



City of Albany

2021 Consolidated Annual Performance and Evaluation Report for the Community Development Block Grant Programs

CR-05 - Goals and Outcomes

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

The City of Albany receives an annual Community Development Block Grant (CDBG) entitlement from the U.S. Department of Housing and Urban Development (HUD). As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies community needs, prioritizes these needs, and establishes goals and objectives to meet these needs. This five-year plan is called the Consolidated Plan.

Each year the City is also required to provide a Consolidated Annual Performance Evaluation and Report (CAPER) to the public and HUD that evaluates Albany's progress towards meeting the one-year goals in the Annual Action Plan and the goals and objectives identified in the 2018-2022 Consolidated Plan. This CAPER covers progress made in the 2021 federal program year, which corresponds to Albany's 2021-2022 fiscal year.

The 2021 Federal program year was Albany's fourth year of the 2018-2022 Consolidated Plan. The City received an allocation of \$375,950 in CDBG funds to address needs identified in the five-year Consolidated Plan. Additionally, \$476,794 from prior year allocations of CDBG and \$238,940 in CARES Act funding carried over into the 2021 program year. The City spent \$470,121 in CDBG funds and \$231,224 in CDBG CARES Act funds by June 30, 2021, on activities that address strategic plan goals.

Between July 1, 2021, and June 30, 2022, CDBG and CARES Act funds provided services to more than 2,600 low- and moderate-income Albany individuals and 3 households with the following programs: housing rehabilitation, emergency shelter and case management to homeless youth and adults, emergency housing assistance, shelter facility repairs, healthy food boxes, beds and furniture, child abuse prevention, childcare, and senior companions for homebound seniors and persons with disabilities. Efforts to provide small business assistance which began in Program Year 2020 were completed during Program Year 2021 (PY2021). Thirteen businesses were provided assistance which allowed those businesses to create or retain 74 jobs.

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

Goal	Category	Indicator	Unit of Measure	5-year Strategic Plan			2021 Annual Action Plan		
				Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Create affordable housing opportunities	Affordable Housing	Homeowner Housing Added (Habitat, Creating Housing)	Household Housing Unit	1	1	100.00%	0	0	N/A
	Homeless	Direct Financial Assistance to Homebuyers (DevNW Homebuyer Program)	Households Assisted	4 Program cancelled due to housing prices	2	50.00%	0	0	N/A
	Non-Homeless Special Needs	Other (Creating Housing)	Other (property acquisition)	1	0	0.00%	1	0	0.00%
Create economic opportunities	Economic Development	Jobs created/retained	Jobs	20	74	370.00%	0	74	0.00%
		Businesses assisted	Businesses Assisted	20	0	0.00%	3	0	0.00%
		Other	Other	30	0	0.00%			
Improve access to opportunities	Non-Housing Community Development	Public Facility or Infrastructure Activities (Sunrise Park Path)	Persons Assisted	1000	1000	100.00%			
Planning and Administration	Planning and Administration	Other	Other	1	1	100.00%			
Preserve affordable housing	Affordable Housing	Homeowner Housing Rehabilitated (DevNW)	Household Housing Unit	20	15	75.00%	3	3	100.00%

Prevent and respond to impacts of COVID-19	Non-Homeless Special Needs	Public service activities, except Housing Benefit (YMCA, Boys and Girls Club,)	Persons Assisted	500	1625	325.00%	0	67	
	Affordable Housing	Public service activities for LMI Housing Benefit (CSC Emergency Rental Assistance)	Households Assisted	30	24	80.00%	0	3	
	Homeless	Homelessness Prevention (Family Tree RN)	Persons Assisted	0	61	0	0	61	
	Economic Development	Businesses assisted (Grants to Businesses)	Businesses Assisted	10	13	130.00%	0	13	
Provide needed public services	Homeless Non-Homeless Special Needs	Public services (except housing) (OCWCOG, Furniture Share)	Persons Assisted	2000	8500	425.00%	1000	1969	196.90%
	Fair housing	Homelessness Prevention (Family Tree Relief Nursery)	Persons Assisted	50	115	230.00%		89	
Reduce and prevent homelessness	Homeless	Public services (Jackson Street Youth Services)	Persons Assisted	20	36	180.00%	20	26	130.00%
		Public Facility or infrastructure Improvements Homeless Person Overnight Shelter (CHANCE and Albany Helping Hands)	Persons Assisted	500	776	155%	160	366	228.75%

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

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

Consistent with the reprioritizing of goals in the 2018-2022 Consolidated Plan due to the Coronavirus pandemic, the 2021 priorities are as follows:

- Prevent and respond to COVID-19
- Create economic opportunities
- Reduce and prevent homelessness
- Provide needed public services
- Preserve affordable housing
- Create affordable housing opportunities

Prevent and Respond to COVID-19: The City continued supporting programs providing needed services to families and individuals affected by the pandemic.

- Family Tree Relief Nursery supported families through supporting emotional and social development among children who have been isolated due to COVID-19, assisting families with virtual learning technology for school age children, and resource referrals for families impacted by COVID-19. In total, they supported 61 people with these services.
- The local YMCA provided childcare and youth services to 24 children/youth in families impacted by COVID-19 and the Boys and Girls Club provided virtual learning for 43 youth.
- The City allocated CDBG-CV funds to Second C.H.A.N.C.E shelter to repair the HVAC system and improve air quality in the facility, thus reducing the risk of COVID-19 spread in the shelter.
- Additionally, CDBG-CV funds were used to provide emergency housing assistance to 3 households to prevent homelessness for individuals and families affected by COVID-19.

Create Economic Opportunities: CDBG funds were used to provide emergency grants for businesses with 25 or fewer employees impacted by COVID-19, with the purpose to create or retain jobs. Grants were provided to 13 businesses in PY2021 and, as a result, those businesses were able to create or retain 74 jobs.

Reduce and Prevent Homelessness: CDBG funds were used to support facility repairs on two shelters, an HVAC system in one shelter and a roof replacement on the other. These repairs allowed the shelters to continue to serve residents experiencing homelessness in Albany in a safe, healthy, and comfortable environment. Additionally, public service funds went to Jackson Street Youth Services for staff time to provide case management services at the youth shelter with the aim to help reduce and prevent homelessness among Albany youth. Family Tree Relief Nursery also prevented homelessness among their clients through referrals for housing and utility support. As mentioned above, CDBG-CV funds provided emergency housing assistance to 3 households to prevent eviction.

Provide Needed Public Services to Low- and Moderate-Income and Special Needs Residents:

- Cascades West Council of Governments provided senior companion services to 17 homebound seniors.
- Furniture Share delivered dining room tables, beds, desks, and food boxes to nearly 2,000 Albany residents below the poverty line.
- Family Tree Relief Nursery provided families with in-home services, therapeutic childcare, and other wrap around services to prevent child abuse, serving a total of 59 people. They were also able to serve 30 people with carryover funds from PY2020.

Preserve Affordable Housing: CDBG funds supported the owner-occupied housing rehabilitation no-interest deferred loan program managed by DevNW to improve livability of Albany's aging housing stock. Three housing rehabilitations were completed in PY2021.

Create Affordable Housing Opportunities: The environmental review is underway for a property for potential acquisition by Creating Housing Coalition and future development into a tiny home affordable housing village. Pending the results of the environmental review, carryover PY 2020 funding will support the property acquisition in PY2022, which will create affordable housing opportunities.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	2,232
Black or African American	67
Asian	34
American Indian or American Native	239
Native Hawaiian or Other Pacific Islander	5
Total	2,609
Hispanic	307
Not Hispanic	2,301

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

Narrative

Between July 1, 2021, and June 30, 2022, CDBG programs served more than 2,600 residents with CDBG and CARES Act funded programming through public services, emergency housing assistance, shelter, housing rehabilitation, and economic development opportunities. Of these, 85.6 percent of the residents assisted were White, 2.6 percent were African American, 9.2 percent were American Indian or American Native, 1.3 percent were Asian, and 11.8 percent were of Latino/Hispanic origin. Additionally, 1.2 percent were multi-racial or other which is not captured in the table above.

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

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	375,950	470,121
CDBG-CV	Public – federal	238,940	235,224

Table 3 - Resources Made Available

Narrative

In 2021, the City was allocated a \$375,950 in CDBG funds and had \$476,794 in carryover funds from prior years. The City spent \$470,121 of the regular CDBG funds in PY2021. Additionally, the City had \$238,940 remaining of the CDBG-CV funds, of which the City spent \$235,224 to continue to provide relief and protection from COVID-19. The City spent a total of \$701,345 in PY2021 by June 30, 2022.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Census Tract 204	4	6.9%	Youth shelter services, emergency housing assistance program
Census Tract 205	0	0	
Census Tract 208.1	25	25.3%	Emergency shelter services, child abuse prevention and childcare, youth services
Census Tract 208.2	1	13.8%	Housing rehabilitations, senior services, childcare

Table 4 – Identify the geographic distribution and location of investments

Narrative

Nearly half (46 percent) of the City's CDBG expenditures by June 30, 2022 were in local target area Census Tracts 204, 205, 208.01, and 208.02. The City hopes incremental investments in these areas will gradually remove blighted conditions and improve safety and livability, which may encourage more private investment in these areas. CDBG activities and expenditures in Albany's low- and moderate-income Census Tracts are listed below.

Census Tract 204 activities

- Jackson Street emergency youth shelter services and case management to youth ages 10 to 18.
- Community Services Consortium operates out of this Census Tract but provides services Citywide.

Census Tract 208.01 activities

- Family Tree Relief Nursery, located here, provides family supports, in-home visits, and therapeutic childcare to prevent child abuse.
- Two emergency shelters located in this target area were awarded CDBG and used any of their remaining CDBG-CV funding during PY2021.
- Boys and Girls Club provided childcare and youth services to those impacted by COVID-19.

Census Tract 208.02 activities

- Two owner-occupied housing rehabilitations were in this tract.
- The senior companion program is based in this Census Tract.
- The YMCA is located in this Census Tract and provided childcare and youth assistance to those impacted by COVID-19.

Leveraging

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

The City did not use any publicly owned land or property within the City limits to address the needs identified in the 2021 Action Plan.

CDBG: Several nonprofit service providers use the federal 2021 CDBG awards to leverage funding from private foundations, state and local funding.

- Family Tree Relief Nursery uses CDBG funds to leverage state funds of \$68,000 and local funds of more than \$15,000.
- Jackson Street Youth Services used the City's CDBG support to leveraging grants and local funds of more than \$20,000, federal funds of \$100,000, and state funds of \$90,000.
- Furniture Share received more than \$50,000 in private donations and local grants.
- The senior companion program managed by Cascades West Council of Governments received more than \$125,000 in federal funds, and \$8,500 in grants.
- Second C.H.A.N.C.E used CDBG and CDBG-CV funds to leverage \$50,000 in local and federal funds.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	4	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	4	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	3
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	3	3
Number of households supported through Acquisition of Existing Units	0	0
Total	3	6

Table 6 – Number of Households Supported

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

HOMELESS HOUSEHOLDS PROVIDED HOUSING ASSISTANCE: City CDBG funds were not used directly to provide affordable housing to residents experiencing homelessness. Funds are used to provide services and support to help residents move into permanent housing.

NON-HOMELESS HOUSEHOLDS PROVIDED HOUSING ASSISTANCE:

a. Number of Households Supported through Rental Assistance (CDBG-CV): CSC provided emergency housing assistance to 3 Albany households in PY2021, including both homeowners and renters.

- Extremely low-income renter households assisted – 1
- Low-income renter households assisted – 1
- Moderate-income renter households assisted – 1
- Middle-income renter households assisted – 0

b. Number of Households Supported through Rehab of Existing Units with CDBG: Three owner-occupied housing rehabs were completed in PY2021 (by June 30, 2021), and one is underway.

- Extremely low-income owner households assisted – 1
- Low-income owner households assisted – 0
- Moderate-income owner households assisted – 2
- Middle-income owner households assisted – 0

Discuss how these outcomes will impact future annual action plans.

The City continues to work to use CDBG funds to advance the affordable housing goal through the homeowner rehabilitation program and property acquisition. These projects can be slow moving due to challenges in finding affordable property and the environmental review process or challenges finding low-income homeowners who can benefit from home rehab projects. The CDBG-CV funds provided an opportunity to also support the emergency housing assistance program provided by Community Services Consortium.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	0
Low-income	1	0
Moderate-income	3	0
Total	6	0

Table 7 – Number of Households Served

Number of Individuals Served	CDBG Actual
Extremely Low-income	2132
Low-income	43
Moderate-income	19
Presumed Low-Mod income	393
Total	2587

Table 8 – Number of Individuals Served

Narrative Information

Household income is used to determine eligibility for most of Albany’s activities; however, the outcome is typically the number of persons served, rather than households served. Household income data is shown for the housing rehabilitation activities (3 households) and emergency rental assistance (3 households). Overall, 2,132 extremely low-income people were served using CDBG funds and CDBG-CV, along with 43 low-income people, 19 moderate-income people and 393 presumed low-income people. Only 18 did not have a low- or moderate income; of those, 8 were impacted by COVID-19 and served by

CDBG-CV funds, 7 were unaccompanied youth accessing shelter services, and 3 were homebound seniors. Most residents supported through CDBG programs had extremely low incomes or were presumed benefit, representing 96.9 percent of those served. An additional table is provided to illustrate the income of persons served by other programs.

ACTIONS TAKEN TO ADDRESS WORST CASE HOUSING NEEDS in 2021:

- Community Services Consortium (CSC) provides rapid rehousing to Albany's homeless persons, who are assumed to be extremely low-income.
- CSC also provides homeless prevention assistance in the form of rent relief, mortgage assistance, and utility assistance to prevent eviction from rentals or doubled-up situations. Most of those served are severely rent-burdened households and are extremely low-income, low-income, and moderate-income households.
- Albany Helping Hands Shelter operates six transitional houses for men and one for women and women with children to move homeless residents into stable housing. CDBG funds were used to replace the roof on the Albany Helping Hands shelter to ensure shelter residents have access to a quality living environment.
- Jackson Street Youth Services provides emergency shelter for youth in Albany.
- Linn County Health Services and Community Helping Addicts Negotiate Change Effectively (C.H.A.N.C.E.) provide housing vouchers for residents in recovery from addiction and those with mental disabilities and individuals discharged from correctional facilities and institutions. The emergency shelters also provide housing, food, and clothing to individuals discharged from correctional facilities and institutions.
- CDBG AND CDBG-CV funds were used to repair the HVAC system at the Second C.H.A.N.C.E. shelter to ensure residents of this shelter are residing in a healthy and comfortable environment.

OTHER ACTIONS TAKEN TO FOSTER AND MAINTAIN AFFORDABLE HOUSING:

2021 CDBG funds continued to support the rehabilitation of Albany's affordable housing stock. The City consults with area housing and service providers to assess opportunities and projects that may be ready to proceed and apply for CDBG assistance – including partners for property acquisition, housing rehabilitation, and new construction and is exploring how to establish a land bank or land trust.

CARES Act and CDBG funds were also used to prevent evictions of extremely low-, low-, and moderate-income renters and homeowners through emergency rent and mortgage assistance and utility assistance.

The City is also engaging in efforts outside of the CDBG program to promote affordable housing development. The City has a Housing Affordability Task Force exploring options to promote housing affordability and \$1 million in state funds allocated to the City in PY 2021 will be used to support new affordable housing projects.

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

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

The City made the following progress in the 2021 program year to reduce and end homelessness within the community:

1. Community Outreach Assistance Team (COAT) has helped homeless individuals connect to the Department of Human Services Senior and Disability Services staff, Community Services Consortium (CSC) case management staff, and Communities Helping Addicts Negotiate Change Effectively (C.H.A.N.C.E). CHANCE helps residents with addiction recovery services. Other Albany partners include Albany Helping Hands Shelter and CSC's Supportive Services for Veteran Families program (SSVF).
2. C.H.A.N.C.E. responded to calls to help residents in crisis or need with services directly at time of contact/need.
3. City staff attended monthly meetings of the Homeless Engagement and Resource Team (HEART). Additionally, City staff worked with emergency shelters affected by COVID-19 outbreaks to try to find ways to accommodate distancing among shelter residents.
4. The annual homeless resource fair was cancelled due to COVID-19.

Addressing the emergency shelter and transitional housing needs of homeless persons

The provision of shelter and transitional and permanent supportive housing for homeless Albany residents is provided by several area non-profits, Oxford Houses, and houses owned by faith-based organizations.

The City provided a public service grant to Jackson Street Youth Services to provide case management for homeless youth and staff the emergency shelter. Additionally, CDBG funds were used to perform necessary building repairs at two shelters, Second CHANCE and Albany Helping Hands, to improve the quality of the facility and ensure residents of the shelters have a safe, healthy, and comfortable space to stay.

Linn County Health Services and C.H.A.N.C.E. provide housing vouchers for residents in recovery from addiction, those with mental disabilities, and individuals discharged from correctional facilities and institutions. The emergency shelters also provide housing, food, and clothing to individuals discharged from correctional facilities and institutions.

Transitional and Supportive Housing

- Albany Helping Hands currently operates seven transitional supportive houses with a capacity of approximately 34 people/beds including one for women and women with children. Albany Helping Hands staff provides ongoing support to residents.
- Oxford House Chapter 19 – operates ten “clean and sober” houses in Albany: one for women only, three for women with children, and six for men.
- God Gear operates eight recovery houses in Albany.
- Albany Partnership for Housing (APH) provided three units of supportive housing serving 11 formerly homeless people and residents with mental health and other special needs. APH provides ongoing support services to residents in their affordable rental units.

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

CDBG funds have helped to fill the gap in needs provided by other public and private agencies to prevent and reduce homelessness through a variety of programs. Homeless or at-risk residents and families come through the local Coordinated Entry process established by the community action agency, Community Services Consortium (CSC). CSC uses ESG funds for rapid rehousing programs and homelessness prevention. CSC also coordinates the HMIS for Coordinated Entry. City staff collaborate and consult with CSC throughout the year on homelessness and emergency housing needs. The City itself does not receive ESG funds.

a) Homeless Prevention: Albany has a network of social services and government agencies that work together to help Albany’s low- and extremely-low income families avoid becoming homeless.

- The Family Tree Relief Nursery provided social services, counseling, education, and support to high-risk families with young children to reduce child abuse and homelessness. The program helps parents gain skills to reduce their risk of becoming homeless and losing their children to foster care. Children also spend time in a therapeutic classroom. All of the children served in 2021 stayed living safely with their families.
- Jackson Street Youth Services provided shelter and case management to 25 homeless and unaccompanied Albany youth in 2021. Youth are either reconnected with their families or move into transitional living. These services prevent a number of youths going into correctional institutions and are available to help those leaving these institutions.
- Albany Helping Hands shelter provided shelter and transitional housing to chronically homeless residents and women with children experiencing homelessness until they can get into safe and

supportive housing.

- CSC helped to prevent homelessness through emergency rental assistance, homeless prevention support, utility bill payments, and housing programs for veterans.
- Greater Albany Public School District operates FACT (Families and Community Together), which is a team of family service consultants that link schools, students, and families with available community services in Albany. FACT's goals are to enhance student education by supporting and empowering students and families to access educational, health, and community services.

b) Helping residents discharged from publicly funded institutions and systems of care: Albany's ten Oxford Houses provide affordable housing for residents being discharged from correctional facilities that have addictions. Linn County Parole and Probation, C.H.A.N.C.E., and Samaritan Albany General Hospital work closely with the Albany Police Department, Linn County Health Services, local shelters, and other agencies to secure housing placements prior to residents being discharged or are brought to shelters when permanent housing is not secured. The network of Albany area agencies coordinate support for discharged residents through the "coordinated entry/re-entry" process. Young women at Oak Creek Correctional Facility are not discharged until a permanent plan for housing or care facilities are in place.

c) Linn County Health assists residents with mental and physical disabilities and/or addictions in getting into housing and receiving the services and support they need to prevent homelessness. C.H.A.N.C.E. provides housing services to residents in recovery and with mental disabilities.

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 COVID-19 pandemic continued to present challenges in addressing the needs of homeless people, but efforts to assist chronically homeless continue. Resources are being directed to prevent homelessness and support the emergency shelters during the pandemic.

Programs not supported with CDBG funds but that provide critical services to Albany residents included:

- Community Services Consortium (CSC) provides Albany households with rapid rehousing programs. CSC uses a housing first model and coordinated entry system to work through the waiting list. Referrals come from community service agencies.
- CSC also provided supportive services to veterans and veteran families including reaching out to homeless or near homeless veterans through services, the homeless resource fair for veterans, and providing case management services focused on obtaining permanent housing solutions.
- Albany has 10 Oxford Houses and 8 other recovery houses. Houses are democratically run, self-

supporting, drug-free homes for those in recovery from drug and alcohol addiction.

- Substance Abuse: Community Helping Addicts Negotiate Change Effectively (C.H.A.N.C.E.) provides recovery support services to help residents through recovery and works directly with many residents coming out of jail. The agency helps residents obtain housing, skills, resources, support, recreational activities, and guidance needed for long-term recovery so they become healthy productive members of their families and community.
- Community Outreach Assistance Team (COAT)- The team goes out into the Albany community to provide unhoused neighbors with assistance, including connecting unhoused residents with service agencies and housing services. COAT is comprised of members from CHC, CSC, C.H.A.N.C.E (Communities Helping Addicts Negotiate Change Effectively), Family Assistance and Resource Center, Albany Helping Hands Shelter, Jackson Street Youth Services, and Albany Police Department.
- The Homeless Engagement and Resources Team (HEART): Representatives from numerous service and government agencies work together to prevent and reduce homelessness, including the City of Albany and Samaritan Health Services. The annual homeless resource fair put on by HEART was cancelled due to COVID-19.

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

Actions taken to address the needs of public housing

Albany has no public housing, as defined by the Department of Housing and Urban development. Linn-Benton Housing Authority (LBHA) provides affordable housing units and manages the Section 8 Housing Choice Voucher program for the two county region, currently serving 951 Albany households with vouchers. LBHA also owns and manages 105 units of publicly supported housing in Albany, serving low- and moderate-income seniors (90 units) and persons with disabilities (15 units). Albany has approximately 500 rental housing units that were constructed with public or low-income housing tax credit assistance.

The City consulted with LBHA and the Albany Partnership for Housing regarding needs that could be addressed with CDBG funds. LBHA, Linn County Health Services, and Albany Partnership for Housing are partnering to provide 11 beds of supportive housing in a group home for residents with mental or developmental disabilities.

Discussions on future collaborations to address needs is ongoing.

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

LBHA works with residents participating in their Family Self Sufficiency (FSS) program and in their individual development account savings programs to help them save money to become homeowners or move into market rate housing.

Actions taken to provide assistance to troubled PHAs

The local public housing authority is not classified as a troubled PHA. Therefore, no actions have been taken to assist LBHA.

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

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

The City has created the Housing Affordability Task Force which is working on identifying affordable housing strategies that the City can consider implementing. This effort will result in the creation of a Housing Implementation Plan outlining near term and long term strategies for promoting development that meets Albany's housing needs across the income spectrum. In January of 2022 amendments to the Development Code to allow "middle" housing types (2-4 plexes, townhouses, and cottage clusters) went into effect, which may provide more affordable housing choices and diversify the City's housing stock over time.

The City and its subrecipients have tried to concentrate housing rehabilitation funds and public improvements into the City's lowest income areas – Census Tracts 204, 205, 208.01, and 208.02 to improve the livability and sustainability of these lower-income neighborhoods.

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

In 2021, the Albany Community Development Commission solicited applications to determine the highest priority needs of Albany's low- and moderate-income residents. The City targeted resources to reduce and prevent homelessness, maintain the quality of homes owned by low-income residents, create new affordable housing opportunities, and serve extremely low-income, and underserved residents with needed services.

The high cost of housing and land is a substantial barrier to helping shelter residents and other people at risk for homelessness into stable and affordable housing. Because of the difficulty finding affordable housing to move into, residents often stay at the shelter longer and shelters stay at capacity for long periods which hampers their ability to provide shelter for other people living on the street. For some clients, more intensive case management is needed to find suitable housing, but for others the length of their stay is primarily a result of the lack of affordable housing to move into. The high cost of land has also presented a barrier for the CDBG program because, although CDBG funds have been dedicated to property acquisition, there have been few properties available that have both the space need and a reasonable price for an affordable housing development.

Additionally, limited funds for public services presents an obstacle to meeting underserved needs. Aside from affordable housing, some of the most significant needs are activities that would use public service funds such as childcare, shelter services and case management for shelter residents, and senior services.

In 2021, CDBG-CV and CDBG funds supported the Second C.H.A.N.C.E and Albany Helping Hands shelters

with needed facility repairs so those agencies could continue to provide shelter, meals, help their residents access services and employment and ultimately transition into permanent housing. CDBG-CV funds also supported an emergency housing assistance program through CSC. CDBG-CV funds also provided childcare and youth services to families impacted by COVID and need of care and help with distance learning. Funds provided emergency shelter and case management to unaccompanied youth with the goal of providing them with safe, permanent housing, while staying in school and gaining life skills. Family Tree Relief Nursery used CDBG funds to provide staff to work with at-risk families to strengthen families, improve parenting skills, overcome other stresses to keep families together, and prevent homelessness. Funds also helped low-income seniors provide assistance and companionship to home-bound seniors. Furniture Share provided needed household items to low-income families and individuals to help furnish homes at no cost to the household, often an overlooked need, as well as provided healthy food boxes to low-income families.

Many other programs are in place locally to provide services to special needs residents, including services for the elderly and disabled, residents with addiction and mental disabilities, and survivors of domestic violence.

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

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

The 2021 Action Plan identified the following actions to be taken to address lead-based paint hazards.

- Housing Rehabilitation Program Delivery: DevNW uses lead-safe housing checklists and City procedures for the housing rehabilitation programs. Lead hazard information is distributed to all applicants applying for the housing rehabilitation assistance and for any projects involving painted structures built before 1978. Rehab recipients must sign a lead disclosure form and documentation of receipt of the Lead Safety brochure. When rehabilitation projects involve homes constructed before 1978, a lead paint inspection is conducted on surfaces that are proposed to be disturbed. A notice of lead testing results is mailed to the resident. If lead is present, the Lead Paint Evaluation notice is mailed to residents. DevNW staff check lead certifications required by contractors. The subrecipients work with the contractors to assess the amount of disturbance, if any, and compliance with the EPA Renovate, Repair, and Painting laws in addition to HUD's federal regulations. Projects over \$5,000 require a Risk Assessment report when lead is present or presumed. It is mandatory that all contractors use lead-safe work practices and interim controls or standard treatments on all applicable painted surfaces and presumed lead-based paint hazards by a qualified contractor.
- General Public Awareness: The City distributes lead hazard information pamphlets to residents seeking information about housing repairs to historic homes. The City provides links to lead safety information and brochures produced by the EPA and HUD from the City's website.

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

As the local action agency, Community Services Consortium utilizes state, federal, and other funding sources to provide a variety of anti-poverty programs to prevent homelessness including outreach and assessment of the needs of the homeless and veterans, short-term rental and utility assistance, rapid rehousing assistance and housing navigation, housing education, employment and budgeting services, and food and nutrition programs and resources. (These figures were provided earlier in this report.)

During the 2021 program year, the City took the following actions to reduce the number of poverty-level families in Albany:

- **Emergency Business Grants:** City CDBG funds provided emergency business grants to Albany's small businesses impacted by COVID-19 in order to help these businesses retain or rehire 74 employees. Funds were dispersed to thirteen businesses.
- **Provide public services:** In 2021, the City allocated 15 percent of its annual entitlement award in public service grants to four agencies to serve Albany's lowest income residents, elderly residents, homeless residents, and at-risk children using CDBG funds. An additional four agencies were able to use remaining CDBG-CV funds to provide services and emergency housing assistance to residents impacted by COVID-19.

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

The backbone of the institutional delivery system is the City of Albany Community Development Department, which administers the CDBG programs. The City continued to partner with many agencies through the City's CDBG grant programs and started new programs with new partner agencies, which helped to strengthen the institutional structure.

Conversation and coordination are ongoing with other primary institutional service providers to ensure CDBG funds are used for gaps in services and to leverage success of other programs. The CDC consulted with Linn County Health Services, Department of Human Services, Oregon Cascades West Council of Governments, Community Services Consortium, Center Against Rape and Domestic Violence, and all agencies that provide services to Albany's homeless and special needs populations. Many of these agencies also participate in the Homeless Engagement and Resource Team (HEART) monthly meetings. City staff corresponds with these agencies and service providers periodically to assess existing programs, performance, and help identify gaps in needs that could be supported with CDBG-funded activities and programs.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

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

- The Housing Affordability Task Force consulted with affordable housing providers and developers in group settings to learn more about community needs and to foster collaboration. This information was passed on to the Albany Community Development Commission as well. The CDC also consulted with service providers and shelters who work towards helping residents find and keep stable housing among helping them meet other urgent needs. The CDC meetings provided an opportunity for enhancing the existing coordination and delivery structure of the area's housing, homeless, health, and social service providers.
- Consultation with local shelters, Community Services Consortium, Linn-Benton Housing Authority, Albany Partnership, and Linn County Mental Health to discuss the needs of Albany's residents is ongoing.
- City representatives participated in the Homeless Engagement and Resource Team (HEART) meetings. HEART is comprised of various social service agencies; health, housing, and homeless advocates; and governmental agencies that work collaboratively to identify the needs of Albany's homeless and at-risk residents.

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

The City took the following action in 2021 to overcome the effects of impediments identified in the *2018 Update Albany's Analysis of Impediments to Fair Housing Choice and Plan*.

- Embracing Diversity: City staff encourages the appointment of persons in protected classes to the Albany Community Development Commission and continues to reach out to agencies that work with persons of color to assess needs and identify impediments to fair housing. Staff attends monthly meetings of the Hispanic Advisory Council and Linn Benton Health Equity Alliance to foster relationships with Albany's Latinx community and assess needs that could be addressed with CDBG resources.
- Linguistic and Cultural Barriers: The City of Albany and Community Services Consortium local offices have worked to hire employees fluent in Spanish so they can respond to complaints and potential fair housing violations. The Albany Community Development Department has three Spanish-speaking employees that assist residents and customers. The City of Albany is working on ensuring press releases and other outreach efforts related to the CDBG program are available in English and Spanish with instructions on how to receive materials in Spanish by request.
- Lack of Understanding of Fair Housing Laws: Collaborated with the City of Corvallis to offer and promote two fair housing trainings, one for landlords and another for elected and appointed officials and staff. The Fair Housing Council of Oregon provided these trainings.

CR-40 - Monitoring 91.220 and 91.230

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

The City follows these monitoring steps annually:

A: Pre-Assessment: During the application process for Albany CDBG funding, subrecipients were evaluated on the capacity of the organization and the organization's ability to meet national objectives, federal regulations, and complete the project. The City provided a Subrecipient Handbook to all potential applicants to review prior to submitting requests for funding and these documents are available on the City website.

B: Subrecipient Orientation and Training: City staff met with each subrecipient agency prior to signing the contract to discuss the scope of work, federal regulations, performance measures, and review the Subrecipient Handbook. Staff reviewed all contractual obligations and applicable federal requirements and explained how to document national objectives compliance and overall administrative and financial management record keeping. Technical assistance and resources are provided throughout the year as needed.

C: Quarterly Monitoring: The City requires subrecipients to submit quarterly reports in order to monitor progress, identify issues on an ongoing basis, and offer technical assistance as needed. Quarterly reimbursement requests are encouraged so financial records can be monitored quarterly.

D: Risk Assessment for In-Depth On-Site Monitoring: The City followed the risk assessment criteria to determine which subrecipients to monitor in depth each year.

1. Quarterly Desk Review Findings: More than two consecutive errors, incomplete reports, or resubmittals trigger a technical assistance site visit and may be grounds for monitoring.
2. New Subrecipients or Organizational Change: First-time CDBG subrecipients, or subrecipients experiencing organizational change or key program staff turnover, will be considered higher risk subrecipients.
3. Performance and Administrative History: Subrecipients with previous findings or concerns are considered higher risk and will be monitored to ensure corrective actions have been fully implemented.
4. Complexity of the Activity: Housing rehabilitation programs and economic development programs have complex federal regulations, and by their nature, are the highest risk programs. When housing rehabilitation projects include houses constructed before 1978, at least one project is monitored for lead-based paint compliance.
5. Amount of CDBG Funding: Subrecipients receiving larger allocations may present higher risk than those receiving small awards.

While certain activities or programs are more complex and may present more risk than others, the City tries to monitor every organization on-site at least once in a three-year cycle. This year two agencies were selected for monitoring based on the results of the risk assessment. No formal findings were found during these monitoring visits, but the visits did provide the opportunity to assist with refining some processes related to the CDBG program and verify agency policies and practices are aligned with CDBG requirements.

E. Lead Paint Monitoring: To ensure compliance with lead based paint standards, the subrecipient overseeing the housing rehab program follows a step-by-step instruction guide and process checklists regarding lead based paint requirements for housing rehabilitation projects. Lead testing is done prior to work commencing when homes are built before 1978 and remediation is done when required.

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

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

The City followed its Citizen Participation Plan regarding the CAPER and a public hearing on the annual report. The plan requires a 15-day comment period and notice of public hearing.

A notice of the 15-day comment period and public hearings on Albany's 2021 CAPER was published in the Albany Democrat-Herald and on the City's website on August 30, 2022. The City distributed it to the media and created a social media release about opportunities to comment on the CAPER and community needs. The ad, press release, and website all provided information on how to request translation services or disability accommodation to be able to participate in the public hearing and review the CAPER.

The Albany City Council hearing was September 14, 2022. Comments were received through September 14, 2022. One letter in support of the 2021 CAPER was received.

The CAPER was available on the City's website on August 30, 2022. The City's press release and website content were viewable in Spanish, the most common language of minorities. The CAPER press release was distributed to all area agencies that work with low- and moderate-income residents, residents of Hispanic origin, and residents with a disability, including but not limited to, Linn County Health Services, Department of Human Services, Cascades West Council of Governments Senior and Disability Services, Linn-Benton Housing Authority, Albany Helping Hands, Jackson Street Youth Services, Center Against Rape and Domestic Violence, and C.H.A.N.C.E. (Community Helping Addicts Negotiate Change Effectively) as well as the Community Development Commission.

All City Council and CDC meetings were open to the public, and the agendas and agenda packets were made available on the City's website.

CR-45 - CDBG 91.520(c)

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

There were no changes to the program objectives in PY 2021.

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

No

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

Not Applicable.