

RESOLUTION NO. 6410

A RESOLUTION ADOPTING ALBANY'S 2015-2016 ANNUAL 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 U.S. Department of Housing and Urban Development (HUD) to develop viable urban communities by providing decent housing, a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons; and

WHEREAS, the City of Albany assessed the City's community development needs and then set goals and priorities to address those needs in a five-year Consolidated Plan for Fiscal Years 2013 through 2017; 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 City of Albany Community Development Commission and staff sought public input through neighborhood meetings and outreach to local agencies to help identify projects and activities to be carried out in FY 2015-2016 to address the needs identified in the Consolidated Plan; and

WHEREAS, the City public comment period on the 2015-2016 Action Plan was March 30 to April 30, 2015; the Community Development Commission public meeting on the Plan was April 20, 2015; and City Council public hearing was April 22, 2015.

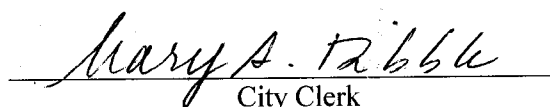
WHEREAS, all public comments are included in the FY 2015-2016 Action Plan and no comments were received that were not accepted and considered.

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council adopts the FY 2015-2016 Action Plan, a copy of which is attached hereto as "Exhibit A."

DATED AND EFFECTIVE THIS 13th DAY OF May 2015.


Mayor

ATTEST:


City Clerk



CITY OF ALBANY

2015-2016 ACTION PLAN

FOR THE 2015 FEDERAL PROGRAM YEAR

YEAR THREE OF THE 2013-2017 CONSOLIDATED PLAN FOR THE CITY OF ALBANY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS

**PREPARED BY THE CITY OF ALBANY, OREGON
COMMUNITY DEVELOPMENT DEPARTMENT**

Acknowledgements

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Annual Action Plan for Fiscal Year 2015-2016

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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 purpose of the CDBG program is to provide decent housing, a suitable living environment, and to expand economic opportunities, primarily for low and moderate income residents. All activities must meet one of three HUD defined National Objectives:

1. Benefit to low- and moderate- income (LMI) persons: Requires recipients to spend 70% of their CDBG funds to meet the LMI national objective;
2. Aid in the prevention or elimination of slums or blight; and
3. Meet urgent needs to alleviate emergency conditions.

2. Summary of 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.]

In 2013, the City of Albany adopted the 2013-2017 Consolidated Plan that outlines the framework for the City to target CDBG funds for the highest community development needs. The Consolidated Plan goals and objectives were developed through the *Needs Assessment*, data analysis and evaluation, consultations with area agencies, and citizen input.

The City developed its 2015-2016 objectives and outcomes based upon citizen participation and the needs identified in the 2013-2017 Consolidated Plan.

The City proposes to use 2015 entitlement funds in fiscal year (FY) 2015-2016 to continue neighborhood revitalization and housing rehabilitation, continue to reduce homelessness, provide public services and economic opportunities for the City's low- and moderate-income persons, and further fair housing. The 2015-2016 Action Plan objectives and outcomes are further described below.

- **Improve the quality of Albany's affordable housing**

Improve at least 5 low and moderate-income (LMI) housing units in Census Tracts 204 or 208 through housing rehabilitation, weatherization, or code compliance.

- **Reduce homelessness**

Reduce homelessness with the following programs:

1. Short-term housing assistance to at least 4 LMI households.
2. Provide 20 homeless and at-risk youth with shelter services, case management, and mentoring.
3. Provide shelter, case management and other support services to homeless women with children (8 families or 20 people).

- **Remove barriers to accessibility**

Improve accessibility and a suitable living environment by installing sidewalks and curb ramps in LMI Census Tract 208. These improvements will benefit at least 300 area residents, including a large percentage of school-aged children going to and from school.

Exhibit A

- **Create suitable living environments by removing blighting influences in LMI areas**

The City will complete public facility improvements in Census Tract 208 at Sunrise Park and a few busy street intersections to improve livability, pedestrian safety, and safe routes to schools. Approximately 100 residents will benefit from these improvements.

- **Expand economic opportunities for Albany's LMI residents**

1. Support the development of 10 microenterprises through training and technical assistance.
2. Provide small grants to 3 microenterprises or small businesses to offset costs to create 3 LMI jobs.

- **Support public service agencies that work to improve the lives of Albany's special needs and low-income populations**

1. Provide training to court appointed special advocates (CASA) for children in order to reduce time in foster care by increasing the case load by 15 new cases (15 children).
2. Support the home-based infant intervention program that will work with 10 very low-income families to provide skills to prevent child abuse (20 residents).

- **Further fair housing**

The City will increase awareness of fair housing laws by providing training for 20 Albany landlords, residents, developers, or City staff, and will help residents access fair housing resources. The City will also evaluate housing advertisements for potential fair housing violations.

3. Evaluation of past performance.

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

The City of Albany submitted its first Consolidated Annual Performance and Evaluation Report (CAPER) for FY 2013-2014. At the time the CAPER was due; many 2013-14 projects were just getting started. Since the 13-14 CAPER was submitted, the City has made substantial progress in achieving 2013-14 and 2014-15 program goals and outcomes. The following list reports performance on the City's CDBG activities:

- Improve the Quality of Affordable Housing: The City established a no-interest deferred loan program for housing rehabilitation located in Albany's low-income Census Tracts 204 and 208. Two houses have been rehabilitated and two more are underway, with interest growing.
- Reduce the Number of Homeless Residents: The City awarded CDBG funds to Albany Helping Hands Shelter to help purchase and repair a house that will be used for permanent supportive housing. This will add four supportive housing beds for Albany's homeless residents.
- Remove Barriers to Accessibility: The City repaired 1,200 lineal feet of a pedestrian walkway called Periwinkle Path. Sunrise Park will be brought into compliance with current Americans with Disabilities Act (ADA) standards by making park facilities fully accessible later in 2015.
- Eliminate Blighting Influences in Low- and Moderate-Income Neighborhoods: CDBG funds from the first two program years were allocated to remove blighting influences at Sunrise Park. Due to additional CDBG funding available for the project, the Park improvement project expanded in scope and required a modified Environmental Review. Wetlands were identified at the Park and a wetland delineation is currently underway. The project is expected to be completed in the fall of 2015. Sunrise Park is frequently vandalized and is a location for illegal activities; facility improvement projects will completely redesign the park, add a parking lot, new lighting, and new park amenities.

Exhibit A

- **Increase Economic Opportunities:** At the end of 2014, 16 low-income Albany residents enrolled in free microenterprise training or received free advising; 17 low-income residents received reduced tuition for re-enrollment in the small business management course; and, 11 Spanish-speaking residents received free one-on-one advising. These programs have created 9 new jobs for low- and moderate-income (LMI) residents.
- **Public Services:** The following narrative describes the performance of six public service projects that received either 2013 or 2014 CDBG funds through December, 2014. YouthBuild served 6 young adults with job skills training; Family Tree Relief Nursery's child abuse interventionist served 31 low-income Albany residents; 4 families that were victims of domestic violence received safe emergency shelter; 8 residents recovering from substance abuse are working towards getting their GED; 6 homeless women with children received emergency shelter at the FISH Guest House; and 58 at-risk youth received case management services by Jackson Street Youth Shelter.
- **Further Fair Housing:** The City sponsored a free fair housing training in April, 2014, for tenants in both English and Spanish. Approximately 15 residents attended these sessions. Approximately 50 area landlords attended a City sponsored training in February 2015, regarding code compliance and crime prevention. About 40 area landlords attended a fair housing training in March, 2015, co-sponsored with the City of Corvallis. According to the Fair Housing Council of Oregon's latest report, no fair housing cases were opened in Albany between May 1, 2013 and May 31, 2014.

4. Summary of citizen participation process and consultation process (AP-12, 91.105, 91.200(c))

[Summary from citizen participation section of plan.]

The City followed its Citizen Participation Plan in carrying out the process to develop the 2015-2016 Action Plan. The City holds semi-annual public hearings in conformance with federal regulations and Albany's Citizen Participation Plan. The hearings provide an opportunity to gain public input on community development needs that can be addressed with eligible CDBG activities, the City's performance on the use of CDBG funds, and the City's Consolidated Annual Performance and Evaluation Report (the CAPER).

The City and Community Development Commissioners (CDC) gathered input on community needs through monthly meetings, three neighborhood meetings, and outreach with local agencies. The CDC also solicited and evaluated applications for public services and economic development projects.

The draft 2015-2016 Action Plan was posted on the City's Website on March 30, 2015 and was available at Albany City Hall and both of Albany's public libraries.

[See AP-12 Citizen Participation for more detailed information.]

5. Summary of public comments received

Comments received from residents in the Sunrise Neighborhood (Local Target Area, Census Tract 208):

- Sunrise Park improvements – the amenities are dated and unsafe, there is no parking, the park attracts nuisances due to poor lighting
- Sidewalks do not exist in several areas in the neighborhood, including primary routes to schools and to Sunrise Park
- Intersection safety improvements are desired for pedestrians and cyclists at 19th and Hill streets, 19th and Main streets, and 24th and Geary streets

Exhibit A

- A few apartment complexes need improvements and repairs to make them safe and livable

Comments received on needed services from local public service agencies through presentations, applications and grant reports:

- Homeless shelter services for women with children
- Case management and shelter services for homeless and unaccompanied youth
- Infant child-abuse prevention services – including parenting classes and visits
- Homeless prevention through housing payment assistance
- Court appointed special advocates for children to prevent children from going into foster care
- Education and advising for Albany's microenterprises and small businesses
- Funds to help new and small businesses get established and grow
- Fair housing education for tenants and landlords in English and in Spanish
- Information and applications for CDBG programs in Spanish

Comments received during the 30-day public comment period and the public hearings:

- City Council April 22, 2015 Hearing Testimony: Andrea Myhre, grants officer for Jackson Street Youth Shelter, spoke in favor of the CDBG programs and the proposed Action Plan. She explained how CDBG funds have enabled them to help Albany's at-risk youth.

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

None.

7. Conclusions

The FY 2015-2016 Plan objectives and strategies will support programs that expand housing and economic opportunities for all residents within the City. Partnerships with local organizations will be continued and strengthened. Livability will be improved by addressing blighted conditions and community development needs in low- and moderate-income areas, based on community feedback. Public input and involvement is ongoing and encouraged via regular opportunities to interact with City staff and the CDC.

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

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

Agency Role	Name	Department/Agency
Administration, Planning and Programming	City of Albany	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Albany Community Development Department staff is responsible for preparing the Consolidated Plan, Annual Action Plans, administration of each grant program and funding source, and ensuring compliance with HUD regulations.

The Community Development Commission (CDC) reviews and recommends policies, programs, activities, and strategies to the Albany City Council related to the CDBG programs, the Consolidated Plan, Annual Action Plan, and any substantial amendments proposed to those plans. The CDC evaluates performance of the CDBG-funded activities.

Consolidated Plan Public Contact Information

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

1. 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 engages in ongoing consultation with local service providers, community leaders, the public, and other community development partners. Consultation includes correspondence with area agencies, attendance at local and regional meetings and committees, outreach by Community Development Commissioners (CDC), and CDC public meetings. The City also consults with other City departments to identify public facility and community development needs.

Activities to enhance coordination between public and assisted housing providers, governmental health, mental health, and service agencies is ongoing. Specific meetings with housing and mental health providers to identify needs for the 2015-2016 Action plan included:

1. Mental Health Needs – meeting with Linn County Mental Health director and staff and Linn Benton Housing Authority.
2. Service Needs – Communication by reports from existing CDBG subrecipients and outreach to other agencies to assess needs and programs.
3. Homeless Enrichment and Rehabilitation Team (HEART) Meetings – monthly meetings with local agencies that work together to address the needs of Albany’s homeless and at-risk 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.

The City and CDC coordinates and consults with service providers that provide care to Albany’s homeless and at-risk homeless populations. This effort helps determine how to address the needs of Albany’s homeless population using 2015-2016 program funding. Existing subrecipients – Jackson Street Youth Shelter and Albany Helping Hands Homeless Shelter – are included in discussions about needs and how to address them.

Staff and several CDC members regularly attend the Homeless Enrichment and Rehabilitation Team (HEART) meetings. HEART includes a broad range of service providers, homeless advocates, health providers, and governmental agencies within Linn County. Attendance helps coordinate services, prioritize and address Linn County’s homeless and housing needs, and implement strategies identified in the Ten Year Plan.

The City coordinated a meeting in December, 2014, with the Community Development Commission chair (who is also staff for the Rural Oregon Continuum of Care (ROCC)), staff from the Community Services Consortium (CSC), and the school district McKinney Vento Homeless liaison. The meeting was held to discuss homeless needs and homeless prevention in Albany.

The Rural Oregon Continuum of Care (ROCC) is a consortium of HUD-funded homeless housing and service providers working in Oregon’s most rural counties, including Linn County. The ROCC holds monthly meetings with the purpose of fostering and enhancing collaborative work and the development of performance measures around the issues of homelessness.

Exhibit A

The CSC is the state and federally recognized community action agency for the region. CSC acts as a conduit for federal and state homeless program funding and coordinated the development and update of the *Ten Year Plan to Address Issues Around Housing and Homelessness in Linn County* (Ten-Year Plan).

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 ESG (Emergency Solutions Grants) funds. The CSC receives ESG funds for use in Albany. The City consults with the CSC throughout the year to discuss performance and outcomes and determine community and homeless needs that can be addressed with CDBG funds.

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

City staff consulted with area service providers through a public services application cycle to identify needs that could be addressed in the 2015-2016 program year. Additional direct consultation by staff provided an opportunity to clarify and expand on the City's understanding of community needs and funding priorities. A list of primary agencies that were consulted in the development of this Plan are outlined below. A full list is provided in the table that follows.

- The **Community Services Consortium (CSC)** is a community action agency that receives Community Services Block Grant funding to operate services in a three-county region that includes Albany. CSC provides housing services, rental and utility assistance, job training, Emergency Solutions Grants (ESG funds) to reduce homelessness in Albany, and they operate four continuum of care-funded projects.
- The **Linn-Benton Housing Authority (LBHA)** oversees HUD Section 8 housing activities in Albany, serves over 2,600 families in the two-county area. The LBHA provides housing and services to Albany's elderly population and residents with mental disabilities and other special needs, and administers the Section 8 Housing Choice Voucher program.
- **Linn Benton Community College, Small Business Development Center** provides education, training and counseling to small businesses through a team of business advisors and faculty. They offer microenterprise courses and counseling as well as small business management programs to help improve economic opportunities within Albany and the region.
- **Linn County Health Services** is the primary agency providing mental health services in Albany. The Mental Health division offers a Community Support Services team and crisis services for persons with mental illness and disabilities.

Exhibit A

Agency/Group /Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?
Albany Area Habitat for Humanity	Housing Services - Housing	Housing Needs Assessment, Special Needs Populations	The City has ongoing consultation with Albany Area Habitat for Humanity on affordable housing needs and strategies through work on individual projects.
Albany Helping Hands	Services-Homeless	Homeless Needs – all	Albany Helping Hands has the largest homeless shelter with services in Albany. The City consulted with staff to help assess homeless needs and eligible CDBG activities.
Albany Partnership for Housing and Community Development (APHCD)	Housing, Services - Homelessness	Housing Needs, Homelessness	APHCD owns 133 units of affordable housing and has several transitional housing units. APHCD was consulted for affordable housing, transitional and permanent supportive housing needs. Consultation and coordination is ongoing.
Benton Linn Health Equity Alliance	Services-Health Regional organization	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy	The City consulted with staff regarding diversity and housing issues. The City will continue to consultations for guidance on housing policies and practices.
CASA of Linn County	Services – Children Services - Victims	Anti-poverty Strategy	CASA of Linn County, Inc. will receive a public services grant. CASA is a non-profit organization that supports volunteers who advocates for the best interests of children who have been abused or neglected and are under the protection of the Juvenile Court in Linn County.
Community Services Consortium (CSC)	Publicly Funded Institution/System of Care Regional Action Agency	Housing Needs Assessment Homeless Needs – All Anti-Poverty Strategy	The Community Services Consortium (CSC) was consulted for input about homelessness data, needs and existing programs, housing rehabilitation and weatherization programs, job training. Collaboration and consultation will be ongoing throughout the five year Consolidated Plan period.
Family Tree Relief Nursery (FTRN)	Services – Children Services - Victims	Homeless Needs - Families with children Non-Homeless Special Needs	Staff met with FTRN to discuss needs related to preventing child abuse. FTRN is receiving CDBG funds to provide an infant abuse specialist to LMI families.
Fair Housing Council of Oregon (FHCO)	Housing Service- Fair Housing	Housing Need Assessment Fair Housing	The City works with the Fair Housing Council of Oregon (FHCO) to carry out fair housing training activities for area landlords and tenants. The FHCO provides complaint data. This consultation has and will continue to provide direction for future fair housing training, outreach and testing.

Exhibit A

Agency/Group /Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?
FISH of Albany	Services-Homeless	Homeless Needs - all	The City consulted with FISH regarding homeless needs of women with children. FISH will receive funding to provide services to homeless mothers with children.
Greater Albany Public School District (GAPS)	Services-Children Services- homeless Services-Education Other government- Local School District	Homelessness Strategy Homeless Needs- Families with children Anti-poverty	Consultation with the school district McKinney Vinto and youth services coordinator to work with homeless and highly mobile students residing in the Albany district. Consultation is ongoing.
HEART	Services - Homeless	Homeless Needs	Homeless Enrichment and Rehabilitation Team (HEART) Homeless needs and priorities.
Jackson Street Youth Shelter	Services- Housing Services-Homeless	Homelessness Needs- Unaccompanied Youth	Jackson Street Youth Shelter was consulted on the housing and services needs of homeless and at-risk youth in Albany. The City allocated funding to provide youth case management and to open an emergency shelter and is allocating funding for shelter services in the FY 15-16 Plan.
Linn Benton Community College Small Business Development Center (LBCC SBDC)	Services-Education Services- Employment	Economic Development Anti-Poverty Strategy	The City consulted with LBCC SBDC to determine needs for microenterprises 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 for Albany's low-income residents and for Albany's Hispanic/Latino residents.
Linn Benton Housing Authority (LBHA)	Public Housing Authority	Housing – All, Public Housing – All	LBHA provided data regarding Section 8 housing choice voucher use in Albany for the Con Plan. LBHA was consulted for housing needs of persons with mental illness and affordable housing needs in general. Coordination and consultation will continue as the Consolidated Plan is implemented.
Linn County Health Services	Services-Persons with Disabilities Services-Persons with HIV/AIDS Other government- County	Lead-Based Paint Strategy Homelessness Strategy Non-Homeless Special Needs	Various representatives of Linn County were consulted for input into the healthcare and services needs of many of the populations described in the Consolidated Plan. The county is involved in the Linn County Ten Year Homelessness Plan and in providing health and mental health care for individuals and families. City and county consultation and collaboration will continue to occur on various fronts on an ongoing basis.

Exhibit A

Agency/Group /Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?
OSU Extension, Familia Activas	Other – Hispanic/Latino Community	Housing Needs, Non-Housing Community Development Needs	Staff consulted with the Hispanic/Latino community and others working with this community to assess housing and community development needs. The City continues to build relationships within the Hispanic/Latino community.
City of Albany	Local Government	All	Various City departments were consulted to assess community and economic development needs, proposed infrastructure improvements, and code compliance issues. This consultation and coordination will be ongoing.
City of Corvallis	Local Government	Process, Consultation	The City consulted with Corvallis staff about fair housing issues and coordinated fair housing education for the public.
U. S. Department of Housing and Urban Development	Housing Other Government-Federal	Housing Need Assessment Market Analysis	Much of the data presented throughout this Consolidated Plan was provided to the City through HUD training and publications. HUD also provided American Community Survey (ACS) data. Consultation with HUD regarding eligible activities, plans, and monitoring will be ongoing.

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

None identified.

AP-12 Citizen Participation

Summarize citizen participation process and how it impacted goal-setting.

Goals in the draft 2015-2016 Action Plan were greatly informed through resident input and input from local service providers.

The City hosted three neighborhood meetings in the Sunrise Park neighborhood (located in one of Albany's low-income census tracts) to get feedback on CDBG program activities and funding priorities. The first meeting in August, 2014, gave residents an opportunity to provide input on a draft proposal for improvements to Sunrise Park, which was allocated funding in the 2013 and 2014 CDBG program years. Residents raised numerous additional issues in the neighborhood that could be supported with CDBG funding.

After the first Sunrise neighborhood meeting, the Community Development Commission elected to further evaluate needs in the neighborhood. The City held two additional meetings in the Sunrise neighborhood on December 9, 2014, and March 10, 2015, to get input on specific activity needs. Residents indicated that a top priority is completing Sunrise Park improvements to include better lighting and amenities. Residents prioritized sidewalk and intersection improvements in the area.

The City held two pre-application open houses and solicited applications from public service agencies. The Community Development Commission evaluated applications and made tentative recommendations for the FY 2015-2016 Action Plan.

Public input and consultation for the 2015-2016 Annual Action Plan consisted of the following:

- August 11, 2014 – Sunrise Park neighborhood meeting
- November 12, 2014 – CAPER public hearing
- December 8, 2014 – meeting to discuss homeless needs and homeless prevention with representatives from the Community Development Commission, Rural Oregon Continuum of Care, Community Services Consortium, and the school district McKinney Vento Homeless liaison
- December 9, 2014 – Sunrise neighborhood input meeting
- December 3 and 12, 2014 – required pre-application meetings for Public Services grants
- January 26, 2015 and February 2, 2015 – Community Development Commission meeting to review public services applications and hear presentations from agencies
- February 19, 2015 – meeting with the Linn Benton Housing Authority and Linn County Health Services to discuss housing needs for persons with mental disabilities
- February 13, 2015 – meeting with Community Services Consortium (local action agency) to discuss housing rehabilitation, weatherization and other housing related needs and existing resources to address needs
- March 10, 2015 – Sunrise neighborhood input meeting
- April 20, 2015 - Community Development Commission public meeting on the draft 2015-2016 Action Plan
- April 22, 2015 - City Council public hearing on the draft 2015-2016 Action Plan

A public notice of opportunities to review and provide comment on the draft 2015-2016 Action Plan was published in the Albany Democrat Herald, the local newspaper of general circulation, on March 30, 2015, more than 30 days prior to the Plan submittal to HUD by May 15, 2015.

The CDC public meeting to hear comments on the draft 2015-2016 Action was held April 20, 2015. No public comments were received. The City Council hearing on the Plan was April 22, 2015. A representative from a

Exhibit A

public service agency (Andrea Myhre of Jackson Street Youth Shelter) spoke in support of the Albany CDBG programs.

The notice of public hearing, the comment period, and draft 2015-2016 Action Plan were posted on the website on March 30, 2015 and made available at City Hall and Albany’s two public libraries. Notice was emailed to the City’s interested parties list that includes local service agencies and organizations.

AP-15 Expected Resources

Introduction

As an entitlement jurisdiction, the City of Albany receives an annual Community Development Block Grant (CDBG) fund from HUD. The City’s 2015 annual grant is \$378,904. The City anticipates approximately \$230,000 of prior year resources from 2013 and 2014 will be unspent on June 30, 2015. The City expects that all of the prior year activities will be completed and resources spent by December 31, 2015.

Anticipated Federal Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	<ul style="list-style-type: none"> • Admin and Planning • Economic Development • Housing • Public Improvements • Public Services 	\$378,904	\$0	\$230,000	\$608,904	\$740,000	CDBG will leverage private funds, grants, and other public funds

Table 56 - Expected Resources

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 matching resources for programs proposed in the 2015-2016 Action Plan are identified below.

- Public Services Activities – all subrecipients receiving grants in 2015-2016 will provide a match of at least 100%. Sources primarily include private donations and other federally funded programs.
- Housing Rehabilitation Program – the program leverages federal weatherization grant funds, de-federalized housing rehabilitation funding, and YouthBuild labor when feasible. In addition, property owners and contractors may provide additional resources, such as donated materials or labor.
- Sunrise Park Public Improvements – will leverage local City parks and recreation funding of \$25,000.
- Microenterprise Assistance – will leverage state community college funding and federal small business development funding as well as private investments from microenterprises.
- Small Business Grants – will leverage private investments from businesses.

Exhibit A

AP-20, 2015-2016 Annual Goals and Projects

This table summarizes the City's 2015-2016 Action Plan projects that will implement the Consolidated Plan goals.

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Improve affordable housing	2013	2017	Affordable Housing	Census Tracts 204 and 208	Rehabilitate aging affordable housing units	\$61,300	Low-income Housing units Rehabilitated: 3
	2015	2016	Code Compliance	Census Tract 208	Remove blighting conditions	\$6,000	2 households assisted
Remove barriers to accessibility	2013	2017	Non-Housing Community Development	Census Tract 208	Safe pedestrian and accessible routes - Install sidewalks and curb ramps	\$55,000	300 people benefitted
Remove blighting influences in LMI areas	2013	2017	Non-Housing Community Development	Census Tract 208	Sunrise Park improvements, pedestrian safety, and safe routes to schools	\$80,000	100 people benefitted
Increase economic opportunities	2013	2017	Non-Housing Community Development	Citywide	Microenterprise development; LMI job creation	\$20,000	10 businesses assisted
	2013	2017	Non-Housing Community Development	Citywide	Business assistance; LMI job creation	\$24,000	3 businesses assisted; 3 LMI jobs created
Prevent and reduce homelessness 2013-2017	2015	2016	Public Services: housing costs assistance	Citywide	Homeless Prevention (CSC)	\$12,900	LMI households assisted: 5
	2015	2016	Public Services: shelter and case management	Census Tract 204	Homeless Needs - emergency shelter for women with children (FISH)	\$8,000	20 people assisted
	2015	2016	Public Services: shelter and case management	Census Tract 204	Homeless Needs - youth shelter (Jackson Street YS-Albany House)	\$14,900	20 people assisted
Public services 2013-2017	2015	2016	Special Needs Non-Housing Community Development	Citywide	Public Services – help unrepresented children (CASA)	\$9,000	15 people assisted (15 new cases)
	2015	2016	Special Needs Non-Housing Community Development	Citywide	Public Services – infant abuse prevention (Family Tree)	\$12,000	5 families (12 people) assisted
Further fair housing	2013	2017	Fair Housing	Citywide	Increase awareness of fair housing laws and resources	\$1,000	20 people assisted

Exhibit A

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City of Albany estimates that CDBG funds will help at least 3 low-income homeowners rehabilitate and/or weatherize their homes through no-interest loans and essential repair grants. All of the beneficiary households have incomes that are at or below 80% of the area median income, with most anticipated to have incomes at or below 60% of the area median income. The City also anticipates addressing code compliance issues at 2 or more rental households. Lastly, the City hopes to help at least 4 families stay in their homes through an emergency housing assistance program.

The City does not receive HOME funds.

Exhibit A

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 FY 2015-2016. The projects reflect priorities that have been identified within the 2013-2017 Consolidated Plan.

Projects proposed in the third year of the Consolidated Plan provide housing rehabilitation, accessibility improvements, public improvements to remove blighted conditions, economic opportunities, and public services. Projects are intended to reduce homelessness and further fair housing. Details are provided in AP-38 Project Summary.

#	Project Name
1	Housing Rehabilitation
2	Code Compliance
3	Improve Accessibility – Sidewalks and Curb Ramps
4	Sunrise Area Livability Improvements
5	Economic Opportunities - Microenterprise Development
6	Economic Opportunities - Job Creation/Business Assistance
7	Public Services - Emergency Housing Assistance
8	Public Services - Fish Guest House Services
9	Public Services - Youth Shelter Services , Jackson Street Albany House
10	Public Services - CASA Volunteer Training
11	Public Services Infant Abuse Prevention
12	Fair Housing Education and Outreach

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

The Community Development Commission (CDC) evaluated community needs and elected to focus funding in the following program areas:

- Improve livability and housing conditions in low-income neighborhoods
- Provide safe and accessible routes to schools and amenities in the Sunrise neighborhood
- Prevent homelessness
- Expand economic opportunities

The CDC evaluated performance of existing programs, assessed community needs through public meetings, and reviewed applications for public services.

Several programs are continuing: housing rehabilitation, microenterprise development, small business assistance, and public improvements to Sunrise Park. New projects were selected based on the needs addressed in the Consolidated Plan and program performance measures. Projects recommended for public services funding this year all address the goal to reduce and prevent homelessness.

Lack of funding is the primary obstacle to addressing underserved needs.

Exhibit A

AP-38 Project Summary

The projects and activities that have been recommended for funding in the 2015-2016 Action Plan are described below.

Consolidated Plan Goal	Project Name	Geographic Area	Needs Addressed	Funding
Improve the quality of affordable housing	1. Housing Rehabilitation Programs	Census Tracts 204 and 208	Improve affordable housing conditions	\$61,300
	2. Code Compliance			\$6,000

Project 1: Housing Rehabilitation

A Consolidated Plan priority is to assist Albany’s low-income households that are experiencing housing cost burden (those paying 30 percent or more of their incomes on housing costs). Albany has more than 4,500 households experiencing housing cost burden; one-fourth are owner-occupied households and the rest are renter-occupied households (2005-2009 American Community Survey Census Data). In addition, Albany has large concentrations of housing units constructed before 1980 that would benefit from rehabilitation and energy efficiency improvements.

No-interest deferred loans will be provided to both low-income home owners and property owners of low-income housing. The City will contract with Community Services Consortium (CSC) to process applications and manage the housing rehabilitation projects. CSC augments the CDBG loans with free federal weatherization grants to improve energy efficiency and reduce monthly heating and cooling costs when feasible.

Outcomes: Rehabilitate or weatherize 3 housing units occupied by low-income households

Project 2: Code Compliance

The City of Albany will increase efforts to remove blighting influences and improve unsafe living conditions in Albany’s low-income Census Tracts 204 and 208. Efforts will primarily be focused in the Sunrise neighborhood where complaints regarding housing conditions have been received.

Outcomes: 2 housing units improved based on code compliance efforts

Consolidated Plan Goal	Project Name	Geographic Area	Needs Addressed	Funding
Remove barriers to accessibility	3. Sidewalk and Curb Ramp Installation	Census Tract 208	Remove barriers to accessible routes to schools and services	\$55,000

Project 3: Sidewalk and Curb Ramp Installation

Residents in Census Tract 208 identified several barriers to accessibility and unsafe pedestrian conditions. Sidewalks are missing along several pedestrian and cycling routes to neighborhood schools and parks. Several busy intersections are not well-identified to warn motorists of pedestrians crossing. CDBG funding will install roughly 1,500 lineal feet of sidewalks with curb ramps or curb extensions along major school routes where sidewalk currently does not exist in Census Tract 208.

Outcomes: 300 LMI residents served

Exhibit A

Consolidated Plan Goal	Project Name	Geographic Area	Needs Addressed	Funding
Remove blighting influences in low and moderate income (LMI) areas	4. Public Facility and Infrastructure Improvements: Sunrise Area Public Improvements	Census Tract 208	Improve Sunrise Park, pedestrian safety, and safe routes to schools	\$80,000

Project 4: Sunrise Area Public Improvements

The City will allocate \$80,000 for public improvements in Census tract 208 to improve the safety and livability around Sunrise School and Sunrise Park. CDBG funds will pay to install curb extensions, high visibility crosswalks, and pedestrian warning signals at two busy intersections. Funding will also provide park and path lighting within Sunrise Park and routes leading to the park.

Outcomes: 100 unduplicated residents served

Consolidated Plan Goal	Project Name	Geographic Area	Needs Addressed	Funding
Increase economic opportunities	5. Economic Development: Microenterprise Services	Citywide	Microenterprise development; LMI job creation	\$20,000
	6. Economic Development: Economic Opportunity Grants	Citywide	Business assistance and LMI job creation	\$24,000

Project 5: Microenterprise Development, Linn Benton Community College

The Linn Benton Community College (LBCC) Small Business Development Center (SBDC) provides micro-enterprise training and technical assistance to Albany entrepreneurs. SBDC will help Albany residents launch new businesses and sustain and grow existing businesses through a series of courses and one-on-one advising. The program is open to anyone interested in starting a business and any existing business owner that would assistance with skill development or business plans to maintain and expand their business. The program provides scholarships for low and very-low income persons, displaced workers, and returning veterans. Free, one-on-one advising in English and Spanish is provided.

Outcomes: 10 businesses assisted

Project 6: Economic Opportunity Grants

Linn County's unemployment rate remains one of the highest in Oregon. Many residents are underemployed or are in low-paying jobs. The City small grant program will allocate \$24,000 in CDBG funds to assist micro-enterprises and small businesses with start-up costs and costs associated with expansion.

Outcomes: 3 businesses assisted; 3 LMI jobs created/retained

Consolidated Plan Goal	Project Name	Geographic Area	Needs Addressed	Funding
Reduce the number of homeless residents; Support the goals of the Ten Year Homeless Plan	7. Public Services: CSC Emergency Housing Assistance	Citywide	Emergency Housing Assistance	\$12,900
	8. Public Services: FISH Guest House		Shelter and case management for homeless women with children	\$8,000
	9. Public Services: Youth Shelter Services		Shelter and case management for homeless youth	\$14,900

Exhibit A

Project 7: Emergency Housing Assistance, Community Services Consortium

One of the most effective ways to reduce homelessness is to prevent it from happening. Community Services Consortium’s internal data show a consistent and ongoing need for short-term housing assistance for households with incomes greater than 50 percent of the area median income. This income bracket is not eligible for assistance already available through the Emergency Housing Assistance fund. This project will provide short-term housing assistance (up to three months or \$2,000) for households earning 50-80% of the area median income in order to prevent homelessness. Funds will be prioritized to residents with special needs first.

Outcomes: 5 households served

Project 8: Youth Shelter Services, Jackson Street Youth Shelter

This public services activity will provide staffing and case management to Albany’s runaway, homeless, and at-risk youth at the new Albany youth shelter. In the shelter system there are two program tracks youth can enter depending on their needs, strengths, and situations. Emergency shelter stays range from a few hours up to 15 days, or, the Albany Overnight Shelter provides a “Transitional Living” program for youth ages 15-up to 18 who do not have a suitable home to go back to. The Transitional Living program will encourage self-sufficiency through the *Positive Youth Development* approach, giving young people opportunities to exercise leadership, build skills, and get involved in their communities.

Outcomes: 20 youth residents assisted

Project 9: FISH Guest House for Women with Children:

The Fish of Albany Guest House (GH) provides shelter and support services for pregnant and parenting teen girls and women with young children. The GH addresses the Consolidated Plan goal to reduce homelessness by providing needed services to help homeless families transition into permanent housing. Actions include 1) providing a safe and secure group shelter with case-management services, 2) providing a self-reliance development program that offers skills training and resources to help residents gain independence and self-sufficiency, 3) offering employment-preparedness training, and 4) advancing landlord/tenant relations understanding.

Outcomes: 20 LMI residents assisted

Consolidated Plan Goal	Project Name	Geographic Area	Needs Addressed	Funding
Provide services to special needs and low-income residents	10. Public Services: CASA Volunteer Training Program	Citywide	Reduce time in foster care, improve child performance	\$9,000
	11. Public Services: Infant Abuse Prevention Program	Citywide	Prevent abuse and foster care placements	\$12,000

The following projects will help Albany’s low-income children live and grow in safe housing. (Note: 2015-2016 Public Services grants are going to Albany’s homeless prevention programs.)

Project 10: CASA Volunteer Training Program

CASA (Court Appointed Special Advocates) of Linn County will use a CDBG Public Services grant to expand support of volunteers serving children aged 0-17 years who were residents of the City of Albany when they were removed from their homes due to abuse or neglect and are under the protection of the Juvenile Court in Linn County. CASA’s purpose is to secure a safe and permanent home for every child in the dependency system as quickly as possible. In 2014, 101 CASA Volunteers served 228 children in Linn County; 73 of those

Exhibit A

were placed in safe, permanent homes and their cases were closed. There were 57 Albany cases on the waiting list as of January 2015.

Outcomes: 15 children served (15 new cases)

Project 11: Infant Abuse Prevention, Family Tree Relief Nursery

Family Tree Relief Nursery (FTRN) will use a CDBG Public Services grant to prevent child abuse through the Therapeutic Childhood Program's home-based services provided to high-risk families with children under the age of two. A trained interventionist educates parents impacted by domestic violence and substance abuse in how to make safe choices to build healthy families and prevent foster care placements. The program also prepares children for kindergarten by developing their physical, social, and emotional skills. There was a waiting list of 20 children under 2 years old as of January 2015. 2013-2014 CDBG funding has helped FTRN work with 10 families (35 residents).

Outcomes: 5 families (12 residents) served

Consolidated Plan Goal	Project Name	Geographic Area	Needs Addressed	Funding
Affirmatively further fair housing	12. Fair Housing Education and Outreach	Citywide	Increase awareness of fair housing laws and resources	\$1,000

Project 12: Fair Housing Education and Outreach

The City will work with the Fair Housing Council of Oregon (FHCO) to provide fair housing training for Albany property owners, landlords, developers, city staff, and others in the housing industry. The FHCO will also provide counseling through their hotline. City staff will attend training to understand fair housing laws related to new development and will monitor ads for discrimination. The City will increase community awareness of fair housing laws by increasing distribution of fair housing information in English and in Spanish. Brochures are located in City Hall, at the public libraries, on the City's website, and at the Welcome Center. Staff will also review housing advertisements for potential fair housing violations and mail fair housing brochures to landlords.

Outcomes: 10 residents or landlords assisted or trained

Exhibit A

AP-50 Geographic Distribution

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

The City of Albany has two census tracts that HUD has qualified as low-income tracts, where over 50 percent of the households have incomes less than 80% of the area median income.

Census Tract 204 has the highest percent of persons in poverty, at 39.1%. Census Tract 204 is bordered by the Willamette River to the north and includes historic downtown and older areas in the heart of the City.

Census Tract 208 abuts Tract 204 to the south and is located in the geographic center of the city. Tract 208 is south and east of Pacific Boulevard, State Route 99. It includes a large amount of industrial land, apartments, and housing built in the 1970s and 1980s. Tract 208 also includes a concentration of Hispanic/Latino and other minority households.

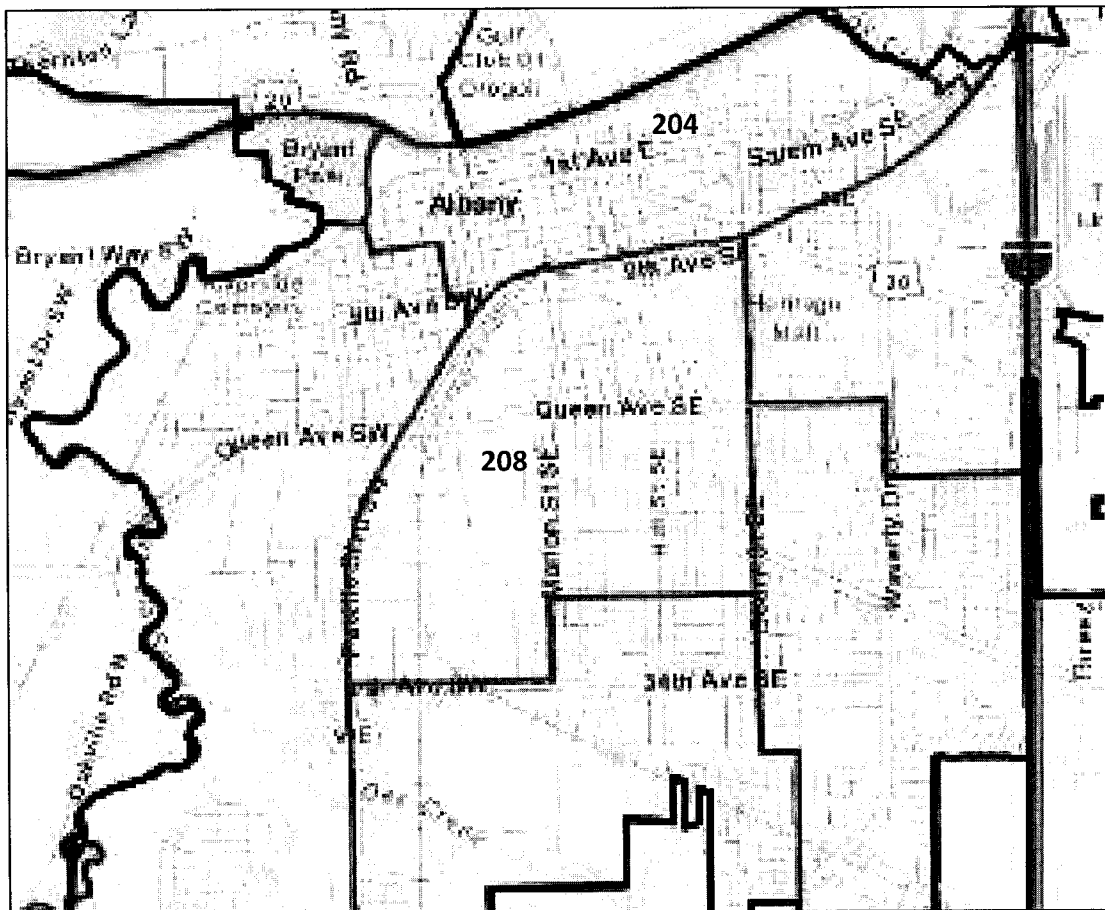


Exhibit A

Geographic Distribution

Table 60 below estimates the percentage of 2015-2016 program year funds that will be directed to projects and programs within the two target areas, Census Tracts 204 and 208.

Target Area	Percentage of Funds
204 & 208	59%

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In the 2015-2016 Action Plan, the City will primarily focus housing rehabilitation, code compliance, accessibility, and community development/public infrastructure projects in Census Tract 208. Census Tract 208 has two block groups with a low-moderate percentage over 70%, and two more block groups with low-moderate percentages averaging 51%. Census Tract 208 also has a high concentration of minority populations.

The City estimates 59% of its CDBG funds will be spent in Census Tracts 204 and 208, including the programs described above for Census Tract 208 and funding to the FISH Guest House and Jackson Street Youth Shelter located in Census Tract 204.

Affordable Housing

AP-55 Affordable Housing

Introduction

The City of Albany's Community Development Block Grant programs will increase affordable housing opportunities for Albany's residents over the life of the Consolidated Plan with several different activities.

The City estimates the following goals for affordable housing assistance provided in FY 2015-2016 (Tables 61 and 62).

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	10
Special-Needs	0
Total	15

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	5
The Production of New Units	0
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	8

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

Fish of Albany, Inc., will receive a Public Services grant to provide emergency shelter to at least five homeless households consisting of women with children FY 15-16.

A FY 2015-2016 CDBG Public Services grant will provide emergency housing assistance for up to three months to prevent homelessness. This program will prevent 5 low-income households from becoming homeless.

The City will provide FY 15-16 funding to improve Albany's existing affordable housing stock through the housing rehabilitation loan programs for at least 3 households. In 2015-2016, CDBG funds will provide funding to staff code compliance to improve living conditions of 2 housing units occupied by low-income residents.

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

Introduction

The Albany region has a network of homeless assistance providers including emergency shelters, support for victims of domestic violence, child abuse prevention, medical and dental support, soup kitchens, and food and clothing pantries for the homeless. Providers and advocates work together to refer the homeless to services that can help them find safe housing. Despite successful efforts by local providers and Emergency Homeless Assistance and Emergency Solutions Grants to reduce homelessness, there is ongoing need to assist persons who are homeless, or at risk of becoming homeless, with affordable housing.

The 2014 Point in Time (PIT) homeless one-night count identified 88 unsheltered homeless individuals and 168 sheltered individuals in Linn County. Of these, 23 residents were unsheltered family members and 33 were sheltered families. Early figures from the 2015 PIT count show an increase in the number of homeless families – both sheltered and unsheltered. The McKinney-Vento Homeless Count for the 2013-2014 school year, provided by the Albany School District, found there were 324 children in grades K through 12 that were considered homeless (including families staying with friends or relatives). Of these, 86 were unaccompanied youth.

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

The City of Albany and a few Community Development Commissioners participate in the Homeless Enrichment and Rehabilitation Team (HEART). HEART members work together to coordinate efforts to address needs identified in the *Linn County Ten Year Plan to Address Issues Around Homelessness*. The HEART team has prepared bags stocked with basic necessities and a resource list for where to go locally to get services and shelter. These bags are distributed by police officers when on parole and to people when they leave jail. They are also distributed at resource fairs and by local agencies.

Two homeless shelters for adults provide shelter, clothes, and food. They also work with people coming out of jail and help them obtain any necessary support services.

The Community Services Consortium, as the area community action agency, administers state Emergency Housing and federal Emergency Solutions grants to house homeless individuals and to provide housing assistance to prevent homelessness.

Exhibit A

Describe the jurisdiction's one-year goals and actions for helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Albany's 2015-2016 Action Plan goals to help homeless persons make the transition to permanent housing and to preventing future homelessness include the following projects/services):

- Homeless and Unaccompanied Youth – Jackson Street Youth Shelter is opening a youth shelter in Albany that will provide emergency and transitional housing for Albany's unaccompanied youth. They will receive a Public Services grant to provide case management and life skills training to youth at the new Albany House shelter and transitional housing facility. Youth who do not have a place to return to can enroll in the Transitional Living Program. The program promotes self-sufficiency using the Positive Youth Development approach.
- Homeless Women with Children – The Fish Guest House will use a Public Services grant to provide shelter, case management and life skills services to homeless and pregnant women with children until they are able to find adequate and affordable housing.

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.

The City of Albany's 2015-2016 Action Plan goals to help low-income residents from becoming homeless include the following programs:

- Emergency Housing Assistance – The Community Services Consortium (CSC) will use a Public Services grant to provide up to three months of emergency housing assistance to families earning between 50-80% of the area median income, to fulfill a gap in existing services. Funds will be prioritized to residents with special needs.
- Volunteer Training – CASA of Linn County will use a Public Services grant to train and support volunteers in order to increase their case load to help children on the waiting list who are victims under the protection of the Linn County juvenile court get into permanent housing and out of foster care.
- Infant Abuse Prevention – Family Tree Relief Nursery (FTRN) will use a Public Services grant to provide a home-based intervention service for high risk-families struggling with domestic violence and substance abuse. The FTRN works with parents and children to strengthen and keep families together and to prevent abuse and foster care placements.

Exhibit A

- Albany has ten Oxford Houses that provide housing for more than 130 people recovering from drug and alcohol addiction. Many of these individuals have also been incarcerated and have difficulty finding and staying in permanent housing on their own once released from jail.
- The CSC provides utility assistance, rental assistance, financial fitness classes, and help for homeowners through several programs. They administer federal emergency housing grants to provide emergency housing assistance and rapid re-housing assistance to area homeless and at-risk residents.
- FISH of Albany manages the “toto” fund that helps people return home to their local support systems if they have become homeless in Albany.
- The ABC House provides counseling to parents and family members to reduce the incidences of child abuse and consequent homelessness for children and families.
- Willamette Neighborhood Housing Services provides foreclosure prevention counseling for homeowners.
- A GED program for residents in recovery from substance abuse or with mental or other disabilities is helping at-risk residents increase skills and prepare for the work force or additional education.

AP-75 Barriers to Affordable Housing (CFR 91.220(j))

Introduction

The largest barrier to affordable housing in Albany is lack of available units to households or individuals earning less than 50% of the area median family income. Despite the many affordable dwelling units in Albany, thousands of households are experiencing high housing cost burden.

Actions 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.

When developing the *Analysis of Impediments to Fair Housing and Fair Housing Plan (AI)*, the City conducted a thorough review of its land use policies. The AI found that the Albany Comprehensive Plan includes several policies that promote the development and maintenance of affordable housing in the City. Policies also promote housing variety, mixed use housing, and infill development. Despite numerous policies and zoning standards to allow new affordable housing to be constructed, the analysis concluded there are additional affordable housing policies that could be considered to increase the affordable housing supply and housing choices.

In 2014, the City reduced its off-street parking requirements for multi-family housing and adopted incentives to reduce the amount of parking required in new developments. These efforts should help reduce the cost of constructing affordable housing.

Exhibit A

In the 2015-2016 program year, the City will undertake the following actions to identify and ameliorate negative effects of potential barriers to affordable housing:

- Concentrate CDBG and other public funds and programs in Albany's low-income census tracts to encourage reinvestment and stability of these neighborhoods and housing stock.
- Evaluate the Comprehensive Plan policies related to affordable and fair housing.

AP-85 Other Actions– 91.220(k)

Actions planned to address obstacles to meeting underserved needs:

Lack of funding is the primary obstacle to meeting underserved needs. The City is allocating the maximum amount it can (15% of the annual CDBG entitlement allocation) to Public Services.

The City will continue to work with area agencies and other public and governmental entities to identify ways to collaborate resources and programming to do more in the community to address underserved needs.

Actions planned to foster and maintain affordable housing:

The City will continue the Housing Rehabilitation Loan program that provides deferred loans to owners of low-income housing units to rehabilitate their homes. These deferred loans are helping to both improve and maintain Albany's existing affordable housing supply. The Essential Repairs Grant program will allocate small grants in conjunction with free weatherization assistance from the Community Services Consortium to reduce operating and rehabilitation costs for households earning less than 60% of the state median income.

The City will increase code compliance efforts to improve living conditions in affordable rental housing.

Actions planned to reduce lead-based paint hazards:

The City currently distributes lead-hazard information pamphlets to any resident seeking information regarding housing repairs in historic districts. The City also offers links on its historic resource website to this information.

The CSC, who administers Albany's housing rehabilitation programs, 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 also requires that all contractors working on CDBG-funded housing projects or facilities that may have children in them to comply with the EPA Renovator, Repair, and Painting (RRP) law. The RRP law requires that anyone doing this work be RRP-certified and perform additional recordkeeping and site cleanup.

Actions planned to reduce the number of poverty-level families:

The Infant Abuse Prevention program provided by Family Tree Relief Nursery described above 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.

Exhibit A

The City will continue to expand economic opportunities for Albany residents in FY 2015-2016 with two programs:

- Microenterprise Development – CDBG funds will support the Linn Benton Community College Small Business Development Center's Microbusiness programs. This program will provide free and reduced-cost courses and one-on-one advising to approximately 10 low-income Albany entrepreneurs.
- The City Economic Opportunity grants will help businesses create or retain 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 will work to develop program policies, contract templates, report templates, and monitoring guidelines.

The City will work with subrecipients to assess their needs in order to ensure successful implementation of the CDBG programs and desired outcomes.

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

Thanks to efforts by many agencies, there is a good communication and delivery structure in Albany for addressing homeless needs, including housing and social service agencies. There is coordination among Albany's social service agencies and governmental agencies, such as between the Department of Human Services and the Family Tree Relief Nursery child abuse prevention program. There is also coordination with affordable housing providers to connect clients and residents to services and/or housing. The Homeless Enrichment and Rehabilitation Team (HEART) board meets monthly, representing a large coordination effort between service agencies, the public, and local government.

One of the City's goals in FY 2015-2016 is to continue to coordinate and facilitate efforts to build partnerships among affordable housing and service providers. This coordination would help to ensure that the resources of agencies serving low-income community members are applied efficiently and that residents/clients are supported throughout the housing continuum.

Exhibit A

AP-90 Program Specific Requirements

**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 on page 16. 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. N/A	\$0
3. The amount of surplus funds from urban renewal settlements. N/A	\$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. N/A	\$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.	90.0% 2013-2017

Discussion:

Albany is entering its third year as an Entitlement grantee and has not generated any program income to date.

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	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: _____	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: B-15-MC-41-0011	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Albany		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 93-6002114	* c. Organizational DUNS: 0934788990000	
d. Address:		
* Street1: P.O. Box 490	_____	
Street2: 333 Broadalbin Street SW	_____	
* City: Albany	_____	
County/Parish: Linn	_____	
* State: _____	OR: Oregon	
Province: _____	_____	
* Country: _____	USA: UNITED STATES	
* Zip / Postal Code: 97321-0144	_____	
e. Organizational Unit:		
Department Name: Community Development	Division Name: Planning	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mrs.	* First Name: Anne	_____
Middle Name: Louise	_____	
* Last Name: Catlin	_____	
Suffix: _____	_____	
Title: Planner 3	_____	
Organizational Affiliation: _____		
* Telephone Number: 541-917-7560	Fax Number: 541-791-0150	
* Email: anne.catlin@cityofalbany.net		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grants - Entitlement Grants

*** 12. Funding Opportunity Number:**

*** Title:**

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Fiscal Year 2015-2016 Action Plan
CDBG Entitlement Activities for the City of Albany, Oregon

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:
* a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
* a. Start Date: * b. End Date:

18. Estimated Funding (\$):

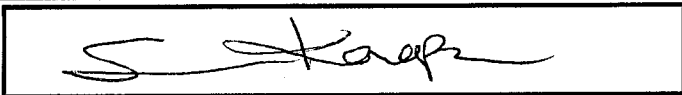
* a. Federal	<input type="text" value="378,904.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="378,904.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**
 a. This application was made available to the State under the Executive Order 12372 Process for review on .
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.
 c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**
 Yes No
If "Yes", provide explanation and attach

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 218, Section 1001)**
 ** I AGREE
** 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.

Authorized Representative:
Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:
* Title:
* Telephone Number: Fax Number:
* Email:

* Signature of Authorized Representative:  * Date Signed:

**City of Albany Fiscal Year 2015-2016
Community Development Block Grant Program Certifications
Required for the 2013-2017 Consolidated Plan and 2015-2016 Action Plan**

Authority of Jurisdiction. The City certifies that 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.

Citizen Participation. The City certifies that 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. The City certifies that its Consolidated Plan (consolidated housing and community development plan) identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing and expand economic opportunities primarily for persons of low and moderate income. (See 24 CFR 570.2 and 24 CFR part 570.)

Following a Plan. The City certifies that it will follow its HUD-approved Fiscal Years 2013 through 2017 Consolidated Plan in planning for and carrying out the activities identified in its Action Plan.

Consistency with Plan. The City certifies that the housing activities to be undertaken with CDBG funds will be consistent with the Strategic Plan section of the Consolidated Plan.

Use of Funds. The City certifies that it has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, the City certifies that 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 of slums or blight. The Action Plan may also include activities which the City certifies are designed to meet other community development needs having a 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(s) 2011 through 2013 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. The City 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.

The City will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, 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 City certifies that it lacks CDBG funds to cover the assessment.

Anti-discrimination Compliance. The City certifies that CDBG-funded activities will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

Lead-based Paint Procedures Compliance. The City certifies that its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R.

Housing and Urban Development Act of 1968, Section 3. The City certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR part 135 ensure that HUD financial assistance is directed to assisting low- and very-low income persons as much as possible.

Compliance with Laws. The City certifies that it will comply with all applicable laws.

Signature of Authorized Official:



Date:

5/13/15

Name and Title: Sharon Konopa, Mayor, City of Albany

**City of Albany Fiscal Year 2015-2016
Federal Certifications Required for the
2013-2017 Consolidated Plan and 2015-2016 Action Plan**

In accordance with applicable federal statutes and regulations governing this Consolidated Plan, the City of Albany makes the certifications stated below.

General Certifications:

Affirmatively Furthering Fair Housing. The City will affirmatively further fair housing by taking appropriate actions to overcome the effects of any impediments identified by the public and through the Analysis of Impediments to Fair Housing and Plan; and maintaining records reflecting the actions in this regard.

Anti-displacement and Relocation Plan. The City certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, 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 section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG programs.

Drug-free Workplace. The City certifies that it will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing possession, or use of a controlled substance is prohibited in the City's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about
 - (a) The dangers of drug abuse in the workplace;
 - (b) The City's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1 above;
4. Notifying the employee in the statement required by paragraph 1 above that, as a condition of employment under the grant, the employee will:
 - (a) Abide by the terms of the statement; and
 - (b) Notify the City in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency (HUD) in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. The City, in the event that it is the employer of convicted employees, will provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency (HUD) has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

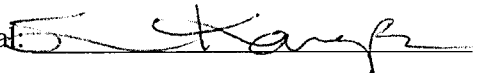
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6 above.

Anti-Lobbying. The City certifies, to the best of its knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the City, 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, the City shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The City shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-recipients, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Excessive Force in Non-Violent Civil Rights Demonstrations. The City certifies that it has adopted and is enforcing a Civil Disturbance Policy that applies to the use of excessive force against any individuals engaged in nonviolent civil rights demonstrations. As stipulated therein, it is the policy of the Albany Police Department that:

1. Law enforcement personnel shall not use excess force against any individuals engaged in nonviolent civil rights demonstrations; and
2. Applicable state and local laws that prohibit physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstrations within Albany shall be enforced.

Signature of Authorized Official:  Date: 5-13-15

Name and Title: Sharon Konopa, Mayor, City of Albany