



City of Albany
Pathways to Removing Obstacles (PRO) Housing
GRANT APPLICATION
For Public Infrastructure Funding associated with
the future Colonia Solidaridad Community
Submitted in Partnership with the
Farmworker Housing Development Corporation



A Home is Just the Beginning





City of Albany

Pro Housing Grant Application Narrative

Table of Contents

EXHIBITS

A. PRO Housing Executive Summary1

B. Threshold Eligibility Requirements3

C. Project Need4

D. Soundness of Approach10

E. Capacity29

F. Leverage36

E. Long-term Effect37

City of Albany, Oregon

EXHIBIT A: PRO HOUSING GRANT EXECUTIVE SUMMARY

The City of Albany, Oregon, a CDBG Entitlement grantee, is pleased to apply for the PRO Housing grant on behalf of the Farmworker Housing Development Corporation (FHDC). The PRO Housing grant will:

1. Facilitate the production of affordable housing for at least 160 low-income households by providing needed public infrastructure funding to extend an arterial road, bike lanes, and public sewer through a site that is required for this multicultural rental and homeownership development;
2. Affirmatively further fair housing by creating housing in an area of opportunity for the area's agricultural workers and working families, most of whom are in a protected class; and
3. Deconcentrate affordable housing within the city and create more housing choices.

Albany has a severe shortage of housing affordable to households below 80 percent of the area median income (AMI). The Goldfish Farm Road infrastructure project will enable FHDC to leverage funding to bring multicultural affordable housing community and services with a focus on racial equity and diversity to Albany.

The results of this grant will further the following strategic plan goals of the Department of Housing and Urban Development:

- **Support underserved communities and equitable community development** by providing a multicultural community with multilingual services and resources to provide leadership and economic opportunities for residents.
- **Advance housing justice** by providing housing for vulnerable and underserved communities of Latino/e/x heritage, color, and low incomes.
- The infrastructure project will **provide access** to and through the property to **increase the production of affordable housing**, and the **increase the supply of affordable housing** by up to 162 units over all phases in areas of opportunity, **which represents a 25 percent increase** from the current number of publicly supported affordable housing units in Albany.
- **Advance sustainable communities** by using climate friendly and energy efficiency design, promoting environmental justice, and recognizing housing's role as essential to health.
- **Promote and advance sustainable homeownership** through resident programs and workforce training programs and offering 10 to 12 townhouses to provide homeownership opportunities within the community.

About FHDC: In the late 1980s and early 1990s when the living standards for farmworkers and their families, predominantly immigrants from Latin America, grew increasingly oppressive, a group of diverse community leaders representing various backgrounds came together to form FHDC. The founders and partners sowed a long-term commitment to improving housing opportunities for immigrant farmworkers, their families, and other low-income populations in Oregon, and have been operating on that foundation since. As an equity-formed and directed organization, the FHDC mission carries forward today, more than three decades later, through the development of affordable housing, social services, education, and economic development opportunities. FHDC has built eleven communities with 480 units, that currently serve more than 1,600 residents, most of which are in a protected class. In over 30 years of serving low-income communities, FHDC has supported thousands of Oregonians in pursuing stable housing and prosperous futures.

OUTCOME: Colonia Solidaridad affordable housing community. In January 2023, with the financial support of community partners and foundations, and Oregon Housing & Community Services (OHCS), FHDC purchased an 8.6-acre property in Albany, Oregon for \$2,178,000. The property will be developed into a multicultural affordable housing community that will include outdoor amenities and a childcare and educational center. FHDC plans to build the Colonia Solidaridad multicultural affordable housing and supportive services for the area’s workforce, targeting communities of color and households earning less than 80% of the area median income (AMI). Housing will include 150 affordable rental units and between 10 to 12 townhomes for homeownership. A childcare and education center, open space, and community amenities are also planned.



Image: Conceptual Image of Phase 1 of Colonia Solidaridad

The PRO Housing infrastructure grant will help FHDC leverage financing for the development phases. Phase I will provide 50 to 55 units of affordable housing.

PRO Housing Project: Design and construct Goldfish Farm Road and a public sewer main. The total project cost is estimated to be \$2,726,394.

PRO Housing Grant Request: \$1,857,653.

City of Albany

EXHIBIT B: THRESHOLD ELIGIBILITY REQUIREMENTS

Exhibit B.

III.D. Threshold Eligibility Requirements

1. Resolution of Civil Rights Matters. The City of Albany does not have any unresolved charges, determinations, or lawsuits regarding civil rights matters pursuant to the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 19 of the Housing and Community Development Act of 1975, the Americans with Disabilities Act, Violence Against Women Act, or a claim under the False Claims Act.
2. Timely Submission of Applications will occur by the 11/6/23 deadline.
3. Eligible Applicant. As a local government, the City of Albany is eligible to apply for the PRO Housing grant. The city is a CDBG Entitlement jurisdiction.
4. Number of Applications. One PRO Housing application is being submitted.

IV.G. 1. Standard Application, Assurances, Certifications and Disclosures

The following Webforms will be submitted through Grants.gov:

- Standard Form 424 (SF-424) Application for Federal Assistance
- PRO Housing Assurances (HUD 424-B)
- Certification Regarding Lobbying (Lobbying Form)
- Federal Assistance Assurances
- Applicant Disclosure Report Form 2880

Code of Conduct. City of Albany Procurement Policies are submitted as an Attachment.

Affirmatively Furthering Fair Housing. The city of Albany has an adopted Analysis of Impediments to Fair Housing Choice and Plan and reports on activities annually in the CAPER. The proposed grant activity will remove barriers to low-income housing and housing for Albany's minority residents.

IV.G. 2. Other Program-Specific Requirements

- a. Limited English Proficiency (LEP). The City makes documents and meetings available in requested languages and formats in compliance with 72 FR 2732.
- b. Physical Accessibility. Albany City Hall and council chambers are accessible to persons with disabilities and additional accommodation is made on request.
- c. Environmental Review. The city of Albany will comply with 24 CFR Part 58 and will assume responsibility for Environmental Review Record, certification, and HUD approval of the Request for Release of Funds.
- d. Federal Assistance Assurances. This webform will be submitted through grants.gov.
- e. 424-CBG Budget Form – Project and Detailed Construction budget forms are included as attachments.
- f. Certification Regarding Lobbying. This webform was submitted through grants.gov.
- g. Disclosure of Lobbying Activities. Not Applicable. The City of Albany does not have any lobbying activities to disclose.

City of Albany, Oregon

EXHIBIT C. NEED

V.A.1.a.i Progress and Commitment to Overcoming Local Barriers to Facilitate the Increase in Affordable Housing Production and Preservation (12 points)

Over the last several years, the City of Albany has worked to identify, address, mitigate, and remove regulatory barriers to affordable housing production and preservation. *The greatest remaining barriers are: lack of funding to incentivize affordable housing development, and lack of funding for infrastructure improvements necessary for the development of affordable housing.*

Assess Housing Needs

In October 2020, the city adopted the [Housing and Residential Lands Needs Assessment](#) (2020 HNA) which projected housing and residential land needs to 2040. The analysis predicts that Albany will need between 6,730 and 9,400 total housing units by 2040, depending on the growth rate. **Between 3,000 and 4,300 new units are needed by 2040 for households earning below 80 percent of the area median income (AMI).** See Table 1 for details.

Many residents are paying more than they can afford for housing. About one quarter of Albany’s renters experience a severe housing cost burden, paying more than 50 percent of their income on housing, which affects ability to address other basic needs. Enabling more affordable housing choices throughout the city, including in well-resourced areas near transit, services and employment, will increase the opportunities for residents to find housing that suits their needs.

To date, the city has taken the following actions to remove regulatory barriers to affordable housing production and address housing needs.

Permitting Process and Clear and Objective Standards for Housing

- In 2021, amendments to the Albany Development Code took effect to streamline the land use process for needed housing and update the residential development standards to be clear and objective.

Zoning and Land Use Controls

- 2020-2022, **Expanding Housing Options ([Middle Housing](#)) Project.** On January 14, 2022, amendments to the Albany Development Code went into effect to allow new “middle housing” types in areas zoned for residential uses where only detached single-unit housing was permitted. This project removed barriers to needed housing types identified in the 2020 HNA, allowing duplexes, triplexes, fourplexes, townhouses, and cottage clusters (smaller homes). The project will increase housing choices, including housing types that tend to be more affordable, and support infill development to allow needed housing types in high opportunity areas throughout the city.
- July 1, 2023 - the city removed **required parking** for all developments. This will reduce the cost for residential development.
- **Zoning and Availability of Residential Land.** [The East Albany Plan](#) went into effect July 1, 2023. The plan changed the zoning of some low-density land to High Density Residential, a new zoning district, which allows developments between 25 and 50 units per acre with heights up to 75 feet. Other areas were up zoned to Residential Medium Density, Mixed-Use Commercial, and Mixed Use Residential – zones that allow for more variety of housing types

and densities. More land was designated for employment uses. The various Zoning and Comprehensive Plan map changes were intended to create more areas of opportunity for more residents – more options for housing and employment, and future mixed-use centers that provide services and amenities close to residential neighborhoods.

Development Fees/Impact Fees

- In 2022, the city adopted a **new methodology for city systems development charges** (SDCs) for sewer and streets, replacing the flat fee structure for single detached dwellings with **fees scaled to house size** thereby reducing the costs to construct smaller homes, discounting fees for homes less than 1,250 square feet and 1,000 square feet. The city will soon begin allowing residential development fees to be delayed to the occupancy permit.

Affordable Housing Preservation

- **CDBG funds for Housing Rehabilitation.** The City invests CDBG funds into a housing rehabilitation revolving loan fund to rehabilitate homes owned and occupied by low-mod residents. This program is helping to preserve some of the city’s older and affordable housing. The city and its subrecipients have tried to concentrate housing rehabilitation funds and public improvements into the City’s lowest income Census tracts to improve the livability and sustainability of these older neighborhoods, and to preserve naturally occurring affordable housing.

Additional Barriers to Housing Production

- In late 2021, the city appointed a [Housing Affordability Task Force \(HATE\)](#) to identify and evaluate affordable housing strategies the city can implement to remove barriers to the production of needed housing. The Task Force included representatives from affordable and market rate housing developers and providers, shelter providers, and residents with different housing needs. The priority strategies and recommendations were included in the city’s [Housing Implementation Plan \(HIP\)](#).
- **The Housing Implementation Plan (HIP)** was adopted in June of 2023 after 18 months of evaluating barriers and strategies to housing production of needed housing and gathering community feedback. This project also updated the city’s housing policies in the [Albany Comprehensive Plan](#).
- **2023-25 HIP Implementation** – Over the next year, the city will implement the priority strategies including: *amending the development code* to encourage additional needed housing types like smaller homes (scale lot sizes to homes), adding new housing types – micro/tiny, SROs and quads, and removing any remaining barriers to needed housing and ensure developments can meet density targets. The city will work with policy makers to *evaluate and implement financial incentives* such as tax abatement and surplus property programs and consider options to generate revenue to incentivize and support affordable housing developments. The city will also *encourage accessible housing* by providing accessibility and universal design information and tips to builders.

C.ii. Acute Demand for Affordable Housing (13 points)

HUD identified the City of Albany as a priority geography for affordable housing needs.

Jurisdiction	State	County or Place	Priority Geography
Adrian city	Oregon	Place	Yes
Albany city	Oregon	Place	Yes

Jurisdiction	or Geo grap hy	Housing Affordability Factor (HAF)	HAF National Threshold	HAF State Threshold	Housing Problems Factor (HP)	HPF National Threshold	HPF State Threshold	Offpace Factor	Offpace National Threshold	Offpace State Threshold
Albany city	Yes	1.249611	2.069333	5.000000	0.263967	0.428937	0.430235	0.129747	0.107911	0.593304

Albany has an acute demand for affordable housing, especially housing that will serve residents earning 60 percent or less of the area median income.

Table 1 provides the projected new units needed by income between 2020 and 2040, for two different growth rates. Between 3,000 and 4,300 new units will be needed for households earning less than 80% AMI, representing about 45% of all housing needed to 2040.

Table 1. Projected Housing Needs 2020-2040 by Income and Average Annual Growth Rate (AAGR)

Household Income	1.3% AAGR	1.7% AAGR	Share of Units	Common Housing Types
< 30% AMI	869	1,223	13%	Subsidized, voucher
30-50% AMI	833	1,171	12%	Older rentals, subsidized, voucher
50-80% AMI	1,356	1,899	20%	Apartments, middle housing, older detached, manuf. homes
80-120% AMI	1,310	1,826	19%	Townhouses, small homes, new apartments
Over 120% AMI	2,362	3,278	35%	Single detached
Total	6,730	9,398	100%	

Albany’s affordable housing developments aren’t keeping pace with population growth or demand. The city has less than 600 publicly supported affordable housing units for a 2022 population of 57,322.

Housing prices continue to increase locally. Between 2018 and 2024, Albany’s Fair Market Rents increased between 40% for a 3-bedroom unit (from \$1,332 to \$1,869) to 63% for a one-bedroom unit (from \$584 to \$938). The average rents for available market rate Albany units in August of 2023 were: **1-bedroom:** \$1,318, **2-bedroom:** \$1,659, **3-bedroom:** \$2,213, **4-bedroom:** \$2,848

In August 2023, 953 Albany households were on the housing authority’s housing choice voucher waiting list. However, due to high market rents and lack of appropriately sized units, many households are unable to find the housing they qualified for, and vouchers go unutilized. Hence, one-fourth of Albany renters experienced severe housing cost burden according to the 2023 ACS 5-yr estimate.

“The truth is, Linn County is facing a real affordable housing shortage for families that are 60% or more below the median family income,” said Maria Elena Guerra, FHDC’s Executive Director. “While the State has focused on addressing these needs in urban areas, families working in agricultural labor and other labor workforce in rural areas are being left behind.”

In addition to helping address Albany’s acute demand for affordable housing, this project will enable affordable housing development in East Albany, where there is no affordable housing. East

Albany contains a large portion of the city and about one-third of the city’s buildable lands, including those in the urban growth boundary.

The need for culturally specific housing in the Willamette Valley is as great as it has ever been. With vacancy rates at all-time lows, communities of color and working families are being further marginalized in a part of the state where they have one of the largest workforces. As evidenced by the rapid lease-up this year of 116 units of affordable housing at Colonia Paz II in Lebanon, the demand is overwhelming. Colonia Solidaridad is designed to meet the expanding and specific needs of communities of color and working families in Albany and Linn County with consideration for large units, community space, language, culture, and resident services geared towards asset building and financial and intergenerational wealth building. As one of the only culturally responsive housing providers in the region, FHDC maintains a long waiting list in nearby communities, suggesting a tremendous need for new culturally responsive housing units.

Albany is the third-fastest growing city in Oregon and the largest city in Linn County with a 2022 population of 57,322. The demographics of the region are becoming more diverse, suggesting the area is growing more welcoming to communities of color. Albany has seen a 6.8% increase in residents of color, from 13.6% in 2015 (8.6% Latino) to 20.4% currently (14% Latino). Albany residents account for 70% of Linn County’s Black or African American population, 63% of the total Latino/Hispanic population, 68% of the Asian population, and 41% of the Native American or Alaskan Native. Fifteen percent of Linn County households speak a language other than English in the home.

An examination of the local economy reveals other imbalances. As of 2017, Linn County was home to 2,222 farms generating over \$243 million of market value, making it the 5th leading county in gross farm and ranch sales in the state. (Source: 2017 Census of Agriculture). A market study commissioned by FHDC in 2018 found that more than 1/3 of agricultural production in the area comes from nursery and specialty crops, which are more labor-intensive and less seasonal than fruit crops and demand a year-round workforce. Given the level and type of agricultural activity in the local economy, one would expect a larger percentage of agricultural workers to live in the area. The market study estimated unmet demand for 203 units of affordable housing for agricultural workers in the area, suggesting that the Latine/x/a/o community, and specifically agricultural workers, are underserved by the local housing market, and historically these families are English as Second language and low-income. Given FHDC’s long history of serving this community, they are well-positioned to meet the needs of broader underserved populations.

Twenty percent of residents living in poverty in Linn County are people of color. Communities of color have historically earned lower wages and have linguistic and cultural barriers to accessing housing and other resources. (Sources: 2020 Census, and 2021 ACS data.)

Median household incomes vary by race and ethnicity. Albany’s median household income was \$65,587, about \$6,000 less than the average in Oregon. The median household income of Albany’s Hispanic and Latino households was \$48,412, which is 26 percent lower than the city average overall. Incomes for American Indian/Alaska Native, and those identifying as Some Other Race were substantially lower as well.

Table 2. 2021 Median Household Income by Race and Hispanic/Latino Origin

Race and Hispanic or Latino Origin	Number	% Distribution	Median Income
Total Households	20,880	100%	\$65,587
One race:			

White	18,791	90.0%	\$65,365
Black or African American	85	0.4%	\$61,648
American Indian and Alaska Native	165	0.8%	\$55,750
Asian	307	1.5%	\$135,031
Native Hawaiian, Other Pacific Islander	8	0.0%	-
Some Other Race	459	2.2%	\$55,562
Two or more races	1,065	5.1%	\$75,686
Hispanic or Latino origin (of any race)	1,881	9.0%	\$48,412
White alone, not Hispanic or Latino	17,860	85.5%	\$66,692

Source: 2016-2021 American Community Survey 5-year estimates, Table S1903

Homelessness. The "unofficial" 2023 PIT numbers for Albany are 286 total, including 164 sheltered people, and 122 unsheltered. During the 2022-23 school year, 399 youth enrolled in the Greater Albany Public School District experienced homelessness according to McKinney Vento data, a dramatic increase from 239 in the previous school year. Most of these families are doubled up (76%), 11 percent are residing at emergency shelters, 5 percent are residing in hotels or motels, and 8 percent are unsheltered.

Housing Age. Albany has a substantial number of older houses that provide naturally occurring affordable housing. Many lack routine maintenance and could be at risk of being lost to development pressures. According to the 2021 ACS, more than half of Albany's 21,882 housing units are more than 40 years old amounting to 11,280 units. Of these, 2,689 were built before 1950 and are more than 70 years old.

Table 3. Age of Housing Stock, 2021 (ACS 5-yr, Table DP04)

Total housing units	21,882	100%
Built 2020 or later	43	0.2%
Built 2010 to 2019	1,536	7.0%
Built 2000 to 2009	3,993	18.2%
Built 1990 to 1999	3,694	16.9%
Built 1980 to 1989	1,336	6.1%
Built 1970 to 1979	4,849	22.2%
Built 1960 to 1969	1,851	8.5%
Built 1950 to 1959	1,891	8.6%
Built 1940 to 1949	1,165	5.3%
Built 1939 or earlier	1,524	7.0%

Albany's ratio of median home price to median income was 4.13 in 2021 using a median house value of \$271,100 (ACS B25077) and 5-yr ACS median income of \$65,587. However, according to the local Willamette Valley Multiple Listing Service (WVMLS) sales data, the median home price was \$380,000 in 2021 up from \$326,745 in 2020, which increases the ratio to 5.8.

C.iii. What key barriers still exist and need to be addressed to produce and preserve more housing?

The following barriers to needed housing were identified through focus groups and outreach with

recent housing policy projects:

- Increased price of land, housing, and development
- Lack of financial incentives for affordable housing

The city is working to implement strategies in the HIP to remove any remaining barriers to needed housing types through changes to the development code. Yet, other barriers are harder, the high price of land, cost of housing and infrastructure construction, and lack of financing to subsidize affordable housing remain key barriers to affordable housing production and preservation.

The cost of roads and utilities has been a substantial barrier to development of vacant properties in Albany. The recently adopted East Albany Plan identified numerous street and public facility projects that are needed in the plan area, amounting to millions of dollars. These costs have been obstacles to development in the area. Colonia Solidaridad will be in East Albany.

Another significant barrier and cost to development is the cost to mitigate non-significant wetlands on properties. Being in the heart of the Willamette (River) Valley of Oregon, most vacant properties contain wetlands, including many that are seasonal and not locally significant, yet require purchase of costly mitigation credits if developed. A one-acre wetland mitigation bank credit is going for \$95,000 or more.

Lack of financing and subsidies for affordable housing is a substantial barrier. The city does not receive federal HOME funding, and the annual CDBG award is limited, down to \$335,000 in 2023, which is too small to make a meaningful contribution to affordable housing development after factoring for public service and other needs.

Competition for state-funding and tax credits is fierce. Leveraged funds and partnerships increase the chances of receiving public funding; they lower the funding request and cost per unit, which makes applications more competitive. The PRO Housing grant will help FHDC leverage other public and private funds for the development phases.

City of Albany, Oregon

EXHIBIT D. SOUNDNESS OF APPROACH

D.i. Project Vision (15 points)

The project vision is to construct the required public infrastructure for the Colonia Solidaridad community, which will provide up to 162 affordable dwellings in four separate development phases. The City of Albany will partner with FHDC to construct Goldfish Farm Road and public sewer through the development site. FHDC will construct Colonia Solidaridad as a separate project with other resources.

In the spirit of unity and collective community-building, FHDC’s vision for Colonia Solidaridad is to serve the changing and expanding multicultural demographics of Latine/x/a/o and other under-resourced families living in Albany. FHDC has been recognized statewide for its contributions to providing equitable, affordable, multilingual, and multicultural housing and supportive services. FHDC provides a resilient and replicable approach to providing successful, multicultural housing and supportive services. In every community where they build, they ensure the services offered are as stable and supportive as the housing they provide.

Goldfish Farm Road, an arterial road with bike facilities and sidewalks, must extend through the Colonia Solidaridad project site. (See Figure 1.) In addition to providing site access, the road is a key north-south route that connects the site to Highway 20 and beyond. In general, arterial streets provide the necessary backbones and connectivity for Albany’s transportation network and require more right-of-way to construct and to add bike lanes. The road connection is shown in the East Albany Plan transportation as a major street and is identified for protected or enhanced bike lanes or multi-use path. See Figure 1.

The public sewer main also needs to be extended in the Goldfish Farm Road right-of-way. (The water main is already installed as shown in Figure 2).

The Goldfish Farm Road and public sewer infrastructure project will help FHDC leverage and secure funding to construct all phases of the Colonia Solidaridad community, thereby increasing the production of affordable housing to serve Albany’s working residents and families on the site. This project quite literally paves the way for more affordable housing in Albany.

Due to the multi-million-dollar cost of the public infrastructure, the entire grant request is focused on this need without which the project cannot move forward.

Figure 1: Road Connection

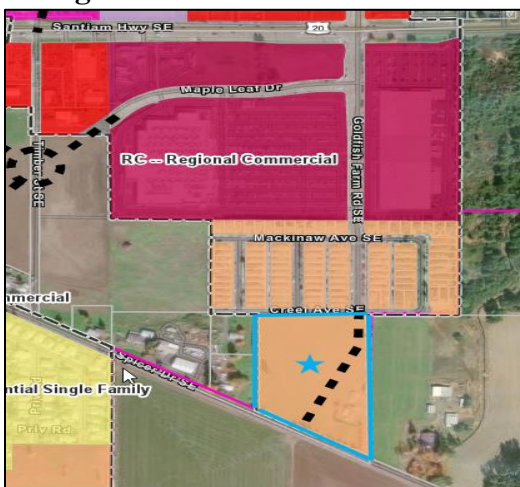


Figure 2: Existing Water Line (future sewer)

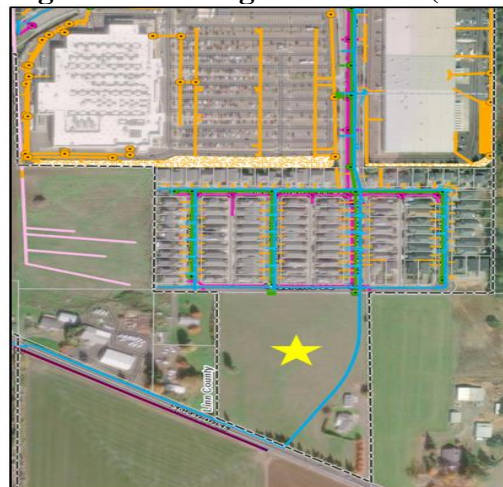


Figure 3. Locational Map



Connection to Albany’s Key Barriers to Affordable Housing. The lack of funding to support affordable housing and lack of funding for public infrastructure are key barriers to affordable housing development in Albany. Developing housing that is affordable to households earning less than 80% of AMI is challenging to fund and requires multiple funding sources and partners to be successful. The PRO Housing grant and the City of Albany’s partnership in this project will enable FHDC to secure LIHTC and other funds for the development phases of the project.

Increased Production of Affordable Housing. **The outcomes of this project will be a 25 percent increase in the number of publicly supported housing units in Albany,** which is about 600 units currently. The first two phases of the Colonia Solidaridad community will produce 150 apartment units that will accommodate a range of family sizes and will be affordable to households earning less than 80 percent of AMI. The project will have an affordability period of at least sixty years. An affordable childcare and education center is planned in phase three. The fourth phase will include construction of between 10 to 12 townhomes for affordable home ownership as an extension of FHDC’s Abriendo Puertas Asset Building and homeownership services active in Marion, Linn, and Polk counties. The construction phases will occur between 2024 and 2027.

This housing will not only help to address some of Albany’s acute demand for more than 3,000 affordable housing units by 2040, but the community will provide bilingual services and housing desired by Albany’s growing Latine/x/a/o population. Colonia Solidaridad is being designed to meet specific needs of communities of color with consideration for large units, community gathering and educational spaces, and multicultural resident services geared towards underserved and protected-class populations.

CDBG National Objective. FHDC’s housing developments serve many extremely low-income households, where demand is acute. All of the housing units enabled by this project will be

affordable to households with incomes at or below 80 percent of the area median income (AMI), therefore this project meets the national objective of benefiting low- and moderate-income people. The arterial road and sewer extension is a CDBG eligible activity categorized as a public improvement and is consistent with the eligible activities listed in Section III.F.2 the NOFO. The infrastructure improvement is necessary to develop the site for affordable housing and thus qualifies under the low- moderate income housing benefit objective.

Affirmatively Furthering Fair Housing. In the spirit of unity and collective community-building, FHDC’s vision for Colonia Solidaridad is to serve the changing and expanding multicultural demographics of Latine/x/a/o and other under-resourced families living in Albany. FHDC has been recognized statewide for its contributions to providing equitable, affordable, multilingual, and multicultural housing and supportive services. In every community where they build, they ensure that the services offered are as stable and supportive as the housing they provide. **FHDC chooses to locate in well-resourced areas for protected class and vulnerable populations. Their mission and programs are model practices of mitigating the segregation of low-income persons of color and immigrant farmworkers.**

PROJECT TIMELINE: INFRASTRUCTURE: Goldfish Farm Road and Public Sewer Main

- Design/Permitting: January 2024 – June 2024
- Construction: August 2024 – December 2024

EXPECTED BENEFIT TIMELINE: Housing Development

Phase I – 50 to 54 units

- Predevelopment & Permitting: 2024
- Construction: 2025
- Lease-up: October 2025 – December 2025

Phase II & III – 95 to 100 units and Childcare Center

- Predevelopment & Permitting: 2024 – March 2025
- Construction: March 2025 – July 2026
- Lease-up: July 2026 – October 2026

Phase IV – Townhouse Development

- Predevelopment & Permitting: July 2025 – March 2026
- Construction: 2026 – 2027
- Occupancy/Homes for Sale: March – July 2027

• Explain how your proposal compares to similar efforts and how lessons learned from those efforts have shaped your proposal.

FHDC has successfully constructed eleven affordable culturally responsive housing developments in Oregon. Colonial Paz II in nearby Lebanon, is FHDC’s most recent development, completed in Spring, 2023. It leased up rapidly and it joins FHDC’s other properties throughout the Willamette Valley with a growing waiting list for its units.

In Oregon, the average renter household size is 3, and the average size of a Latine/x/a/o family is 4.5. Colonia Solidaridad will have a mix of 1- to 3-bedroom units to suit the varying types of working households living in Linn County.

FHDC believes that housing is just the beginning and places priority on helping households navigate access healthy, affordable housing to serve as a base for 1) Improving employment and wealth- building opportunities; 2) Supporting families by helping children succeed in school; and

3) Adapting to the needs of the community such as health and the environment. FHDC offers programs in the following areas: education, health, leadership and civic engagement, homeownership, foreclosure prevention, resident retention, workforce development, and arts and cultural programming.

FHDC and Evolve Workforce & Multifamily Housing Services (Evolve) have a comprehensive plan to provide Colonia Solidaridad residents with the full spectrum of resources and services to successfully maintain housing stability based on the area's identified needs. The plan draws on evidence-based strategies that FHDC has adopted and developed over three decades of serving low-income families and supporting residents in their transition to successful permanent housing. FHDC will also draw from the knowledge and resources of dozens of social service and health care providers in the region with whom FHDC has developed strong working relationships. All residents will have access to a central community room for community meetings, training, classes, or informal gatherings.

FHDC's Resident Services programs are designed to meet the expanding needs of every community they build in, with an emphasis on housing stability and intergenerational prosperity. FHDC and Evolve collaborate with community partners to deliver needs-based services throughout the communities in which they build, including the future residents of Colonia Solidaridad. Bilingual (English and Spanish) services will include:

- After school and homework support programs and summer programming
- Visiting health care providers and referral services
- Parenting training based on health issues – addressing both parental health and children's health
- FHDC's Abriendo Puertas Asset Building program includes financial education, credit building, homeownership, and other wealth development classes, training, and one-on-one coaching.
- Promotores Resident Leadership program promoting residents to organize, lead, and support themselves and their neighbors in advocacy, personal development, and collective organizing.
- Workforce Training including referrals to Evolve T.E.A.C.H. and workforce development program for qualified candidates
- Access to healthy food
- Legal assistance
- Meals on Wheels
- Food Stamps and Social Security Services

While FHDC's services have historically been designed for farmworker communities and workforce residents living in FHDC's housing, both FHDC and Evolve have expanded services to reach families in need, regardless of FHDC residency status.

FHDC's programs for residents and the larger community empower both youth and families to be engaged, active members in their neighborhoods, at work, in school, and within the community at large. FHDC programs account for consistently high graduation rates among youth high schoolers, a sense of connection and trust between residents and the organization, and opportunities for families to grow their assets and support their dreams.

The proposed development will contain open green spaces and playgrounds; an affordable childcare and education center is proposed for a later phase.

- **Playgrounds:** FHDC will prioritize recreation for all ages with safe and state-of-the-art playground(s), including a futsal court
 - **Greenspace:** Community Gardens, grass, and fields for sports, recreation, and gathering will be a central spot for families to grow food, play, and gather
 - **Solar:** Green energy options will be factored into the development in order to save residents resources and to minimize the footprint of our development on nonrenewable resources.
 - **Community Room:** For implementing health, educational, and asset-building resident services, events, and community programming.
 - **Food Access:** Community Kitchen or space for food distribution.
 - **Office:** For community resident management and leasing.
 - **Education & Childcare:** For supporting youth and families of all ages including on-site childcare programming, which will be the centered asset developed in Phase III.
 - **Homeownership:** FHDC's Abriendo Puertas program will operate financial education and homeownership classes and will build up to launching Phase-IV,
 - **Workforce:** Career coaching, skills development, job search, and job placement will be centered, with an emphasis on affordable housing management and nonprofit community organizing & development.
 - **Health:** Dental and health vans and clinics will be prioritized.
- *Discuss how your proposal aligns with existing planning initiatives, services, other community assets (e.g., transportation planning, climate resilience and mitigation plans, public or supportive housing services, economic development opportunities, healthcare, or school systems, etc.).*

East Albany Plan. The project site is in East Albany. The city recently adopted a transportation and land use area plan for East Albany with the vision to: *Create a vibrant part of the city that contains walkable and diverse neighborhoods and mixed-use areas with a variety of housing types of households of all incomes, significant employers, locally serving commercial areas, and regional facilities and destinations.* The plan outlines a proposal for how to improve livability in the area and accommodate roughly 30 percent of Albany's projected population and jobs growth to 2040. The plan's goals are to increase multimodal connectivity, increase housing and employment choices, and provide recreational amenities around protected greenways. A multi-use path or enhanced bike lanes were identified along Goldfish Farm Road to provide connectivity to amenities and schools to the north. The site is close to Albany's prime industrial and employment lands. Additional mixed use, high-density and commercial lands were designated near the project site. The Colonia Solidaridad community will help increase the diversity of housing choices for all incomes and will provide childcare on-site.

Housing Implementation Plan. This proposal aligns with the objectives and strategies outlined in the HIP to reduce barriers to housing production, particularly for needed housing types such as affordable housing. Specifically, this proposal addresses three needs presented in the HIP: partnerships between the city and nonprofit housing developers, resources to incentivize affordable housing production, and the cost of infrastructure as a barrier to housing production.

The PRO Housing grant would directly alleviate the infrastructure cost burden, providing vital financial support for this affordable housing development. The city is currently partnering with FHDC on this project and this grant reinforces that collaboration.

Regional Transportation Plan. This project aligns with the Albany Metropolitan Planning Organization's (AAMPO's) Regional Transportation Plan (RTP) goals to provide a balanced, safe and multimodal transportation system with improved regional connectivity. Transit services were recently expanded to include more of East Albany and Goldfish Farm Road. The Goldfish Farm Road extension provides better connectivity to Highway 20 and transit routes serving east Albany. Further, the extension adds important bicycle infrastructure to a corridor categorized as a high stress bicycle facility in the RTP. The pedestrian facilities included as a part of this extension will complement the efforts the AAMPO has made to improve the pedestrian environment along the Goldfish Farm Road corridor. Despite the importance of the extension, it is not included in the fiscally constrained list of projects in the RTP indicating the Albany Area Metropolitan Planning Organization does not have or anticipate funding for this project in the near term.

Albany 2010 Transportation Systems Plan (TSP). Per the 2010 TSP, the Goldfish Farm Road extension is identified as a needed arterial street connection.

• Does your proposal target new housing opportunities in areas that allow current and future residents to access public transit, jobs, public services, or other amenities?

Colonia Solidaridad is located 0.25 miles from an existing transit stop adjacent to a Walmart Supercenter. The site is close to Home Depot and Coastal Farm, and close to agricultural lands outside the city, and vacant land designated for industries and employment with opportunity for future nearby jobs, and land for mixed uses and commercial services in the area.

As noted above, recent zoning and plan amendments were made near the project site as part of the East Albany Plan to provide more land for housing, mixed-uses, commercial, and employment. As the area develops, recreational amenities, public services, jobs and transit should be in close proximity in this high opportunity area.

• Does your plan support job creation and retention efforts, including consideration for individuals who may work in your jurisdiction(s) but live in another?

FHDC's housing is designed to support changing communities and increase career mobility and opportunities for advancement for working low-income individuals and families, including farmworkers.

Currently, the average income across FHDC's eleven affordable housing communities when they move in has averaged just \$28,000 for a family of four. To address the economic disparity and the growing need for mission-driven services, FHDC formed a sister organization in 2016, Evolve Workforce Development and Multifamily Housing Services (Evolve), to focus on developing opportunities for work training, paid internships, and job placement in the growing affordable housing management and property management industry. This strategic decision has helped hundreds of area workers and low-income individuals mitigate the cycle of poverty by seeking more stable jobs, better wages, and a better understanding of the complexities and opportunities within the affordable housing management industry. Evolve's program participants span the industry, and the organization has recruited and trained people from across the Willamette Valley to the Oregon Coast.

Evolve’s Workforce program has grown to expand beyond affordable housing management into general career development services, with a focus on building the next generation of nonprofit development community organizers, volunteer coordinators, community service providers, and more. With this model, several Evolve program participants have been recruited and offered jobs by partnering nonprofit organizations, including FHDC, PCUN, Capaces Leadership Institute, and the many other organizations that make up the Alianza Poder Network, a coalition of sister organizations working to organize towards collective liberation and equitable opportunities for the regional communities of color.

Both FHDC and Evolve’s programs are designed to serve affordable housing communities and those in adjacent communities to reach all families in need, regardless of FHDC residency status.

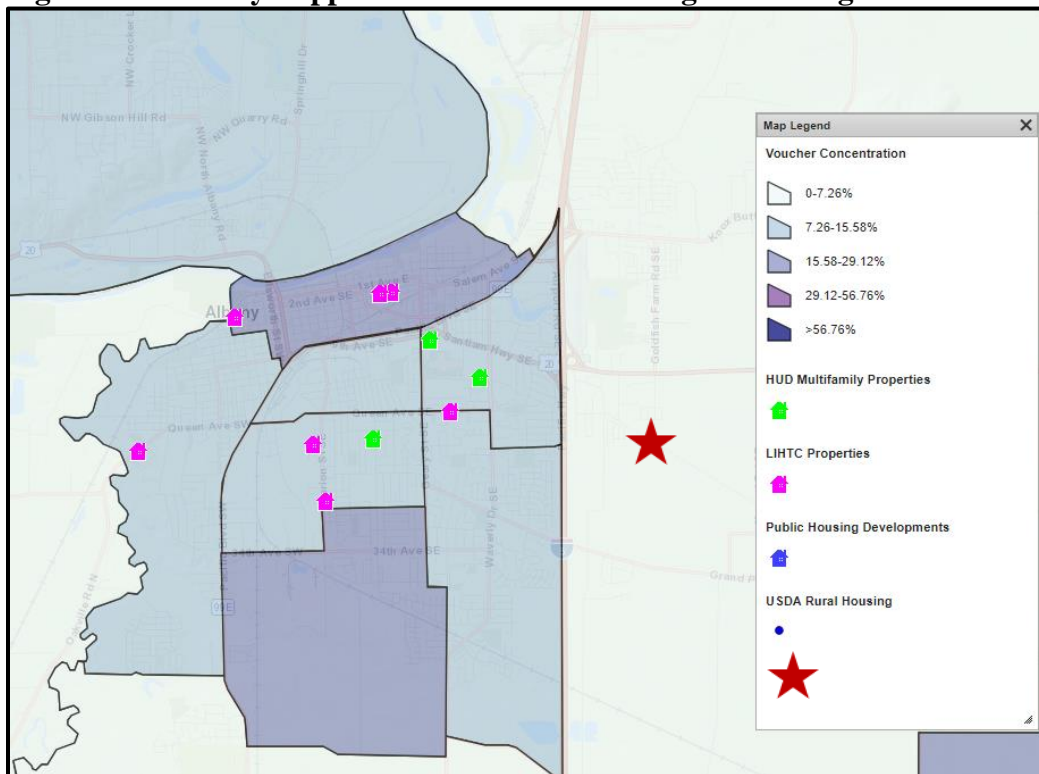
D.ii. Geographic Scope (5 points)

• *Describe how your proposal preserves and creates housing units in high-opportunity areas and expands opportunity in underserved communities.*

No affordable housing developments exist in the East Albany area, which includes all land east of Interstate 5, and constitutes about one third of Albany’s city limits and future growth. The recently adopted East Albany Plan took a fresh look at how to provide connectivity, transportation choices, housing variety, and vibrant mixed-use and commercial centers in East Albany, while protecting and enhancing the area’s natural resources.

Figure 4 shows the locations of Albany housing developments that have received federal funding. The map also shows the concentration of households using housing choice vouchers. The Colonia Solidaridad site is under the red star.

Figure 4. Federally Supported Affordable Housing & Housing Voucher Concentration



East Albany is identified as a high-opportunity area that is needed to address the city's future housing and job growth. The area has easy access to the interstate and highways, and communities and agricultural lands outside the City of Albany.

Childcare facilities are in short supply city-wide, and essentially non-existent in East Albany. The PRO Housing grant will enable needed housing and affordable childcare in an up-and-coming area of the city.

D.iii. Project Stakeholders (5 points)

• Describe the specific actions you have taken to solicit input from and collaborate with stakeholders in developing this application, including how input from stakeholders and community members has shaped your proposal. In particular, describe input from the housing industry in your area, including affordable housing developers, builders/general contractors, and unions as well as persons in need of affordable housing.

As a part of the 2023-2027 Consolidated Plan created for the CDBG program, the city conducted agency consultations with affordable housing providers including the Linn Benton Housing authority as well as nonprofit housing providers. The city also consulted with organizations that work with or represent people in protected classes and/or low-income residents including Casa Latinos Unidos, Linn Benton Housing Authority, Fair Housing Council of Oregon, Center Against Rape and Domestic Violence, Oregon Cascades West Council of Governments Senior and Disability Services, Community Services Consortium (the CoC), emergency shelters, the Early Learning Hub, and Linn County Mental Health among many others. In addition to agency consultations, the city solicited input from residents of Albany through surveys and public hearings.

Through the recently completed Colonia Paz community in neighboring City of Lebanon, FHDC has development partnerships with area service providers and organizations, generally informing the housing needs in the Linn County region, including Albany. In addition to developing connections at the city, county, and neighborhoods, FHDC has undergone city and county demographic and socioeconomic research to inform and engage with the resident communities in need. Research and engagement at grassroots and public levels have led to community connection that will continue to serve the development, design, community engagement, and relationships to inform the development and

More specifically, FHDC has consulted with the housing authority, Casa Latinos Unidos, Mano a Mano, Evolve Workforce Development, and the Albany school district to learn more about the specific unmet needs within the community and to inform both housing needs and residents services development.

Now that FHDC has purchased the site for Colonia Solidaridad, FHDC is continuing to build relationships with community-based organizations, Samaritan health services, local employers, and neighborhood groups.

The following organizations and entities are key stakeholders and partners in this project.

- City of Albany staff, Mayor, and elected officials
- Linn Benton Housing Authority
- Linn Benton Community College
- Community Services Consortium

- Boys and Girls Club of Albany
- Oregon Employment Department
- Samaritan Albany Health Services
- Oregon State University (OSU) Extension Services
- Food Share of Linn and Benton Counties
- Early Learning Hub of Linn, Benton and Lincoln Counties
- Greater Albany Public Schools (GAPS) and Welcome Center
- Albany Transit and Albany Area Metropolitan Planning Organization

Resident services partners include:

- Evolve Workforce & Multi-family Housing: Leasing, resident services, and workforce development
- Casa Latinos Unidos: helps residents meet basic needs, build resilience and capacity through education and leadership development and intercultural celebration
- Alianza Poder Network, a: network of 9 sister organizations in the mid-Willamette Valley, that help create unity, leadership development, and resource navigation
- Mano a Mano: Serving families with food access, social services, and after school programs
- Enlace Cross Cultural Development: provides classes for families, educational, dance, language, and technology
- Meals on Wheels: food services
- Legal Aid Services of Oregon



• Describe how you incorporated input from stakeholders into your proposal.

The city’s agency consultation process completed in compliance with the Consolidated Plan requirements indicated a substantial need for affordable housing in Albany. This need was a core theme among the input received, particularly among housing and social service providers. Additionally, the responses to the survey conducted for the Consolidated Plan identified the need for more affordable housing in Albany and demonstrated support for housing related programs, including construction of affordable housing.

The city and FHDC teamed up to determine how to leverage the necessary funding so that the Colonia Solidaridad project can get underway. Projects that require public infrastructure add

substantial cost to the project and make applications for state funding less competitive. Projects that provide the most housing for the least cost are awarded funding. The PRO Housing infrastructure project is a critical piece that will make FHDC's application for affordable housing competitive and successful.

The Colonia Solidaridad community unit sizes and design concepts are based on input from FHDC's existing residents, Albany neighbors, and local partner organizations. These stakeholders have and will continue to inform the project concept and resident services programming at Colonia Solidaridad. Many of the organizations and service providers that will support the project are ones with whom FHDC already has a long-lasting relationship. FHDC will continue to build relationships and nurture opportunities to grow within the community.

• Describe your strategies to encourage public participation, build support, and engage community members, including those most likely to benefit from your proposed activity.

During the land acquisition phase, FHDC worked closely with the former owners in understanding the neighbors and the legacy of what the property could be for the community. In planning for this project, FHDC has conducted extensive outreach to local agencies and institutions that serve a diverse range of local area residents and needs, including people from underserved communities of color.

The proposed infrastructure project has support from City of Albany leaders and departments, State agencies, numerous foundations and partners working with FHDC, and low-income residents in the Willamette Valley.

The City of Albany will host the project website and will provide notice of the infrastructure project through press releases, social media, and outreach to residents in the area through mail and email throughout the project.

FHDC will host a bilingual (English & Spanish) open house(s) to welcome and meet neighbors and to gather feedback from the local community regarding the project design. The open invitation will be designed to reach nearby stakeholders, including communities of color. We will conduct outreach via mail, social media, and email.

• Describe your strategy for continued outreach during the grant's period of performance.

As noted above, FHDC will reach out to neighbors, community partners and stakeholders to collect feedback on the community concepts and each phase of the development. The city and FHDC will conduct outreach via mail, social media, and email. We will work together to ensure our communications are bilingual and accessible to ESL and residents experiencing a disability.

D.iv. Explain how the proposal aligns with requirements to affirmatively further fair housing (5 points)

• Describe your plans to remove barriers to the development of affordable housing in well-resourced areas of opportunity.

As described in the Need section of the application, Albany has taken numerous measures to remove barriers to the development of affordable housing in all areas of the city and is taking steps to ensure affordable housing is better dispersed in a variety of well-resourced areas of opportunity within the city. The city has amended and streamlined development standards and processes, increased the variety of housing types allowed throughout the city, added new residential and mixed-use zoning to undeveloped areas of the city to encourage vibrant new neighborhoods, and

adopted an area plan for East Albany, which represents much of Albany's vacant land and future growth.

• *How will your proposal increase access for underserved groups to these areas?*

The PRO Housing grant will enable FHDC to take root in Albany. Farmworker Housing Development Corporation is a community-based non-profit organization dedicated to serving mid-Willamette Valley families. FHDC was established in 1990 when Oregon Legal Services, Salud Medical Center, PCUN (Northwest Tree Planters and Farmworkers United), Farmworker Ministries, and a number of individuals joined forces to establish a single agency for the development of affordable housing for low-income farmworkers. While FHDC still has a strong presence in the farmworker community, FHDC services and housing have expanded into workforce housing to meet the needs of our changing communities and tackle the challenge of building enough stable, safe, and affordable housing in Oregon.

FHDC's approach to limiting barriers starts with development and continues through the entire housing journey by listening to and engaging with local communities on their needs and our intention, purpose, and desire to make life more accessible for families of all backgrounds, incomes and abilities. FHDC invites and markets housing developments and program opportunities in English and Spanish. FHDC & Evolve's housing developers, leasing specialists, property managers, resident services, and program coordinators are predominantly multilingual and multicultural. This is evidenced in documentation including housing applications, leasing documents, and programming resources being available in both English & Spanish. Our property management teams are trained by Evolve's bilingual T.E.A.C.H. (Training for Equity & Accountability in Community Housing) program trains property managers in soft and technical skills to improve housing navigation and accessibility support from application and qualification, to lease up and recertification to support families in navigating housing and other social services available to them. Throughout residents' housing journeys, FHDC's goal is to help families break the cycle of poverty with the intention to support families to have the opportunity to build wealth and skills to move into higher education, homeownership, or other asset building goals.

Many families living in FHDC housing are intergenerational. Considerations for health and accessibility are paramount in design and programming consideration. FHDC has historically prioritized housing for farmworkers, including retired and disabled farmworkers and their families. FHDC considers the health and environmental impacts of chemical exposure from working on farms, Oregon wildfires and climate change, global pandemic and health concerns, and institutional impacts of systemic poverty to inform the development of housing and health programs and partnerships. These measures and considerations will continue to inform the design of housing and programs at Colonia Solidaridad. Additionally, FHDC is the owner of a senior housing community in Sublimity, Oregon and leverages this experience working with elders in housing as it plans and improves ADA access including health care access, proximity to public transportation, ground floor units, ramps and handrails, parking, social interaction, food access, and other considerations for marginalized communities to have their needs considered and met.

The need for culturally specific, stable, and accessible housing with a community housing management team is as great as it has ever been across Oregon. With vacancy rates at all-time lows, communities of color and other underrepresented communities are being further marginalized in one of the fastest growing areas of the State. As evidenced by the rapid lease-up of Colonia Paz II in neighboring Lebanon, Oregon, the demand is overwhelming.

• *What is the racial composition of the persons or households who are expected to benefit from your proposed grant activities?*

Among FHDC's residents, 80% identify as Latine/x/a/o who speak more than nine languages throughout our communities spanning Marion, Polk, and Linn counties. Approximately 10% of these communities also identify as Latin American Indigenous, and 15% identify as white, while 5% are other racial or ethnicities. Colonia Solidaridad will focus on serving communities of color in Albany including the multiracial and Black and AfroLatino, Indigenous, Asian communities. Our focus on intergenerational communities, individuals and families at 80% or less of the area median income, and housing insecure communities will guide our strategies. To reach marginalized families and individuals, we will leverage bilingual outreach materials and strategies to target communities of color. We intend to partner with partners that work with low-income, housing insecure, and multicultural communities to be great supporters in helping families and individuals navigate housing.

FHDC anticipates the racial composition of residents in Colonia Solidaridad will be similar to the makeup at Colonia Paz in Lebanon where 75% of households identify as Latine/x/a/o, 5% as Indigenous, and 20% as White or another race. Approximately 40% of the residents are youth of color, making educational, safe play and gathering spaces of utmost importance.

• *Describe your plans to remove barriers impeding the development of affordable housing that would promote desegregation. What policies or practices perpetuate segregation and how will your proposal address them?*

There are no affordable housing developments in East Albany (a portion of Census Tract 201). Currently there are very few housing developments south of Highway 20 where the development is proposed. Encouraging and enabling development of affordable housing on vacant land and growing areas of the city will promote desegregation and reduce the concentration of affordable housing in the center of the city. The proposed PRO Housing project will encourage desegregation within Albany by increasing housing choices and expanding the areas of opportunity to East Albany, so residents who need affordable housing have more choices.

Single-family zoning has historically perpetuated segregation in cities across the nation. Until recently, Albany's single-dwelling zones were just that – allowing for very limited housing types. Moreover, these low-density zones constituted much of Albany's residential lands. Albany removed policies and practices that perpetuate segregation: 1) Through the Housing Options project, the city expanded the variety of housing types allowed outright in residential zoning districts so the zones no longer exclusively allow detached single dwellings; and 2) the city added more residential and mixed use zoning in East Albany to encourage more housing diversity throughout the city, including housing that is close to services and amenities.

A primary goal of FHDC's developments is to reduce segregation and separation of farmworkers and people in protected classes from areas of opportunity.

In 1992, FHDC began their first housing project, Nuevo Amanecer, amid fierce opposition from some community leaders who preferred to see farmworkers segregated in remote labor camps. Governor Barbara Roberts was instrumental in overcoming this opposition and making this project happen and has continued to support FHDC's efforts. Nuevo Amanecer opened to 50 families in 1994 and FHDC has been successfully building housing for farmworkers and other low-income

households ever since. FHDC believes that building housing for those most underserved benefits all individuals, families, and communities.

FHDC's intentional practices, organization, and training are key components to mitigating segregation, hate, and further oppression. FHDC's "Promotores" Resident Leadership program and Evolve Workforce programs and partnerships with cultural organizations have been instrumental in developing intercultural living and working arrangements to help communities better understand each other, co-exist and live together, despite differences. This work is ongoing and essential to FHDC's mission to reduce segregation and oppression in communities where they locate.

• *How does your approach address the unique housing needs of members of protected class groups, including persons with disabilities, families with children, and underserved communities of color?*

FHDC's residential developments are built with and for diverse communities of color and span intersectional identities. Colonia Unidad (Community of Unity) in Woodburn was the first to combine agricultural families and low-income working families. Colonia Paz, FHDC's newest development in adjacent Lebanon, is another example of mixed agricultural and workforce family housing, where despite cultural, linguistical, and life experience differences, communities can thrive together.



Image: Colonia Paz in Lebanon.

FHDC provides housing to more than 1,600 residents in eleven developments in seven Oregon cities in the mid-Willamette Valley. In every community that FHDC develops, housing is designed to support changing community needs and take into consideration diverse demographics, income, and needs. Local demographics have informed the types of housing they build and the programs they provide, all designed to increase opportunities for advancement for working low-income individuals and families.

Once Colonia Solidaridad is complete it will offer up to 162 total units of affordable housing over four phases for the area's workforce, many of whom are from the Latine/x/a/o community and are marginalized individuals and families.

FHDC considers the various barriers faced by housing insecure individuals and families, including occupations/work, elder care, health access, family size, language, income, and more. Typically, FHDC's communities house larger families and community gathering spaces for cultural celebrations, skill building, and more. Developments also include smaller and accessible units for residents with a disability and retired or elderly residents.

• *Does your plan address issues identified in your jurisdiction's most recent fair housing plan or plans?*

This project addresses impediments outlined in Albany's Analysis of Impediments to Fair Housing Choice, specifically the lack of affordable housing and housing choice, the concentration of affordable housing stock in the center of the city and overcoming cultural and linguistic barriers. There is a higher concentration of affordable housing and minority residents in older central areas of Albany in Census Tracts 204, 205, and 208. This project would improve the distribution of

affordable housing in Albany by adding much needed affordable housing to Census Tract 201.03 and therefore advancing housing and neighborhood choice for low-income residents. By providing culturally specific housing outside of those tracts, this project also serves to reduce segregation in Albany.

This project will create new affordable housing units and provide both rental and homeownership options.

FHDC has a long and successful history of providing services, information, and housing to underserved populations including immigrants, Latine/x/a/o residents, Spanish speaking residents, and Latin American Indigenous residents. Residents with these identities may face additional housing barriers and may find it more challenging or perceive it to be riskier to report housing discrimination. Through this partnership, ITIN holders, Latine/x/a/o residents, and English as a Second Language (ESL) residents, will have access to culturally specific housing and services and city staff can work with FHDC to ensure residents receive information on fair housing laws, reporting housing discrimination, and their right to fair housing. FHDC's work goes beyond supplying housing to include workforce development, financial education, improving access to healthcare, and educational enrichment. Residents of FHDC housing developments therefore have improved access to opportunities and services which is an underlying goal of fair housing efforts.

As a CDBG Entitlement city, the city recently submitted the Certification to Affirmatively Further Fair Housing with the 2023-2027 Consolidated Plan on May 15, 2023. The City of Albany continues to work towards removing cultural and linguistic barriers to fair housing information and complaints through bilingual staff. The City ensures translation is available for all CDBG materials and anyone seeking to provide comment or testimony upon request and provides press releases and other outreach materials in Spanish and English. The City has worked to establish and maintain existing relationships and partnerships with organizations and advocacy groups serving or representing protected classes to better understand the housing challenges faced by Albany's historically disadvantaged residents. These agencies are consulted in assessing needs and identifying impediments and work with city staff to facilitate gathering input from the residents they represent and serve. This input will be vital to the update to the City's Analysis of Impediments to Fair Housing Choice and informs each Annual Action Plan. The work the city has done to address barriers to needed housing types and the inclusion of middle housing in single family zones affirmatively furthers fair housing by reducing segregation by income. Segregation by income is known to cause de facto racial segregation because racial and ethnic minorities are more likely to be low income. The effects of these efforts take time to come to fruition, but through this project, the City of Albany can expedite a project that advances fair housing in Albany.

• How will your proposal address the housing needs of people with disabilities and increase their access to accessible and affordable housing?

Accessibility, FHA, and ADA Compliance. A minimum of five percent of Colonia Solidaridad's units will be fully accessible and two percent of the units will be accessible for households with hearing and visual impairment. In addition, all site improvements will be accessible to persons with mobility impairment and all ground floor units will be both visitable and adaptable for ADA.

Independent Living with Supportive Services. FHDC's experience owning and managing Summerset Village Senior living and working with elders, intergenerational families, and aging farmworkers will inform development and programming to ensure that individuals and families with disability needs are prioritized. All property managers will be trained in Evolve's T.E.A.C.H.

program, covering ADA and fair housing compliance and requirements, and will serve an extension of FHDC's resident services.

Evolve Property managers assist the disability community with applications, understanding leases and recertifications, as well as helping individuals and families access health, food, services, and other basic needs. Evolve community housing managers and maintenance staff facilitate written and verbal property and maintenance requests in a timely manner. Managers are sensitive to the needs of all residents and prioritize extra attention on units with disabled residents.

The close-knit communities that FHDC develops are designed to cater to intergenerational needs and there are built-in social considerations for elders in addition to physical and accessibility needs. Mobile health clinics, meals on wheels and other food deliveries, celebrations, access to public transportation, rental assistance, and regular visits from FHDC resident services staff and Promotores Resident Leaders to help residents, especially those with disabilities, navigate their needs will be considerations and services offered at Colonia Solidaridad.

• Describe the implementation and/or enforcement plan for your proposal. Describe how you will approach resistance (e.g. litigation, environmental review, design standards) to the elimination of your targeted barrier(s).

City of Albany and FHDC project management staff will ensure compliance with all federal regulations including environmental regulations of 24 CFR Part 58, and all CDBG program requirements in 24 CFR 570 including environmental and procurement, Davis Bacon wage rates, Section 3 compliance, and the Fair Housing Act and any other applicable regulations.

The Environmental Review Record will be published for review and comments. The site contains nonsignificant wetlands, which will be incorporated into the development. The northeast corner of the property is within the 100-year floodplain, but mitigation of this hazard will occur on the site. There are no other natural resources in the vicinity of the project, and the site is away from noise sources, and air and water quality are good.

Oregon's land use laws set urban growth boundaries (UGBs) around cities to protect agricultural and forest lands from development. Lands within cities and urban growth boundaries are expected to be developed to urban standards to reduce the need to expand UGBs.

Following a competitive bid process for the infrastructure, a pre-construction meeting will be held with the contractors, and on-site inspections and employee interviews will occur throughout the construction process.

Approach to Resistance to the Proposal: Constructing the public infrastructure is not a land use decision. The city provided public notice of the grant application and a fifteen-day opportunity to comment and notice of a public hearing on the application.

A neighborhood meeting will be required for the housing development prior to submitting the land use application to incorporate any community concerns or suggestions into the land use application. However, the land use process for the future housing development is a staff-level decision. The Albany Development Code has clear and objective development and design standards for residential development, which enable staff level decisions. If the development proposal meets the standards, it is approved or approved with conditions.

FHDC works with area residents and community members and partners to ensure their housing developments are embraced and welcomed by the community and that they are an asset to the

communities. FHDC has developed eleven similar projects in seven other communities, meaning some communities have more than one development.

• Describe any equity-related educational resources, tools, or public input that have informed your proposal.

The city’s PRO Housing infrastructure grant proposal was based on an immediate need for more affordable housing in Albany. Public input from area community partners, including members of the Hispanic Advisory Council, continue to express the need for more equitable affordable housing and resources in Albany. More specifically, this financial support is needed to enable FHDC to bring their extensive experience in developing and providing equity-informed housing and public services to Albany.

FHDC and Evolve Property Management have equity-related resources, tools, and experience in place in their existing developments. In addition to providing all documents and resident services programs and communications in English and Spanish, FHDC works with area service providers that can support residents at all levels of their life. FHDC and partners believe that affordable housing and service access are paramount in solving societal inequities. FHDC conducts extensive research regarding community housing and service needs, including conversations with area residents, workers, and service providers to inform housing development.

• Do you plan to engage and support minority-, women-, and veteran-owned businesses during your proposed housing production process?

For each project, FHDC develops a comprehensive plan to provide contracting opportunities to underserved communities. Each project sets goals for MWESB participation. Over the past eight projects, FHDC has achieved an average participation rate of 30% of the construction contract to minority-owned, women-owned, and veteran-owned businesses. Both FHDC and the general contractor actively seek opportunities to bring disadvantaged businesses into the project by customizing scopes of work to better suit smaller firms, by assisting emerging businesses with bonding requirements and by allowing smaller firms to partner with more experienced subcontractors to gain valuable experience.

• Do you have a diversity and equity plan in place or plan to create one?

The City of Albany has an Affirmative Action plan, diversity, equity and inclusion policies, and condemns racism, hatred, bigotry, and intimidation within the city.

FHDC maintains an equity vision and policies for the organization that informs work at all levels, including how work is approached with partners in housing and service development, to community engagement, and platforms to discuss and address discrimination and oppression, and promote anti-racist, anti-heterosexist, anti-transphobic, anti-ableist messages and analysis in their work.



FHDC & Evolve staff tour an affordable housing property, learning history and building connections.

FHDC and Evolve Property Management have employee procedures manuals to address any issues or complaints that may arise from employees or customers. Evolve has property management policies and procedures in place for residents to voice concerns or file complaints. Resident issues and complaints are first mediated by resident services staff, and if needed, are elevated to the operations Manager and Programs Manager for a solution. FHDC takes every measure possible to avoid evictions.

• Describe how you will evaluate the effect of your proposal on promoting desegregation, expanding equitable access to well-resourced areas of opportunity, and furthering the de-concentration of affordable housing.

The City of Albany and FHDC will work diligently to ensure all phases of Colonia Solidaridad come to fruition. This development will expand equitable access to new housing in a growing area of the city. The City of Albany is working to put tools in place to ensure the visions and goals of the East Albany Plan are implemented, creating a desirable place to live, work and recreate.

• How will you track your progress and evaluate the effectiveness of your efforts to advance racial equity in your grant activities?

This project will not use PRO Housing funds for constructing housing. However, the outcome of the PRO Housing project will enable FHDC to secure financing to construct 162 affordable housing units over 4 phases, primarily for working families.

FHDC tracks demographics in all areas of housing lease-up and program intake and implementation. The design of FHDC's properties is welcoming and centers community gathering space as much as home comfort, safety, and privacy for residents. A dignified place to live is achieved through community trust, relationship building, and opportunities. FHDC's programs are designed to be both welcoming and accessible in design and implementation. The development of Colonia Solidaridad will prioritize access and connectivity within the housing community and among neighbors, as well as be welcoming to adjacent communities and participants visiting the site to partake in asset building or workforce programs that are open to the public.

FHDC has an Affirmative Fair Housing Marketing Plan (AFHMP) in partnership with Evolve Property Management. All who inquire about the property will complete a "Resident Prospect Card" at the time of visit or phone contact to keep record of household size, special needs, preferences, basic demographic information, date of inquiry, and advertising source.

The data collected is transferred and recorded on a quarterly basis; management will use this information to determine prospect demographics, allowing them to analyze the impact of marketing on the groups determined to be less likely to apply. Based on this analysis, if groups are not being reached, adjustments to advertising and outreach techniques will be modified or added.

Outreach activities are carried out jointly by FHDC (owner/sponsor) and Evolve (agent) staff. Outreach activities include intensive collaboration with organizations connected to and serving those identified as less likely to apply in communities local to the project. Outreach efforts start as much as a year in advance and/or as soon as the project is approved for construction.

D.v. What are your budget and timeline proposals? (5 points)

The cost to design and construct Goldfish Farm Road and the public sewer main through the Colonia Solidaridad property is estimated to be **\$2,726,000**. The construction cost estimates were

prepared by LMC Construction and were based on the total square feet of the required public street and the lineal feet of the sewer line. The detailed construction cost estimate is in the budget attachment.

PROJECT BUDGET:

Construction Costs	\$2,116,768
Engineering (4%)	\$97,371
Design Contingency (5%)	\$105,839
Escalation Contingency (10%)	\$211,675
FHDC Project Management (8%)	\$194,741
Total	\$2,726,394
PRO Housing Grant	\$1,857,653

The total construction cost with management and engineering amounts to \$43.12 per square foot. This is in line with industry standards.

PROJECT TIMELINE (Infrastructure Activity): January 2024 to December 2024

• Describe how you would budget for and manage a successful project if HUD awards a different dollar amount than you are requesting.

If a lower amount was awarded, the road and utility extensions would be shortened. The full project would allow the City of Albany and FHDC to have 8.5 acres of high-density residential land ready for development. By shortening the road, less of the overall site would be ready for development until additional funding could be secured.

• What is the minimum funding amount that would allow you to carry out your proposal in some form, and what would that proposal achieve? If you were to receive only 50% of your request, what would you be able to achieve?

One million (\$1,000,000) is the minimum necessary to proceed with federal funding.

Reduced funding may delay some road and infrastructure construction to later phases of the development. The funding shortfall would likely be requested from Oregon Housing and Community Services through a competitive process with no guarantee of award.

• Provide a schedule for completing all of the proposed activities in advance of the expenditure deadline at the end of FY 2029.

The project is ready to commence as soon as funding is awarded. The environmental review record will be ready to publish, and engineering, design, procurement and permitting will commence in early 2024. Construction is anticipated to occur in summer-fall of 2024 and be complete by the end of 2024. Expenditures will be complete by the end of 2024.

PRO Housing Project Schedule:

- January 2024 to 3/31/2024: Environmental Review Record Comment Period, Request Release of Funds
- January 2024 to June 2024: Engineering, bid packet prep and solicitation, contractor selection
- July 2024 to August 2024: Permitting and pre-construction activities

- September 2024 to December 2024: Construction and inspections

The affordable housing development that will result from the PRO Housing grant activity will be constructed in phases between 2025 and 2027. The outcomes will be realized before the end of 2029.

City of Albany, Oregon

EXHIBIT E. CAPACITY

E.i. What capacity do you and your Partner(s) have? What is your staffing plan?

The City of Albany has a wealth of experience managing very large and expensive public utility and street infrastructure projects as well as managing federally funded projects. The city became a CDBG Entitlement jurisdiction in 2013. City staff have successfully managed a variety of CDBG-funded programs, including public facilities projects. City Public Works staff have designed and overseen the construction of all city utilities and roads.

The FHDC team has decades of experience delivering successful affordable housing development projects of similar size and scope with a variety of funding sources and requirements. FHDC provides housing to more than 1,600 residents in 480 units across 11 properties in 7 Oregon cities. Of the 11 properties, 1 is a senior development, 2.5 properties are workforce housing or low-income (14 of 24 units are section 8) and the remaining 7.5 properties are for agricultural workers.

• Which specific agency or entity will lead implementation of the proposed activities? What is its role and management capacity?

FHDC Role: As a subrecipient, FHDC will lead implementation of the proposed PRO Housing infrastructure project. FHDC will also oversee the development of the Colonia Solidaridad community. FHDC's housing development and asset management activities are overseen by a dynamic team led by Executive Director, Maria Elena Guerra. The team is supported by FHDC's 11-member board of directors that collectively spans decades and industries of experience and that has navigated acquisition, rehabilitation, and housing development. FHDC's team reflects Latine/x/a/o communities for which we build housing and supportive services. The development team includes individuals to support Engineering, Architecture, Construction, Property Management, and Resident Services. FHDC is currently evaluating several housing development partnerships to implement this work. In addition to bringing on a robust development team, FHDC has been connecting with local community organizations and public service providers to ensure the opportunities for communities to thrive are as stable as the housing they build.

City of Albany Role: The City has successfully managed numerous large and complex infrastructure projects and federal grant funded projects. The city has procurement procedures and internal control mechanisms in place. City staff will oversee the grant expenditures and compliance with the grant and applicable federal requirements, including procurement and environmental review. City staff will also oversee construction of the infrastructure and monitor for compliance with Davis Bacon and Section 3.

• Describe relevant project management, quality assurance, financial and procurement, and internal control capacity to quickly launch and implement a major project.

As a federal Entitlement grantee, the City of Albany staff have extensive experience with procurement, internal control capacity and implementation of major projects. The City also manages and oversees complex public infrastructure projects with a variety of funding sources, including federal and state funding.

As noted earlier, FHDC has successfully overseen the planning and construction of eleven affordable housing developments with a variety of funding sources and needs. Each of these developments contained a variety of public and private funding and each was subject to rigorous compliance and accounting standards. FHDC has built a team of staff and professional consultants to ensure proper internal controls and financial management.

FHDC's project team members and experience:

Maria Elena Guerra, Executive Director: Meg is originally from Guayaquil, Ecuador with experience in housing development, asset management, and property management, and a master's degree in Nonprofit Administration. Her career spans more than 20 years working across sectors with funders, partners, and diverse communities from a variety of backgrounds. She has been involved in the site acquisition, rehabilitation, new development, or property management of FHDC's Affordable Housing Portfolio, educational and commercial facilities. During her tenure, she has increased FHDC affordable housing units by 60% and incorporated new programs such as homeownership, financial literacy, leadership, and workforce development. Meg was also recognized with the 2023 Gretchen Kafoury Award for her commitment to Equity in Affordable Housing.

Carmen Fernandez, Housing Development Manager: Carmen Fernandez brings over 20 years of project management experience to the team. She began her career working on general contracting projects including commercial shopping centers, wastewater projects, and boutique hotel projects. She transitioned to construction management as a Project Manager working on a variety of construction projects ranging from detention facilities, K-12, water/wastewater, and private construction. Carmen brings transparent communication and an ability to multitask, stay organized, and build relationships with stakeholders and all members of a project team.

Margarita Flores Bautista, Junior Housing Specialist: Margarita, born and raised in Oregon, spent most of her life growing up in Colonia Libertad, FHDC's affordable housing community in Salem, Oregon. She received a scholarship from Portland State University through the 4-Years Free Program and in the midst of the pandemic, she managed to complete her Bachelor of Arts degree with a focus in Architecture from Portland State University. She has returned to FHDC to help her community by bringing her unique lens and background to support families like hers with housing and supportive services with the organization she grew up in.

Christian Meneses-Zurita, Asset Manager: Christian was born and raised in Oregon. He received his Bachelor of Arts in Accounting in 2019 and joined the FHDC team in 2021. Since then, he has led our asset management to a healthy financial standing and overseen the rehabilitation of Cipriano Ferrel Education Center and Colonia Amistad. He is passionate about applying his education and experience to impact the FHDC community positively. He is a certified asset manager and completed the Certification program with NeighborWorks program in 2022. Under Christian's leadership in 2022, FHDC portfolio finished with its best DCR (debt coverage ratio) in years. Christian works alongside Evolve Property Management to secure rental assistance resources from state and federal sources that totaled \$90,000 over the past two years. FHDC and Evolve know the importance of having families continue to have a place to stay. With a strong relationship being built between FHDC and Evolve, they strive to accomplish the joint mission of providing safe, comfortable, and affordable housing in Oregon. He is being recognized in 2023 as a Star Player from Housing Oregon for his work.

FHDC has worked closely with the following development partners on past projects, and they will partner with FHDC and the city on the PRO Housing infrastructure project, and the housing development phases.

Doug Nelson Capitol: Doug Nelson has managed construction programs on ten projects of similar size and scope in the past 5 years. Doug has over three decades of experience coordinating the work of the general contractor, architect and other construction-development team members from

project design through construction completion, keeping projects on schedule and on budget. Doug has successfully managed many of FHDC's completed housing developments in the last ten years.

Daryn Muphy: Daryn Murphy has been involved in managing public/private housing developments for the past twenty years. Nearly every housing project includes comparable infrastructure work. In his experience, Daryn has successfully utilized many local, state, and federal funding programs including CDBG, CDBG-DR, HOME and HOPWA. Each of these programs requires strict compliance to federal standards including but not limited to Section 3, Section 504, Davis-Bacon Act, and National Environmental Policy Act.

• Describe your jurisdiction's leadership capacity and legal authority to effectively implement your proposed reforms.

The City of Albany is a federal Entitlement jurisdiction and receives an annual allocation of Community Development Block Grants from HUD. The City is eligible to apply for the PRO Housing grant fund. As a CDBG grantee, Albany has the leadership capacity and experience to oversee the proposed PRO Housing grant activity.

The City will partner with FHDC, a 501(c)(3) nonprofit corporation, to carry out the activities described in the application. FHDC has more than 30 years of experience working with and coordinating contractors, stakeholders, funders, the public, and others to successfully develop eleven publicly supported affordable housing developments. Colonia Solidaridad will be FHDC's twelfth housing project.

Application Authors:

City of Albany Community Development Department Staff

- Anne Catlin, Comprehensive Planning Manager
- Beth Freelander, Planner II

FHDC Team

- Jamie Melton, Grant Writer
- Maria Elena Guerra, Executive Director
- Daryn Murphy, Consultant
- Carmen Fernandez, Housing Development Manager

• Do you or any partner(s) have experience working with civil rights and fair housing issues including, for example, working with data to analyze racial or economic disparities?

Maria Elena Guerra (Meg) is a member of the Oregon Governor's Racial Justice Council, the Housing and Homelessness Committee, and is co-chair of Housing Oregon's Rural Chapter. In 2022, Meg was recognized as a top 40 community developer and leader by Enterprise Community Partners for her equity work and is a 2023 recipient of the Gretchen Kafoury Award for her commitment to Equity in Affordable Housing.

FHDC's resident service leaders have been part of many reports and reviews analyzing farmworker and low-income inequities including the [Oregon COVID-19 Farmworker Report](#) and many other studies documenting equity in housing and human resources.

CITY staff has experience developing and updating the Albany Analysis of Impediments to Fair Housing Choices Plan as well as reviewing and analyzing racial and economic disparities for area

plans, long-range housing and economic needs analyses, and other city facility and land use plans, such as the Housing Implementation Plan.

• Do you or your partner(s) have experience designing or operating programs that have provided tangible reductions in racial disparities?

FHDC's Resident Services programs are designed to uplift those most oppressed by exclusionary housing policies and systemic racism and bias. Programs available within FHDC's housing communities meet the expanding needs of every community we build with an emphasis on housing stability and intergenerational prosperity. FHDC collaborates with community partners to deliver needs-based services throughout the Willamette Valley. FHDC's programs for residents and the larger community empower both youth and families to be engaged, active members in their neighborhoods, at work, in school, and within the community at large. Their programs account for consistently high graduation rates among youth high schoolers, a sense of connection and trust between residents and the organization, and opportunities for families to grow their assets and support their dreams.

FHDC's resident services team includes full-time resident services coordinators, the Asset Building Program staff, FHDC's Resident Leaders - Promotores, who are outstanding residents that are paid monthly stipends for volunteer work to support the functions of FHDC's resident programming and resource distribution. In addition to the Promotores, many volunteers support a connected resident services program. FHDC also considers Evolve Workforce & Property Management an extension of its resident services to help prevent evictions and provide resources, including job training.

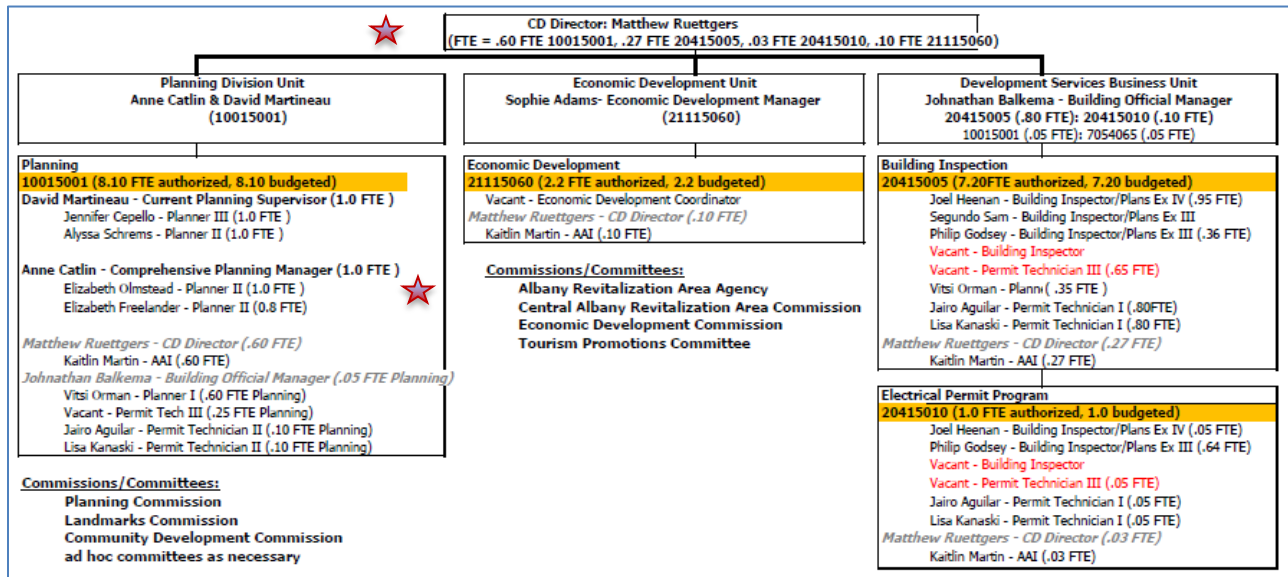
• Provide an organizational chart that identifies names and positions of key management for proposed PRO Housing activities.

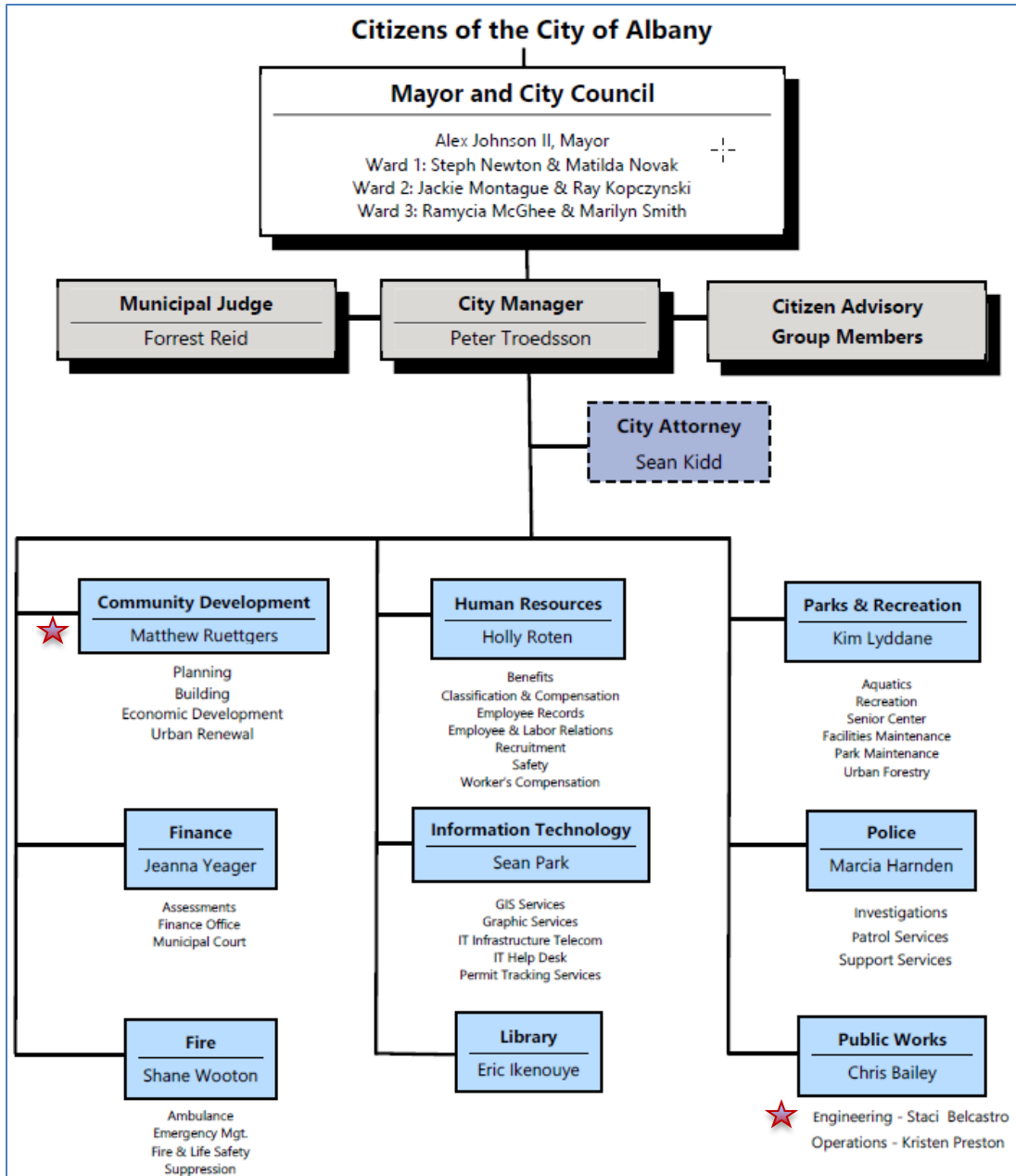
CITY OF ALBANY: The City of Albany's PRO Housing project staff and their roles on this project are proved below. Note, all staff are full-time employees except where noted. City staff will dedicate a portion of their time to this project as needed. Staff expenses will be documented through project accounting.

- **Matthew Ruettgers, Community Development Director:** Matthew oversees the Community Development Department. He is a licensed surveyor with more than a decade of experience in the private and public sectors. Prior to switching to the public sector, he owned and managed a civil engineering firm that orchestrated projects up and down the west coast. Matthew will provide general oversight and guidance throughout the project.
- **Anne Catlin, Comprehensive Planning Manager:** Anne has over 25 years of planning experience and a master's in urban planning. She oversees the city's long-range planning and CDBG programs, has extensive federal and state grant management experience, and has successfully managed CDBG-funded public facility projects, and monitored Davis Bacon contracts. Anne will oversee all aspects of the PRO Housing project to ensure compliance with regulations.
- **Beth Freeland, Planner II (0.8 FTE):** Beth oversees the day-to-day management of the CDBG programs and has a master's in urban planning. Beth will help oversee the project and ensure compliance with all CDBG program regulations.

- Staci Belcastro, City Engineer: Staci has more than 25 years of experience designing and managing public facility projects and working with the public and the city’s Capital Improvement Program, local improvement districts, engineering standards, and very large and complex projects, such as the Cox Creek Interceptor Project (a \$15+ million dollar, 3-phased project to construct a large 24-inch public sanitary sewer main thousands of feet through the city and under the interstate to replace aging and undersized pipes). Staci will ensure the infrastructure projects comply with city standards.
- Chris Cerklewski, Engineer: Chris has more than 20 years of experience designing and overseeing street projects, including complying with federal and state environmental and wage rate laws. Chris will ensure the infrastructure projects are constructed to the approved plans and meet all ADA and other applicable laws.

The City of Albany Organizational Chart follows on the next page. The City Community Development Department Organizational Chart is provided below.





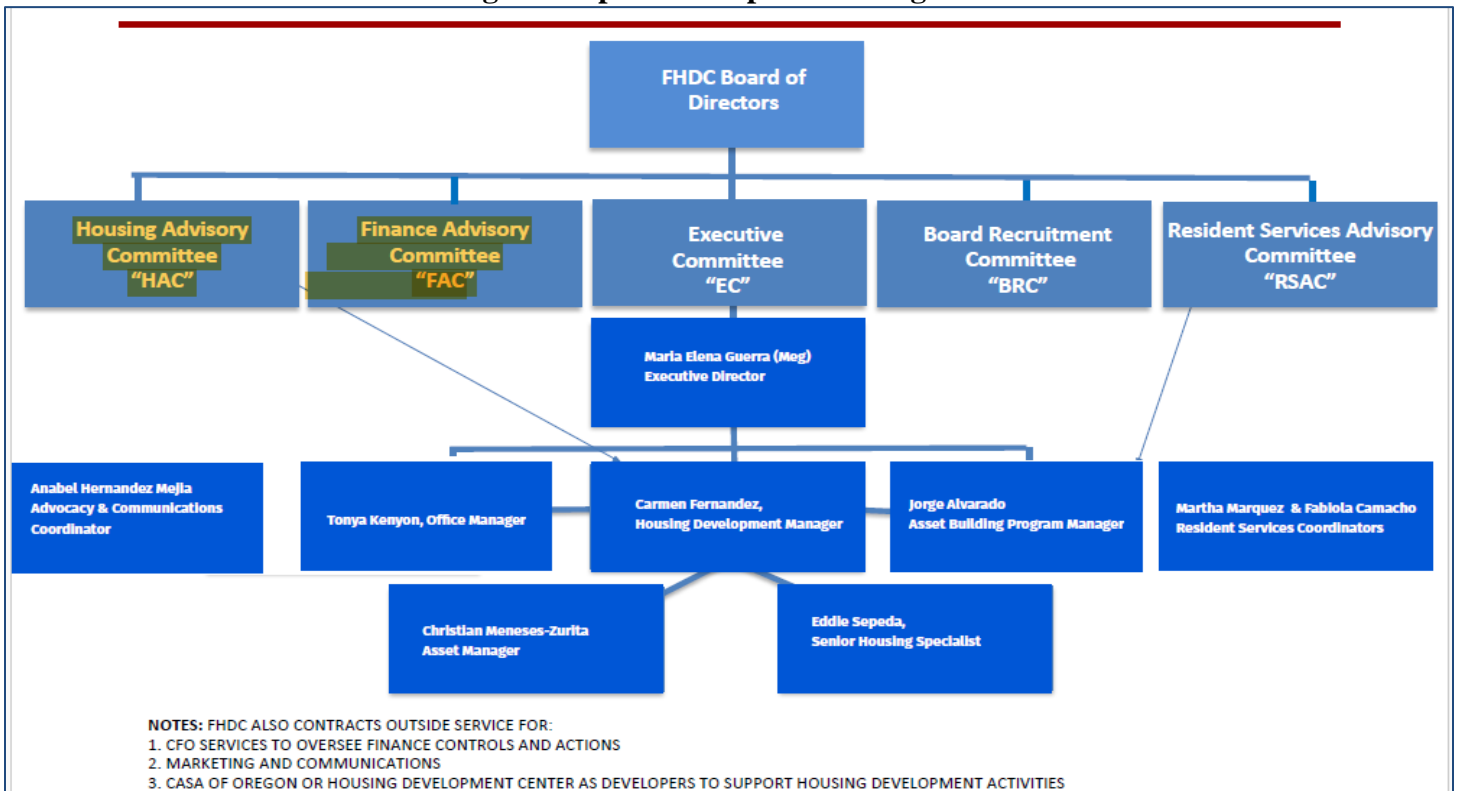
FHDC: FHDC’s PRO Housing project staff and consulting partners and their roles in this project are proved below. An organizational chart follows.

- Maria Elena Guerra (Meg), Executive Director: With more than 20 years of expertise in affordable housing and a master’s degree in nonprofit administration, Meg will lead the executive oversight of the project on FHDC’s behalf. Meg was recognized as a top 40 community developer and leader by Enterprise Community Partners for her work in equity in 2022 and received the 2023 Gretchen Kafoury Award for her commitment to Equity in Affordable Housing.
- Carmen Fernandez, Housing Development Manager: Carmen will lead the team, bringing together stakeholders to oversee both detailed and big-picture aspects of the development,

while ensuring the team has fun working together. Carmen brings 20+ years of expertise in development and construction management to this project.

- Margarita Flores Bautista, Junior Housing Specialist: As Jr. Developer Margarita will work closely with the development team in all areas of the project. As a former FHDC resident with a degree in Architecture make her a key staff on the design of this development, including infrastructure design and accessibility.
- Christian Meneses-Zurita, Asset Manager: The Asset Manager position hold by Christian is critical during the development phase, along with Margarita they both will ensure the design and supportive services are in alignment with the community needs. He will work on regulatory agreements as well as keeping investors informed of the development.
- Doug Nelson Capitol: For construction management services, FHDC will contract with Doug Nelson of Nelson Capital CPM, LLC, a full-service construction management firm specializing in new facility planning and construction, existing facility rehabilitation, affordable housing, sustainability, and LEED certified projects.
- Daryn Muphy: Daryn will work closely with the City of Albany and FHDC to ensure all program related objectives are carried out in accordance with federal standards. Daryn has worked with both the private and non-profit sectors. He is a well-known and respected developer, with more than 20 years of experience. He and Carmen will be the lead staff on this development.

Farmwork Housing Development Corporation Organizational Chart



City of Albany, Oregon

EXHIBIT F. LEVERAGE

F.i. Are you leveraging other funding or non-financial contributions?

The PRO Housing infrastructure project has leveraged a match of \$880,000 specifically dedicated to the infrastructure project described in the following table.

Match Source	Match Amounts	Description
City of Albany	\$225,000	Senate Bill 5561 pass thru award to FHDC
City of Albany	\$449,000	City contribution to the public road
FHDC	\$200,000	FHDC Dedicated Funds
Total Match	\$874,000	47% match to PRO Housing grant
Property	\$2,178,000	+ 118% leverage to PRO Housing grant
PRO Housing Grant Request	\$1,857,638	

In addition, FHDC received a grant of \$1,507,000 from Oregon Housing and Community Services (OHCS) through the Land Acquisition Program and \$585,000 in grants from Oregon Community Foundation, Meyer Memorial Trust, and the Collins Foundation, for a total of \$2,093,000 in outside sources. These funds enabled them to purchase the property for the Colonia Solidaridad community and the Goldfish Farm Road right-of-way for \$2,178,000.

The PRO Housing grant project will help FDHC leverage roughly \$21,198,000 with a successful grant application to OHCS for development of Phase 1 of Colonia Solidaridad, and roughly \$40 million for Phases II & III of the housing development.

City of Albany, Oregon

EXHIBIT G: LONG-TERM EFFECT

G.i. What permanent, long-term effects will your proposal have and what outcomes do you expect?

Goldfish Farm Road is an important arterial street that will incorporate protected bike lanes and sidewalks to provide multi-modal connectivity to the north and south of the development. The road's location and design will maximize the space for housing and service needs and its long-term ability to connect the space to a neighborhood is paramount. Colonia Solidaridad seeks to provide a total of 162 units of affordable housing, 10-12 of those of which will be designed for affordable homeownership and to support residents and families in "graduating" from affordable housing if they are able to do so. Additionally, development phase III will consider an educational and childcare center, which will be an on-site resource for working parents with limited transportation and resources to provide childcare, healthy food, social interaction, recreation, and educational activities in English and Spanish.

The project will have long lasting impacts on the residents in Colonia Solidaridad and the educational and childcare center will serve because housing is just the beginning. FHDC's goal is to support families through services to increase educational achievements of children and adults, and help residents connect with jobs and move on to homeownership if they choose.

• Describe roadblocks your proposal might be facing. What are the likely ways in which the barriers might persist despite your proposed activities, and how does the proposal account for and counteract this?

Large infrastructure costs such as the extension of Goldfish Farm Road have adverse effects on the ability of FHDC to start and complete new housing developments. Housing funding from the State of Oregon is competitive. Developers that can deliver housing for the lowest possible cost are awarded funding. When a project involves significant infrastructure work that is not funded through separate means, it is less competitive. FHDC applied for funding for Phase I in March 2023 and was unsuccessful. The key determinant was the high cost of infrastructure associated with this development.

• Do you anticipate your proposal will result in reducing housing cost burden for residents without increasing other costs, such as transportation costs?

YES. The eventual affordable housing development will reduce housing cost burden for households earning less than 80 percent of AMI by providing residents with new, sustainable, and healthy housing which will be designed to be energy efficient. All units will only have electrical service and no gas, reducing the costs of having multiple bills.

While the project site is near the edge of Albany's city limits, it is near many jobs in retail, manufacturing, and agriculture lands outside city limits. The development is within 1,000 feet of a Walmart super center EV charging stations, about a ¼ mile to the city bus stop and US Route 20 that runs east and west, and one mile to the Interstate-5 north and south interchanges.

• Describe how the project will enable the production and preservation of affordable housing while also considering the value of siting affordable housing near amenities, public services, jobs, transit, schools, and other important community assets and locations.

The proposed infrastructure project will enable the affordable housing development of more than 160 dwellings, including a dozen townhomes for homeownership.

The project's location near public transit, retailers, and employment centers, and agricultural properties is ideal for this new community. The site is also adjacent to vacant land proposed for a variety of uses, which once developed, will provide even more opportunities to residents. In addition, the site can easily access Interstate 5 and US Highway 20 provide connectivity to the north, south, east and west.

• Describe how your proposal represents a model for other communities, including the manner(s) in which your jurisdiction(s) or others may scale or replicate the proposal.

FHDC and Evolve's experience delivering multicultural housing developments and property management services has been replicated by FHDC and other culturally specific housing developers. FHDC makes efforts to consult on and share development and resident successes at housing and community development conferences to provide guidance to other cities and housing developers. Director Maria Elena Guerra, "In sharing our expertise and experience alongside peer organizations doing work across the region, we are moved and hopeful by the collective efforts to prioritize and build affordable housing so that everyone has a place to call home."



Picture: FHDC Executive Director participating in a conference panel.

• Describe the community's most significant environmental risks and how the proposal is aligned with them to efficiently promote community resilience.

Albany is in the fertile Willamette Valley of Oregon. Oregon's land use system uses urban growth boundaries to protect farm and forest lands from urban sprawl. The City of Albany and the proposed project site are less likely to experience environmental risks such as wildfire, extreme heat or drought as other areas of the state.

The northeast corner of the subject development site is located in the 100-year floodplain; however, the site is far from any of the city's mapped floodways.

Promoting Community Resilience

FHDC's Colonia Amistad, located in Independence Oregon, was the first farm worker green building, back in 2007. Colonia Solidaridad will be built to certify to Earth Advantage standards. The team has refined the building layouts, oriented the site and configured building systems to deliver quality housing while being mindful of the construction cost environment. This project will be all-electric, reducing dependence on non-renewable resources. The site layout was carefully developed to create maximum solar exposure for future photovoltaic (PV) installations. The roof assemblies will all face either west or south to be ready for PV when financing is appropriate. All kitchens will have linear casework, which creates cost and schedule efficiencies during fabrication. Units in each building will be carefully stacked to create efficiencies in framing and MEP delivery. The phased development approach will also lead to greater efficiencies when compared to developing the same number of units on separate sites. Utility installation, design services, and

site investigation will allow for cost savings on this project and subsequent phases. Finally, Colonia Solidaridad will achieve operational savings when future phases are complete. Management costs are increasing and being able to provide greater economies of scale during operations will help FHDC and Evolve achieve management efficiencies.

The project site will provide electrical conduit for EV charging capacity for 40 percent of provided parking spaces.

Colonia Solidaridad will implement a pilot program designed to track water usage in each unit. Water scarcity is an issue that will continue to grow in Oregon. The technology for monitoring usage in multifamily developments is improving, though the administrative burden on the owner remains high. Using EKM micrometers, FHDC can digitally monitor usage in each unit and incorporate feedback to the residents through its resident service programs. Through resident engagement, FHDC can begin to educate families on water saving measures that will positively impact project operations and bring awareness to the importance of water conservation.

NHDC educates all residents on recycling, reusing, rethinking, and reducing waste from their communities. For example, a 90-unit complex went from 15 garbage enclosures before the “4R” education, down to 9 garbage and recycling enclosures. FHDC has added education on energy and water conservation and has started to include best practices regarding landscaping at their properties. For example, grass is no longer used, and has been replaced with a groundcover that is more resistant to the changing temperatures and heat in summer. All site landscaping must be either native plants or Oregon native-friendly plants.

• *What do you consider success to look like at the end of the period of performance or beyond?*

The proposal will enable the production of affordable housing through removing the barrier of costly infrastructure expansions through the site. For this proposal, success is quantified by several metrics that respond to the needs outlined in Section A. The first objective is to better meet the demand for affordable housing units in Albany, particularly for historically disadvantaged populations. The related target outcomes are to increase the total number of subsidized housing units in Albany by a minimum of 20% by the end of Phase IV of this project, add 8 accessible housing units by the end of Phase IV of this project, and provide housing to at least 40 households who are members of a protected class that has historically faced additional barriers to securing housing including but not limited to racial and ethnic minorities, immigrants, and people with disabilities. Project success is also defined by improving the diversity of affordable housing options. The target outcomes associated with this objective are adding 10 affordable homeownership opportunities and increasing the number of affordable housing units in East Albany by a minimum of 160 units. Additionally, success is defined by increasing the availability of culturally specific housing in Albany.

These metrics should result in a reduced prevalence of housing cost burden among low-income Albany renters, and among low and moderate-income Latino/a/x Albany residents who disproportionately face housing cost burden. Additionally, these outcomes should improve the ability of people with disabilities to find accessible housing. Finally, these outcomes represent greater housing choice for low-income residents.

• *Describe the long-term effect of your proposal on removing barriers to affordable housing production that have perpetuated segregation, inhibited access to well-resourced neighborhoods of opportunity for protected class groups and vulnerable populations and expanded access to housing opportunities for these populations.*

The long-term effect of this proposal is advancing housing and neighborhood choice for protected class groups by adding affordable housing to an area of the city that lacks affordable housing options. This proposal will add affordable housing to an area of Albany that has a higher median income and lower poverty rate than areas where affordable housing in Albany currently exists. By adding affordable housing in this developing area of Albany, this project will affirmatively further fair housing by ensuring residents of all incomes and backgrounds have housing options in this high opportunity neighborhood and can reap the benefits of the continued growth and opportunities in East Albany. As this is a recently developing area, these efforts proactively work to prevent income-based segregation which is known to result in a disparate impact on protected classes who are more likely to be low income. Further, FHDC's success and experience in serving communities of color will contribute to eliminating barriers to housing and expanding housing opportunities for populations that have historically been impacted by segregation.