed to keeping LMI homeowners in their homes and improving livability and costs. The City supports down payment assistance programs to help LMI residents become homeowners. CSC will provide rapid rehousing assistance to residents experiencing homelessness and emergency housing assistance to prevent homelessness of at-risk households. CDBG funds will help shelter providers provide services and case management to help residents get into permanent housing.

AP-60 Public Housing – 91.220(h)

Introduction

In 2019, 40 new affordable housing units were added to Albany’s supply of publicly supported housing units, bringing the total to 602, including 32 units for residents with developmental and psychiatric disabilities. The units are owned by several affordable housing agencies, non-profits, and limited partnerships, but none are considered public housing in Albany as defined by the applicable CFR.

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

The local housing authority, Linn Benton Housing Authority (LBHA), owns and manages 113 units of affordable housing units in Albany, primarily for seniors and the disabled; however, none of these units qualify as “public housing” as defined. LBHA also administers rental assistance through the Section 8 Housing Choice Voucher (HCV) program. In February 2020, 964 Albany households were receiving housing choice vouchers and 815 households were on the waiting list.

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

While Albany does not have any public housing residents as defined by CFRs, LBHA provides a Family Self-Sufficiency (FSS) program for Section 8 participants. The FSS Program offers practical help and a financial benefit to Section 8 participants to help them become self-sufficient and free of public assistance. Residents work to overcome barriers to self-sufficiency. FSS clients can participate in an Individual Development Account (IDA), which is a matched savings program, that helps clients achieve goals of homeownership, education and/or advancement in employment. LBHA has helped many residents increase incomes, get off public assisted housing, and become homeowners.

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

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

Discussion

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

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

Introduction

The January 2020 Point-in-Time count (PIT) counted 226 homeless people in Albany. Due to electronic data collection, this is the first year in many years that data is available at the City level, rather than the county level. The 2020 PIT count found 327 homeless in Linn County, up from 277 in 2019. Some of the increase can be attributed to better outreach and more volunteers in other areas of the county. Albany's unsheltered count was 71, with 155 in shelter. Of the 227 persons counted experiencing homelessness in Albany, 156 (69 percent) said they have lived in the area for a year or more.

Albany residents experiencing homelessness included 34 under the age of 25, 23 Veterans, and 16 older than 62. Of the 327 counted in Linn County, 139 were experiencing homelessness for the first time, and 199 self-identified as having a disability.

The number of students experiencing homelessness in the 2018-19 school year count of Greater Albany Public School District students was 296, including 68 unaccompanied youth. Most homeless school-aged children were sharing housing with others (188); 62 were staying in a shelter; 9 were living in a motel; and 37 were unsheltered. An additional 40 pre-kindergarten children were homeless in 2018-19, most were doubled up and 5 were in shelter.

Local shelters and agencies estimate the number of chronically unhoused in Albany to be about 70 people. Most of the unsheltered homeless suffer from mental illness and/or addiction and are homeless by choice.

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

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

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

A PY 2020 goal and strategic plan goal is to reduce homelessness. In PY 2020, Albany CDBG programs will provide \$20,000 to help the local youth shelter provide case management and services and \$15,000 to underwrite the costs to operate one of the local adult shelters.

The City will undertake the following actions to reduce homelessness and reach out to homeless persons

in 2020:

1. Support the City (Homeless) Solutions Team, which provides “curbside intervention” or immediate assistance and resources when encountering homeless residents by connecting them to services on the spot. From April to December 31, 2019, the team responded to over 220 encounters by Albany Police, fire, and the emergency room. The objectives are to reduce homelessness and calls for emergency and non-emergency services and interaction with the criminal justice system. The team includes staff from the City of Albany – police, fire, parks and recreation; Linn County - Mental Health, Behavioral Health, Alcohol and Drug, Sheriff’s, Samaritan Albany General Hospital, CHANCE (Communities Helping Addicts Negotiate Change Effectively), and other agencies that support the homeless. CHANCE responds to calls from the team and helps residents navigate services and housing, address addiction issues, and mental health needs. – City staff will monitor progress in reaching and helping chronically homeless get needed services.
2. Support and work with CHANCE. CHANCE provides a 24/7 emergency hotline and meets “curb side”, at jail, or on location within 30 minutes of a call and is essential to the City Solutions Team as noted above. CHANCE is also working on jail diversion with the local jail and prisons to create a plan for people when they are released.
3. Support the Linn County Street Outreach and Response Team (Linn County SORT), spearheaded by Community Services Consortium, goes out to homeless encampments to engage with unsheltered residents, provide necessary supplies, and build relationships and trust with the hope of encouraging residents to seek help and services.
4. Actively participate on the Homeless Enrichment and Rehabilitation Team (HEART) for ongoing planning, coordination, and consultation around addressing issues around homelessness, including the annual homelessness summit that increases awareness around issues related to homelessness, and the annual resource fair for homeless residents and residents at risk of homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City consulted with shelters and service providers and the Homeless Engagement and Resources Team (HEART) to keep current on emergency and transitional housing needs of homeless persons. The City used a competitive grant application process to identify the activities that will address priority unmet needs and provide the most benefit to Albany’s homeless and non-homeless special needs residents. Emergency shelter and transitional housing needs will also be addressed by other local agencies and programs.

The two emergency shelters for adults (Signs of Victory and Albany Helping Hands) each provided 35,000 to 36,000 bed nights in 2019 serving several hundred unduplicated residents. Numbers have

dropped in 2020 due to the mild winter and COVID-19 has kept unhoused from seeking emergency shelter. Albany Helping Hands still serves 3 meals a day and food boxes are provided by Signs of Victory.

Albany Helping Hands owns and manages three transitional houses for men that have trouble getting housing due to criminal or other records and one house for women with children opened in 2019. A volunteer provides education and GED support, and the shelter has numerous opportunities for employment to help clients become employed.

Jackson Street Youth Services (JSYS) operates the local youth shelter for youth ages 10 to 17 who are homeless, runaways, or at-risk of homelessness. The agency will receive funds to provide vulnerable youth with a safe home-like place to live, counseling, medical care, and case managers that help reunite youth with family or help youth live independently. JSYS also operates a local transitional house for young adults ages 18-20 for up to 18 months. JSYS expects to serve at least 30 unduplicated youth in 2020, most being from Albany.

Linn County Mental Health and Community Services Consortium (CSC) provide needed services to residents with mental illness, developmental disabilities, addictions, veterans, and seniors. CSC case management services are tailored to the individual household's needs and provide connection to mainstream benefits and employment services. Participants are encouraged to attend renter education classes offered by CSC, though attendance is voluntary. CSC case managers are trained in Trauma Informed care, Mental Health First Aid, Fair Housing law, landlord-tenant laws, and to administer the VI-SPDAT assessment as part of their Coordinated Entry system.

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

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

Women and Children - Albany Helping Hands opened the Bailey House in 2019, a transitional house for up to 10 women and children. The house is at full capacity providing two single mothers and their

children a safe home with services until they can get into permanent housing.

Young Adult Housing - JSYS expanded its Next Steps program into Albany in 2019 when it opened a transitional house for young adults ages 18-20. The program allows stays up to 18 months.

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

Participants are connected to a CSC Housing Placement Advocate who assists them with their housing search. Advocates are certified Rent Well instructors and help participants address barriers to housing such as bad credit, criminal background, or poor rental history with prospective landlords.

CSC also plans and coordinates ESG homeless program funding in the three counties, coordinates the annual Point-in-Time count, provides eviction prevention assistance, supportive services for Veteran families, and rental and utility assistance.

The 2020 Action Plan goals to help homeless persons are to provide CDBG funds to two shelters so they can service homeless individuals, families, and at-risk youth:

- Homeless and Unaccompanied Youth Support Services –A CDBG public services grant will provide emergency housing, case management, and support services for 20 homeless or unaccompanied youth, ages 10 to 17. Shelter programs promote education and self-sufficiency and work to reunite youth with family or ensure they exit into a safe environment.
- Homeless Adult Shelter and Support – CDBG public service funds will help shelters to provide operational support, food, supplies, and emergency shelter to individuals and families, sheltering more than 100 unduplicated clients.

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

Family Tree Relief Nursery will receive a 2020 program year CDBG grant to **prevent foster care placements** by providing a home-based intervention service for high-risk families struggling with domestic violence and substance abuse. Therapists works with families to strengthen and keep them

together and to prevent abuse and foster care placements.

Inmate Discharge - Communities Helping Addicts Negotiate Change Effectively (CHANCE) works with inmates to develop a re-entry plan for housing and other essential support services when released. CHANCE pays the costs for 18 emergency shelter beds and provides emergency hotel stays, bus tickets, and takes clients to detox centers if beds are available. CHANCE also offers a “Second Chance” grant to provide rent support to help get people into housing. Staff helps people find housing and get necessary IDs and birth certificates. The Linn County Corrections Treatment Program was created to give persons on probation or post-prison supervision an opportunity to address their substance abuse and mental health issues. The corrections treatment program is committed to assisting in treatment and rehabilitation of offenders who desire to change circumstances in their lives and break the cycle of drug dependence, while also addressing mental health issues and criminal thinking and behaviors while in corrections facilities so that re-entry is successful.

Recovery Support Services and Housing - CHANCE provides recovery support to Albany residents through peer to peer services and self-help groups and helping residents get into rehab. CHANCE serves as a housing navigator to help hard to house residents get into case-managed housing. CHANCE did not request CDBG funding in 2020. A new rehabilitation center with 16 beds is ready to open in Lebanon (15 miles away), but is waiting for COVID-19 to subside. Ten Albany Oxford Houses provide housing for more than 130 people recovering from drug and alcohol addiction and several faith-based transitional houses help residents discharged from institutions. Hopefully the existing services and new rehab center will help end homelessness for some chronically homeless residents that receive appropriate support and treatment.

Persons with Disabilities - Linn County Health Services, in coordination with the Department of Human Services, provide housing and services for residents with mental health and developmental disabilities through the Seniors and People with Disabilities contracts. County staff also provide case management. Linn Benton Housing Authority and the Chamberlin House Inc. own and operate several houses and facilities for elderly residents and residents with disabilities.

Emergency Housing Assistance is provided by CSC to prevent homelessness and provide rapid-rehousing assistance for homeless residents. In fiscal year 18-19, 356 Albany households requested homeless prevention assistance from CSC to prevent eviction from rented housing or by friends and family. CSC’s Supportive Services for Veteran Families program helps homeless and near-homeless veterans get into permanent housing and promotes housing stability among very low-income veteran families. CSC also provides utility and rental assistance and financial fitness classes. CSC did not request 2020 program year CDBG funding but did request CDBG-CV assistance.

Young Adult Housing - In 2018, JSYS opened a house for up to five youth ages 18 to 20 who can stay for

up to 18 months and meet weekly with a case manager.

Discussion

City staff and the CDC met with area agencies and solicited grant applications and requests for proposals to assess additional housing and supportive services needs for non-homeless residents that may have other special needs to assess 2020 CDBG priorities. Many agencies are providing housing and supportive services to special needs residents that did request CDBG funding.

Linn Benton Housing Authority (LBHA), Cascades West Council of Governments (CWCOG), Linn County Health Services (LCHS), and Albany Partnership for Housing and Community Development provide services and/or housing to Albany's seniors and residents with mental or physical disabilities, and others at risk of becoming homeless.

- LBHA develops, owns, and manages housing for low-income families, the elderly, and people with disabilities.
- CWCOG helps seniors navigate housing needs and provides programs and services to help seniors remain safely in their homes as long as possible.
- LCHS provides mental health evaluation, treatment, and crisis intervention services to residents. The county also provides services to residents who experience intellectual or development disabilities including case management, vocational services, residential and in-home services, and transportation to appointments, and housing support. Residential services include 24-hour support line, group homes, foster care homes, supported living and state operated community programs.
- Albany Partnership for Housing partners with LCHS, CSC, and LBHA to provide "step forward" no- or extremely low-cost housing and case management and supportive services to those at risk of becoming homeless or who are homeless.

2020 CDBG funds will support the housing rehabilitation program for low-income homeowners. To date, the program has served mostly senior households on fixed incomes living in aging housing stock, enabling homeowners to improve the livability, safety, and cost of their housing.

As discussed above, Oxford Houses and faith-based recovery houses have been successfully providing housing to residents with alcohol and drug addictions. CHANCE provides support services to residents in recovery, addicts, and residents with mental illness, and helps these residents find supportive housing.

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

Introduction:

Thousands of Albany households experience housing cost burden with a majority being renters. Just over one-fourth of Albany renters experienced severe housing cost burden, or 1,894 households in the 2014-2018 ACS estimate. Rents continue to increase locally - Albany's Fair Market Rents increased 15 percent between 2017 and 2020, reducing Albany's supply of market rate affordable housing units.

Identifying barriers to affordable housing and changing policies and coming up with funding to remove or ameliorate barriers to affordable housing needs is challenging at best. The City assessed barriers through a public meeting and through analysis of existing policies and local needs. The largest barriers to affordable housing in Albany are:

- lack of land available for affordable housing;
- affordable housing supply that does not match the needs of Albany's residents, such as the need for one-bedroom apartments; and
- lack of funding for affordable housing.

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

The City evaluated policies that may affect affordable housing development in preparing Albany's 2018-2022 Consolidated Plan (See MA-40 and SP-55). The City identified the following actions and strategies to address in 2020 that are anticipated to ameliorate barriers to housing affordability:

- Residential Development Standards. The Albany Development Code Amendments Task Force has recommended several changes to the City's development code to reduce time and cost of residential development including clear and objective standards, infill standards, design standards, and affordable housing density bonus. Amendments to the Code are scheduled for public hearing in late spring of 2020.
- Housing Needs Analysis (HNA). Over the past year, the City worked with a consultant team to prepare a housing needs analysis (HNA) and a residential buildable lands inventory. The HNA projects housing demand to 2040 by income level and includes recommended approaches and strategies to increase the supply of needed affordable housing. The City also prepared an Economic Opportunities Analysis to project job growth by industry sectors. The final documents are due at the end of April and provide the foundation for the City to evaluate land needs, development standards, policies, and programs to address housing needs, including housing affordability. The City will be required to comply with House Bill 2003, which will require the City to prepare a housing production strategy. Albany will also be required to comply with

House Bill 2001 by June 2022. House Bill 2001 will require the City to allow duplexes and missing middle housing in areas zoned for single-family dwellings. It is possible that increasing variety in housing types will increase the supply of affordable housing.

Discussion:

Housing affordability is a growing issue for Albany residents; as Albany's market rate housing costs continue to rise there are long waiting lists for publicly supported housing units. The issue is complex as many variables affect housing affordability, including pressure from neighboring housing markets. The City's efforts to evaluate the Code for barriers to affordable housing and assess residential land availability in 2020 will help the City assess affordable housing policies and develop strategies for implementation.

The Albany median family income increased by 18.5 percent between 2018 and 2020, from \$57,900 to \$68,600 in 2020. Hopefully rising incomes and continued economic development efforts will reduce economic barriers to housing affordability for residents.

The City economic development staff consult and work with businesses, industries, developers, and the chamber of commerce on an ongoing basis to assess workforce development needs, business growth needs, and other issues or obstacles to economic growth. The housing and economic needs analyses will help the City better plan for residential and employment growth and will help the City understand needs of area businesses.

2019 CDBG carryover funds will support work of the Small Business Development Center to provide free one-on-one advising to small businesses and provide free business courses to low- and moderate-income residents and business owners to help them create family wage jobs for Albany residents. 2020 CDBG funds will continue the City grant program to Albany microenterprises to offset costs to expand businesses and create low-mod jobs.

The CARES Act funds included as an amendment to the 2019 Action Plan will provide emergency assistance to local businesses and emergency housing assistance to low- and moderate-income residents. Hopefully these funds will help keep residents employed or paid during the novel coronavirus pandemic and will provide support to keep people in housing.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

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

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

Affordable housing is one of Albany's greatest needs, especially for Albany's households earning less than 50 percent of the area median income. The City consulted with area housing providers to assess agency capacity and resources for housing rehabilitation programs. Property acquisition is an eligible activity, and two agencies are actively looking for property; however, 2020 funds were not allocated to this activity due to timeliness of spending 2020 funds and other priority needs. The City and agencies are hopeful an affordable housing development will be ready for funding in the 2021 and 2022 program years, so that activities get underway within the five-year Consolidated Plan period.

Actions planned to foster and maintain affordable housing

In the 2020 program year, the City will use CDBG funds to continue the housing rehabilitation program that improves owner-occupied housing. The program helps improve and maintain Albany's existing affordable housing supply and reduce operating and rehabilitation costs for low- and moderate-income

homeowners.

As discussed above, the City hopes to allocate CDBG funds to acquire property for new affordable housing. Albany Area Habitat for Humanity and Creating Housing Coalition are actively looking for land for the development of affordable housing through acquisition, clearing, rehabilitation, or public improvements. The City will continue to evaluate the availability of blighted properties and uninhabitable living conditions that could be acquired to remove blight and create sustainable and healthy homes.

Actions planned to reduce lead-based paint hazards

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

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

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

Actions planned to reduce the number of poverty-level families

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

- Provide support to public service agencies that serve residents with special needs, are homeless or low income, and promote self-sufficiency;
- Increase economic opportunities for residents in poverty through technical assistance, training, education, and grants to microenterprises;
- Improving affordable housing through housing rehabilitation to reduce overhead costs to residents; and
- Increase and improve Albany's affordable housing supply.

In the 2020 program year, the City will provide public services grants to two shelters and two other agencies that serve Albany's homeless residents and Albany's lowest-income households.

- Signs of Victory Mission and Jackson Street Youth Services will use CDBG grants to provide case management and emergency shelter services to Albany's homeless adults and unaccompanied

youth. Both agencies work with clients to develop action plans that outline goals and steps to take to improve their housing and economic situations.

- CDBG funds will support Albany Helping Hands Shelter to expand their employment programs to help chronically homeless clients secure jobs and income in order to transition out of the shelter and into stable housing.
- The Child Abuse Prevention program provided by Family Tree Relief Nursery described earlier will help parents of families in poverty gain skills to make safe choices for their family and help them recover from domestic and substance abuse situations.
- Furniture Share provides Albany's lowest income households with healthy food, dining tables and chairs, and necessary furniture to help these households establish healthier lifestyles that can foster economic stability.

The City will continue to expand economic opportunities for Albany residents in PY 2020 with current year and prior year CDBG resources through the following two programs:

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

Actions planned to develop institutional structure

Albany is fortunate to have agencies with well-established service delivery structures within the City. The City works closely with area agencies to identify needs and select subrecipients to carry out activities that address priority needs identified in the Consolidated Plan and in the community. Coordination and communication result in partnerships and collaboration among agencies and ensure successful implementation of the CDBG programs and desired outcomes. Samaritan Health Services

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

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

little overlap in services, and residents are supported with services and housing.

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

During the 2020 program year, the City's efforts to enhance coordination between public and private housing and social service agencies will include:

- Participating in HEART meetings; and
- Meeting with other social service providers and housing providers to assess community needs, identify opportunities to address them, and plan projects for both short- and long-term implementation.
- Support City Solutions Team and CHANCE (Communities Helping Addicts Negotiate Change Effectively) – CHANCE works closely with social service, health and housing agencies to help the most vulnerable residents get into housing and supportive programs.

Discussion:

Program Specific Requirements

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

Introduction:

The City of Albany has not generated any program income to date. Program income is gross income that is directly generated from a CDBG-funded activity. Housing rehabilitation loan repayments will be made to the subrecipient managing the revolving loan fund and retained to continue the housing rehabilitation program.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

The City anticipates 95 percent of CDBG funds, excluding program administration, will be used to benefit persons of low-and moderate-income in the 2020 program year and for prior year carryover funds from 2017, 2018, and 2019.

Attachments

Citizen Participation Comments



RESOLUTION NO. 6880

A RESOLUTION ADOPTING THE CITY OF ALBANY'S 2020 ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS AS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

WHEREAS, the City assessed housing and community development needs through data analysis, surveys, public meetings, and agency consultations, and then set goals and priorities to address those needs in a five-year consolidated plan for federal program years 2018 through 2022; and

WHEREAS, the City is required to develop an annual action plan that describes the actions, activities, and programs that will be delivered to address priority needs and goals identified in the consolidated plan; and

WHEREAS, the Albany Community Development Commission (CDC) sought public input through public meetings, outreach to local agencies, and through requests for proposals to identify needs and activities to be included in the 2020 Action Plan; and

WHEREAS, the 2020 Action Plan identifies the following activities to be carried out with federal CDBG 2020 program year funds: public services to Albany's homeless, low- and moderate-income residents; housing rehabilitation to low- and moderate-income homeowners; and small business development and job creation; and

WHEREAS, HUD approved a waiver of flexibility to allow a reduced comment and notice period on 2019 and 2020 plans as part of the Coronavirus Aid, Relief, and Economic Security (CARES) Act to allow entitlement communities to respond quickly to address impacts of COVID-19; and

WHEREAS, the City provided a 10-day comment period on the proposed 2020 Action Plan; and

WHEREAS, the CDC held a public meeting regarding the 2020 Action Plan on April 20, 2020, and the city council held a public hearing April 22, 2020, and all comments were accepted.

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council adopts the 2020 Action Plan, attached as "Exhibit A."

DATED AND EFFECTIVE THIS 22nd DAY OF APRIL, 2020.


Mayor

ATTEST:


City Clerk





Representative Alissa Keny-Guyer

Oregon House District 46
900 Court St. NE, Salem, OR 97301

April 21, 2020

Sent via email to the seventeen Entitlement Jurisdictions in Oregon: Albany, Ashland, Beaverton, Bend, Corvallis, Eugene, Grants Pass, Gresham, Hillsboro, Medford, Portland, Redmond, Salem, Springfield, Clackamas, Multnomah, and Washington.

Dear Local Government Leaders:

You are one of 17 local governments – 3 counties and 14 cities – which, as Entitlement Jurisdictions, receive annual allocations of Community Development Block Grant funds from HUD.

As you know, Congress, in responding to the COVID-19 pandemic and the economic hardships resulting from the steps taken to minimize the spread of the virus, included significant new (“extra”) allocations of CDBG funds in its third stimulus bill, the CARES Act – \$5 billion, divided into three pots. The first pot, totaling \$2 billion, includes approximately \$21 million in new/extra CDBG funds for Oregon, with about \$13 million divided among the Entitlement Jurisdictions, using the standard HUD formula, and \$8 million to Business Oregon to allocate to cities and counties for the “Balance of the State.” The CARES Act requires that this first allocation be distributed by April 26.

A group of advocates for housing in Oregon – including advocates for affordable housing, tenants, landlords, public housing authorities, and community action agencies, led by State Rep. Alissa Keny-Guyer – has been working to outline how a rent assistance program could work to help tenants who, because of the pandemic, have lost their incomes and can’t pay their rents and to help landlords who rely on those rent payments to provide housing. We expect May rents to be the “cliff,” as a large number of Oregonians have recently filed for unemployment insurance benefits and anecdotal information indicates that many others don’t qualify for unemployment, while the federal government’s program to support local businesses, the Paycheck Protection Program, has exhausted its funding.

At this point, there is no state allocation of funds targeted just for rent assistance, nor is there any targeted rent assistance in the CARES Act and apparently also not in the current version of a fourth federal stimulus bill. But it is clear that CDBG funds can be, and previously have been, used for rent assistance. HUD has, for example, announced that the usual cap on the percentage of your CDBG allocation eligible for public services will be waived for the CARES Act funds. There are clear parameters under current HUD regs for using CDBG funds for rent assistance, such as a requirement that any rent assistance payment go directly to the landlord.

And, recently, on a national conference call, Mike Wallace, Legislative Director for Housing and Community Development at the National League of Cities said that NLOC is encouraging cities to use

these critical resources for rental assistance. See the April 15 joint statement of the National League of Cities with two national affordable housing/homelessness groups:

https://nlhc.org/sites/default/files/Housing-Instability-and-Homelessness_Cares-Act.pdf. Mr. Wallace noted that, even under pre-COVID law, rental assistance for up to three months is an eligible use of CDBG funds, paid directly to landlords.

We know that the uses of these CDBG funds are entirely within your discretion, and that you have great needs during this difficult time. We certainly are not trying to tell you how to use them. But we believe you are well aware of the huge and pressing need for rent assistance in every community in Oregon, both prior to the coronavirus appearing in Oregon and now the increased need as thousands of workers lose their jobs in order to protect public health.

While the Governor's Executive Order 20-13 prevents landlords from evicting tenants for nonpayment during the pandemic, those unpaid rents are still owed, and evictions for nonpayment are just being postponed. We don't want to end the eviction moratorium only to see a large number of evictions for nonpayment of that deferred rent. We know, as you surely do, that many of the people who have lost their work income during this period will be unable to pay this accrued rent without assistance, even after they – we all hope – are able to return to work. We also know that many of our landlords are hurting financially during this pandemic, as they struggle with employment loss themselves and have difficulty paying their mortgages and operating expenses. CDBG is the most likely source of funding to meet these pressing needs in your community.

We hope that you will be interested in collaborating with us and the other Entitlement Jurisdictions on planning how to use the new/extra CDBG funds for a rent assistance program. We have given a lot of thought to how a rent assistance program could work, effectively and efficiently, to best meet the potential scale of the need across our state. See the attached chart of the issues and approaches we have considered. But we also know that some of you already allocate some of your CDBG funds for local rent assistance, and so we hope to learn from you.

If you are interested in this collaborative effort – no strings attached – please contact Jason Trombley in the office of Representative Keny-Guyer, Rep.AlissaKenyGuyer@oregonlegislature.gov. Thank you for considering our suggestion to work together to ensure that our most vulnerable neighbors can remain safe and secure in their housing as our state continues to manage and recover from this public health crisis. And, whether we work together or separately, please support a rent assistance program.

Sincerely,



Rep. Alissa Keny-Guyer
Chair, House Committee on
Human Services and Housing



Rep. Ron Noble
Vice Chair, House Committee on
Human Services and Housing



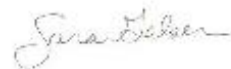
Rep. Anna Williams
Vice Chair, House Committee on
Human Services and Housing



Sen. Shemia Fagan
Chair, Senate Committee on
Housing and Development



Sen. Dallas Heard
Vice Chair, Senate Committees on
Housing and Development
and Human Services



Sen. Sara Gelser
Chair, Senate Committee on
Human Services

Alison McIntosh, Oregon Housing Alliance
Janet Merrell, Community Action Agencies of Oregon
Joel Madsen, Housing Authorities of Oregon
Deborah Imse, Multifamily NW
John VanLandingham, Oregon Law Center

cc:

Senate President Peter Courtney
House Speaker Tina Kotek
Senator Ginny Burdick
Senator Herman Baertschriger
Representative Barbara Smith Warner
Representative Christine Drazan

COVID-19 CDBG Rental Assistance

Policy Element	Current CDBG Regulations	Ideal program design recommendation	Explanation for ideal program design recommendation	HUD waiver required for ideal program design?
Can CDBG be used for rent assistance?	Yes – rent and utility assistance is an eligible use under “public service”, LMI and Urgent Need National Objectives.	CARES Act CDBG should be used to provide rent and utility assistance to ensure that landlords can continue to operate and tenants don’t accumulate unaffordable rent and utility debt.	Households earning low-incomes have been disproportionately impacted by COVID-19 and are struggling to pay rent and utilities. Rent assistance can help prevent the accumulation of unaffordable rent and utility debt and evictions for nonpayment of rent.	No
Does the public service cap apply to CARES CDBG?	No – the CARES Act suspended the public service cap	N/A	N/A	No
Who should administer?	Entitlement jurisdictions may contract with sub-recipients to administer CDBG for eligible uses. Four categories of sub-recipients include: governmental agencies, private non-profits, private for-profits, and community based development organizations.	Public Housing Authorities (If the PHA does not have capacity, it should have the ability to contract funds out to another PHA or local non profit)	Public Housing Authorities have the infrastructure and capacity to deliver short and long-term rent and utility assistance to landlords on behalf of tenant’s earning low-incomes and currently experiencing income loss.	No
Income eligibility	At least 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons (below 80% of AMI). Alternatively, Urgent Need national objective may allow broader program.	At or below 80% of AMI (pre economic impacts of COVID).	Households that were at or below 80% of AMI before COVID are most vulnerable to the economic impacts of COVID and government actions to respond.	No
Documentation of Income Eligibility	Documentation includes previous pay stubs, notice of layoff, unemployment benefits, self-certification, furlough, layoff notice, proof of unemployment benefits, pay reduction notification, etc. This documentation can also be used to meet the LMI or Urgent Need national objectives.	Allow minimal documentation, or self-certification, to demonstrate income eligibility.	Households are having a difficult time obtaining documentation from employers during this time. The more documentation that is required, the higher the barriers for tenants who need assistance and the greater the administrative burden for providers.	No

Policy Element	Current CDBG Regulations	Ideal program design recommendation	Explanation for ideal program design recommendation	HUD waiver required for ideal program design?
Eligibility (COVID)	N/A	Tenants who are economically impacted by COVID-19.	If the intent of the fund is to address the economic impacts of COVID, eligibility should be in some way tied to COVID impacts. This could relate to LMI or Urgent Need national objectives.	No
Mechanism to establish economic impact related to COVID-19	N/A	Tenant self-certification	Households are having a difficult time obtaining documentation from employers during this time. The more documentation that is required, the higher the barriers for tenants who need assistance and the greater the administrative burden for providers.	No
Inspections	No inspection requirements	Do not require inspections for housing assistance to start.	Inspections typically have to be done in person. Amidst the COVID-19 public health emergency, and shortage of PPE, it may not be possible to safely complete inspections. PHAs should resume inspections when safe to do so.	No
Use of funds	Emergency grant payments for: food, clothing, housing (rent or mortgage), or utilities.	Rent, rent arrears, utility charges*	Allowing the funds to be used for both rent and rent arrears meets the goal we recommend – payments to landlords and minimizing rent arrears for households. *Utility charges that tenants are required to pay to their landlord	Clarity needed that funds can be used for rent arrears
Rent calculation	N/A	Do not require that rent payment is based on tenant's income. Allow flexibility to determine rent payment amount based on individual need. For example, payment could be a flat payment based on bedroom size, or a share of total rent.	Requiring that the tenant pay a portion of their income (e.g., 30%) and providers pay the rest would create an unnecessary administrative burden for the provider and would prevent getting the funds out quickly.	No

Policy Element	Current CDBG Regulations	Ideal program design recommendation	Explanation for ideal program design recommendation	HUD waiver required for ideal program design?
Who can request funding?	N/A	Landlord and/or tenant	<p>If a landlord has received information from a tenant that they are eligible for the eviction moratorium, the landlord could reach out. We would still need to verify the tenant's eligibility.</p> <p>If the tenant reaches out, a public housing authority would still need to set up the landlord as a vendor to receive payments.</p> <p>In either case, the other party needs to be involved so it doesn't matter who initiates the process.</p>	No
Would the payment go to the landlord or the tenant?	CDBG emergency grant payments (including rent assistance) must be made to the provider of such items or services on behalf of an individual or family.	Landlord	<p>As tenants are protected by the moratorium, paying the landlord directly ensures that landlords can continue to pay their mortgages and reduces the risk that tenants will be evicted for a rent arrearage when the pandemic is over.</p> <p>The PHA should send notice to tenant that the landlord received payment on the tenants behalf.</p>	No
Administrative fee	CDBG allows up to 20% for admin fees	Up to 15%	Providers need to pay for the following to administer this program: staff time to determine eligibility, process paperwork, send payments, etc.	No
Length of use	CDBG emergency grant payments may be made for up to 3 months	Up to 12 months	Allowing 12 months will provide tenants with some flexibility to prioritize paying arrears accumulated during the moratorium if their income returns.	Modification or waiver of 24 CFR 570.207(4) to allow for more than 3 months of assistance

Policy Element	Current CDBG Regulations	Ideal program design recommendation	Explanation for ideal program design recommendation	HUD waiver required for ideal program design?
How long can providers deploy funds?	CDBG-CV allocations are available until September 2022	Allow as much time as possible	Although providers are expected to get money out as quickly as possible, allow as much time as possible to distribute funds.	No
Duplication of Benefits	The CARES Act requires the HUD Secretary to ensure there are adequate procedures in place to prevent any duplication of benefits	Require tenants and landlords to sign an agreement that they aren't receiving rent assistance funds from another source for the same month to prevent duplication of benefits. In the event of a landlord and tenant defrauding the program, the assistance provider would claw back funds.	This recommendation is in line with current practice to prevent duplication of benefits in Oregon.	Pending guidance from HUD Secretary

Grantee Unique Appendices

*** Proof of Publication ***

State of Oregon
 ss)
 County of Linn

City of Albany/City Managers Office

PO Box 490
 Albany, OR 97321

ORDER NUMBER 122821

I, Pam Durrigh, being first duly sworn depose and say, that I am the Legal Clerk of the Democrat-Herald, a newspaper of general circulation, as defined by section 163.010 O.R.S., published at 600 Lyon St S. Albany, OR, in the aforesaid county and state, that a copy is hereto Annexed, was published in the entire issue of said newspaper.

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD

The Albany City Council will hold a public hearing on Wednesday, April 22, 2020, at 7:15 p.m. to hear public comment on the City's Community Development Block Grant (CDBG) programs. The City's proposals for activities in the 2018 CDBG Action Plan, the 2018 Consolidated Plan, and Economic Security (EARES) Act, CDBG allocation for new coronavirus (COVID-19) emergency needs, and substantial amendments to the 2018 and 2019 Action Plans, and the 2018 CDBG Consolidated Plan. The Community Development Commission will hold a meeting Monday, April 20, 2020, at noon to hear citizen comments on needs related to CDBG programs. The CDBG program is administered by the U.S. Department of Housing and Urban Development.

CDBG programs must support the 2018-2022 Consolidated Plan goals to create and preserve affordable housing, address homelessness, and provide public services, economic opportunities, and housing for low- and moderate-income residents. The Plan can be viewed on the City's website: www.cityofalbany.net/cdbg.

- The 2020 Action Plan proposes CDBG funding for public services to Albany's homeless and low- and moderate-income residents; housing rehabilitation loans for low income homeowners; and small business development and support.
- 2018 Action Plan substantial amendments include allocating the EARES grant award of \$500,000 and 2019 emergency funds to the City's emergency small businesses loan fund and emergency housing assistance for low-income residents every September (2019-9).
- 2018 Action Plan substantial amendments include real-estate impact funds to subsidize small business supportive housing rehabilitation.
- 2018 CDBG Consolidated Plan substantial amendments incorporate the amendments described above.

Due to Governor Brown's Executive Order No. 20-12, prohibiting public gatherings during the COVID-19 pandemic, hearings and meetings are accessible to the public via phone and video connection. Instructions to participate by Zoom Meeting or phone will be on the meeting agendas and posted to the City calendar, www.cityofalbany.net/calendar.

The City is accepting comments on the Plans, community needs, and the City's performance on CDBG-funded programs through 5:00 p.m. Wednesday, April 22, 2020. Written comments may be emailed to amc@cityofalbany.net or mailed in P.O. Box 490, Albany, Oregon 97321.

The City provides its housing and public programs available to low- and moderate-income families regardless of age, race, color, religion, sex, national origin, sexual preference, marital status, or handicap. For more information about Albany's CDBG programs, email Anne Corbin or call 541-327-7680.

CITY OF ALBANY
 Pam Corbin
 Planner II

Date: 11:28 a.m. of April, 2020

4122821

PUBLISHED: April 12, 2020

Section: Public Notices
 Category: 990 Public Notice
 PUBLISHED ON: 04/12/2020

TOTAL AD COST: 503.80
 FILED ON: 4/15/2020

Pam Durrigh
 Pam Durrigh
 Legal Clerk

Cyndi Rae Sprinkel-Hart
 Subscribed and sworn to before me on *April 15,*
 20 *20*
 Cyndi Rae Sprinkel-Hart, Notary




Grantee SF-424's and Certification(s)

OMB Number: 4340-004
 Expiration Date: 10/31/2014

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
		* 3. Revision, as of appropriate date(s): <input type="text"/> * Other (Specify): <input type="text"/>	
* 3. Date Received: <input type="text" value=""/>		4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text" value="E-70-000-41-0011"/>	
State Use Only:			
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>	
B. APPLICANT INFORMATION:			
* 8. Legal Name: <input type="text" value="City of Albany"/>			
* 9. Employer/Payer Identification Number (EIN/TIN): <input type="text" value="03 8002124"/>		* 10. Organizational DUNS: <input type="text" value="0924788993018"/>	
d. Address:			
* Street:	<input type="text" value="313 Franklin St. Albany, OR"/>		
Street:	<input type="text" value="P.O. Box 490"/>		
* City:	<input type="text" value="Albany"/>		
County/Parish:	<input type="text"/>		
* State:	<input type="text" value="OR: Oregon"/>		
Province:	<input type="text"/>		
* Country:	<input type="text" value="USA: UNITED STATES"/>		
* Zip / Postal Code:	<input type="text" value="97321 0144"/>		
e. Organizational Unit:			
Department Name: <input type="text" value="Community Development"/>		CMS on Name: <input type="text" value="Planning"/>	
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix:	<input type="text" value="Mrs."/>	* First Name:	<input type="text" value="Amanda"/>
Middle Name:	<input type="text" value="Louise"/>		
* Last Name:	<input type="text" value="Catalic"/>		
Suffix:	<input type="text"/>		
Title:	<input type="text" value="Planner 2"/>		
Organizational Affiliation: <input type="text"/>			
* Telephone Number:	<input type="text" value="541-517-7550"/>	Fax Number:	<input type="text" value="541-791-7595"/>
* Email:	<input type="text" value="amcatalic@cityofalbany.net"/>		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type:	
<input type="text" value="C: City or Township Government"/>	
Type of Applicant 2: Select Applicant Type:	
<input type="text"/>	
Type of Applicant 3: Select Applicant Type:	
<input type="text"/>	
* Other (specify):	
<input type="text"/>	
* 10. Name of Federal Agency:	
<input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number:	
<input type="text" value="14-216"/>	
CFDA Title:	
<input type="text" value="CDBG Entitlement Grant"/>	
* 12. Funding Opportunity Number:	
<input style="background-color: yellow;" type="text"/>	
* Title:	
<input style="background-color: yellow;" type="text"/>	
13. Competition Identification Number:	
<input type="text"/>	
Title:	
<input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.):	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
* 15. Descriptive Title of Applicant's Project:	
<input type="text" value="City of Albany 2020 Action Plan"/>	
Attach supporting documents as specified in agency instructions.	
<input type="button" value="Add Attachments"/>	<input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="ctb"/>	* b. Program/Project: <input type="text" value="4th"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="05/01/2020"/>	* b. End Date: <input type="text" value="06/30/2021"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="775,347.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="775,347.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and action	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> I AGREE	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Charcoal"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Karpis"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor, City of Albany"/>	
* Telephone Number: <input type="text" value="541-917-7536"/>	Fax Number: <input type="text" value="541-917-7533"/>
* Email: <input type="text" value="charcoal@algonogahjuno.com"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="5-30-20"/>

ASSURANCES - CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4901 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1693, and 1695-1696), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to non-discrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to non-discrimination on the basis of alcohol abuse or alcoholism; (g) §§525 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§280 dd-3 and 280 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to non-discrimination in the sale, rental or financing of housing; (i) any other non-discrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other non-discrimination statute(s) which may apply to the application.

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Standard Form 4240 (Rev. 7-97)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276s-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11890; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
15. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Albany, Oregon	DATE SUBMITTED 5/8/2020

SF-424D (Rev. 7-97) Back

City of Albany
Certifications for the 2020 Action Plan

In accordance with applicable federal statutes and regulations governing the consolidated plan, regulations, the jurisdiction certifies that:

Affirmatively Furthering Fair Housing – The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR 24; and that it has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-113, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction-- The consolidated plan is authorized under State and local law (as applicable), and that it possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with Plan-- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3-- It will comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701 u) and implementing regulations at 24 CFR part 135.


Signature of Authorized Official

4/24/2020
Date

Mayor, City of Albany
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

City of Albany
Specific Community Development Block Grant Certifications
For the 2020 Action Plan

The Entitlement Community certifies that:

Citizen Participation – It is in full compliance with and is following a citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds – It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.
2. **Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year 2020 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

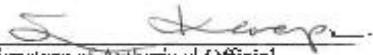
Excessive Force -- It has adopted and is enforcing:

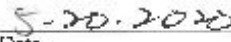
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.


Signature of Authorized Official


Date

Mayor, City of Albany
Title