



ALBANY CITY COUNCIL

AGENDA

Wednesday, June 13, 2018

7:15 p.m.

Council Chambers, City Hall

333 Broadalbin Street SW

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PROCLAMATION

a. LGBT Pride Month. [Page 5]

Action: _____

5. SCHEDULED BUSINESS

a. Communication

1) Human Relations Commission 2017 Annual Report. [Pages 6-26]

Action: _____

b. Continued Public Hearing

1) Extension of economic improvement district in downtown Albany. [Pages 27-35]

Action: _____ ORD. NO. _____

c. Public Hearings

1) Opportunity to comment on proposed uses of State Revenue Sharing. [Page 36]

a) Declaring the City's eligibility to receive state revenues. [Page 37]

Action: _____ RES. NO. _____

b) Declaring the City's election to receive state revenues. [Page 38]

Action: _____ RES. NO. _____

2) Adopting the 2019-2023 Capital Improvement Program. [Pages 39-40]

Action: _____ RES. NO. _____

3) Adopting the City of Albany 2018-2019 annual budget. [Pages 41-51]

Action: _____ RES. NO. _____

4) Opportunity to comment on the proposed Community Development Block Grant 2018-2022 Consolidated Plan and 2018 Action Plan. [Pages 52-209]

Action: _____



Public Hearings *continued*

- 5) Adjusting System Development Charges (SDC) and connection charges. [Pages 210-216]
 - a) Revising sewer system development charges for connection to the public sanitary sewer system, reaffirming an appeal fee, and repealing Resolution No. 6599. [Pages 217-226]
Action: _____ RES. NO. _____
 - b) Revising transportation system development charges for impacts to the Albany Transportation System, reaffirming the appeal fee, and repealing Resolution No. 6680. [Pages 227-235]
Action: _____ RES. NO. _____
 - c) Revising water system development charges, reaffirming an appeal fee, and repealing Resolution No. 6600. [Pages 236-237]
Action: _____ RES. NO. _____
 - d) Revising connection charges for street connections to improved city streets of unassessed properties in the city of Albany and repealing Resolution No. 6602. [Page 238]
Action: _____ RES. NO. _____
 - e) Revising connection charges for storm connections of unassessed properties in the city of Albany and repealing Resolution No. 6605. [Page 239]
Action: _____ RES. NO. _____
 - f) Revising connection charges for sewer connections of unassessed properties in the city of Albany and repealing Resolution No. 6603. [Pages 240-241]
Action: _____ RES. NO. _____
 - g) Revising connection charges for water connections of unassessed properties in the city of Albany and repealing Resolution No. 6604. [Pages 242-243]
Action: _____ RES. NO. _____
 - h) Revising Post-Construction Stormwater Quality Program fees and repealing Resolution No. 6608. [Pages 244-245]
Action: _____ RES. NO. _____
- 6) Repealing Public Works fees. [Page 246]
 - a) Repealing the improvement assurance charges for the non-oversized portion of future arterial and collector street improvements for streets located within the North Albany area, and repealing Resolution No. 6607. [Page 247]
Action: _____ RES. NO. _____
 - b) Repealing Ordinance No. 5359 that provided for a process to finance Street Improvement Assurance fees. [Page 248]
Action: _____ ORD. NO. _____
 - c) Repealing special connection charges for a portion of the Columbus Street Sanitary Sewer Lift Station project costs and repealing resolution No. 6606. [Page 249]
Action: _____ RES. NO. _____
 - d) Repealing Ordinance No. 5355 that authorized the formation of a special connection charge related to the construction of the Columbus Street Sanitary Sewer Lift Station. [Page 250]
Action: _____ ORD. NO. _____
 - e) Repealing a methodology for the development of a system development charge for the transportation system in North Albany and repealing Resolution No. 3423. [Page 251]
Action: _____ RES. NO. _____
- 7) Setting fees and charges for Development Code provisions and repealing Resolution No. 6609 [Pages 252-255]
Action: _____ RES. NO. _____

- 8) Adjusting utility rates for the 2018-2019 fiscal year. [Pages 256-277]
 - a) Setting rates for wastewater system use and repealing Resolution No. 6598. [Pages 278-285]
Action: _____ RES. NO. _____
 - b) Setting rates for water use and repealing Resolution No. 6675. [Pages 286-289]
Action: _____ RES. NO. _____
 - c) Setting rates for stormwater management services and repealing Resolution No. 6676.
[Pages 290-294]
Action: _____ RES. NO. _____

- d. Business from the Public

- e. Adoption of Resolutions
 - 1) Establishing a class special procurement and awarding a special procurement contract for Flygt Submersible mixer products and related equipment with Xylem, Inc. [Pages 295-299]
Action: _____ RES. NO. _____
 - 2) Designating the Albany Enterprise Zone. [Pages 300-302]
Action: _____ RES. NO. _____

- f. Adoption of Consent Calendar
 - 1) Approval of Minutes
 - a) May 7, 2018, City Council Work Session. [Pages 303-304]
 - 2) Adoption of Resolution
 - a) Accepting the abstract of votes regarding the ballots cast in the election held Tuesday, May 15, 2018, regarding Measure 22-172, City of Albany fuel tax. [Pages 305-307] RES. NO. _____Action: _____

- g. Award of Contract
 - 1) Approving the award of a professional services contract for consulting on WWTP-13-01, Water Reclamation Facility Solids Handling Improvements Project. [Pages 308-309]
Action: _____

- h. Award of Contract Increase
 - 1) SS-18-06, Vertical Loop Reactors Aeration Line Improvements. [Pages 310-313]
Action: _____

- i. Award of Bids
 - 1) SS-18-01, 2018 Pipe Bursting Projects. [Pages 314-327]
Action: _____
 - 2) WL-18-01, Peach Tree Lane Area Water Lines. [Pages 328-331]
Action: _____

- j. Approval of Agreement and Award of Bid
 - 1) Approving the acceptance of a grant agreement from the Federal Aviation Administration in the amount of \$648,000 to complete apron rehabilitation (phase 2) at the Albany Municipal Airport, and approving a contract award to Wildish Construction Co. [Pages 332-334]
Action: _____

k. Appointment

- 1) Appointing James Jansen to the City Tree Commission. [Pages 335-337]

Action: _____

l. Report

- 1) Request to reclassify a vacant 1.0 FTE Library Aide position to a 1.0 FTE Library Assistant effective immediately. [Page 338]

Action: _____

6. BUSINESS FROM THE COUNCIL

7. NEXT MEETING DATES

- Monday, June 25, 2018; 4:00 p.m. Work Session
- Wednesday, June 27, 2018; 7:15 p.m. Meeting

8. ADJOURNMENT

The location of this meeting is accessible to the disabled. If you have a disability that requires accommodation, please notify the City Manager's Office in advance of the meeting: CMadmin@cityofalbany.net | 541-791-0206 or 541-917-7519.

PROCLAMATION

LGBT Pride Month June 2018

WHEREAS, the month of June is globally recognized as LGBT Pride Month to commemorate the Stonewall Riots that occurred in June 1969; and

WHEREAS, LGBT Pride Month was established in a worldwide effort to provide a positive stance against violence and discrimination toward lesbian, gay, bisexual, and transgender people; and

WHEREAS, there are members of the LGBT community in Albany, and we recognize them as members of our community deserving of equal treatment.

NOW, THEREFORE, I, Sharon Konopa, Mayor of the City of Albany, Oregon, do hereby proclaim the month of June 2018 to be

LGBT Pride Month

in Albany, and I invite all residents to observe this month, which recognizes the global goal of ending discrimination and violence against our LGBT community members.



IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Albany to be affixed this 13th day of June 2018.

Sharon Konopa, Mayor



HUMAN RELATIONS COMMISSION

2017 ANNUAL REPORT

Prepared & presented by:

- Stephanie Newton
- Chris Equinoa
- Tina Dodge Vera
- Alice Brockgreitens
- Javier Cervantes
- Kim Whitley
- Denise Hughes-Tafen



Human Relations Commission

INTRODUCTION

The Human Relations Commission (HRC) was established in 2007 by the Albany City Council to strengthen connections within Albany's diverse community by being committed to the philosophy of inclusion, equal opportunity, fair treatment for all residents of Albany and promoting harmonious relations among the citizens of Albany.

It was created to recommend programs, activities, ordinances, expenditures, and other appropriate governmental activities which will serve the goal of maintaining respectful interactions within our community. The HRC recommendations are submitted to the City Council and City Manager.

In formulating its recommendations, the HRC strives for actions that lead to positive and respectful relations committing to diversity, equity, and inclusion in the community. The duties of the Commission do not include the investigation or sanctioning of individual acts of unlawful or discriminatory behavior, but instead focus on recommending community activities that may be expected to promote positive change.

A history of commission membership and attendance is attached to this report, along with a calendar of 2017 HRC meetings and events that HRC members attended.



Human Relations Commission

HIGHLIGHTS

JANUARY

- Hosted a showing and discussion of the movie *Selma* on Saturday, January 14th.
- An Albany resident asked about the HRC's mission statement and requested clarification of what "*harmonious relationships*" meant.

FEBURARY

- Alice Brockgreitens joined the Human Relations Commission.
- Members attended Coffee With a Cop, hosted by the Albany Police Department

MARCH

- Voted for recipients of the 2016 Albany Human Relations Award.

APRIL

- The Commission held a joint meeting with the Hispanic Advisory Committee (HAC) of Linn and Benton Counties.
- Discussed rewording the HRC mission statement.



Human Relations Commission

HIGHLIGHTS

MAY

- Presented 2016 Albany Human Relations Award to Dania J. Samudio, Keith Kolkow, and Ochoa's Queseria Mexican-style cheese factory.
- Members attended OneVibe Diversity Day, Liberty Tree Day, Coffee With A Cop, and the HEART to Heart Resource Fair

JUNE

- Issued proclamation for LGBT Pride Week.

JULY

- Proposed wording revisions to AMC 2.25, Albany Human Relations Commission

AUGUST

- The Human Relations Commission and the City Council held a joint work session to discuss the ordinance brought forward by the Human Relations Commission at the June 28 and July 12, 2017 City Council meetings.



Human Relations Commission

HIGHLIGHTS

SEPTEMBER

- Informed of upcoming plans to change the mascot of South Albany High School from Greater Albany Public School Superintendent Jim Golden and South Albany High School Principal Brent Belveal.

OCTOBER

- Special joint work session with Albany City Council
- Work session with the Hispanic Advisory Council

NOVEMBER

- Members attended Coffee with a Cop and the Annual Summit on Homelessness

DECEMBER

- Members attended the Homeless Memorial Service



Human Relations Commission

CONCLUSION

It is a pleasure to continue to strengthen connections within Albany's diverse community by being committed to the philosophy of inclusion, equal opportunity, fair treatment for all residents of Albany and promoting harmonious relations among the citizens of Albany through our recommendations and support for activities and actions that lead to positive and respectful interactions committing to diversity, equity, and inclusion within our community.

We have met that goal to the best of our ability and feel our output is commendable, considering limited resources. The Commission members believe the commission is still needed and valued and there is still a lot of work to do. We thank the City Council for their support.

Javier Cervantes

Stephanie Newton

Tina Dodge Vera

Kim Whitley

Chris Equinoa

Denise Hughes-Tafen

Alice Brockgreitens



Human Relations Commission

HISTORY

COMMISSION ESTABLISHED

- Council adopted Ordinance No. 5665, March 28, 2007, creating Albany Municipal Code Chapter 2.25, establishing the Human Relations Commission (HRC).
- Council adopted Ordinance No. 5671, May 9, 2007, amending AMC 2.25.020 [commissioners must reside within the Albany city limits] and 2.25.030 [initial terms to be staggered according to the appointee's surname beginning with three-year terms for those closest to the beginning of the alphabet].
- Council adopted Ordinance No. 5866, January 13, 2016, amending AMC 2.25.030, Term of office and initial appointment, removing the following restriction: Members may not serve more than six consecutive years on the Commission. After serving six consecutive years, a member must leave the Commission for one year before being eligible for reappointment.



Human Relations Commission

HISTORY

- **Purpose:** The Human Relations Commission is established by the Albany City Council to strengthen connections within Albany's diverse community by being committed to the philosophy of inclusion, equal opportunity, fair treatment for all residents of Albany and promoting harmonious relations among the citizens of Albany. It is created to recommend programs, activities, ordinances, expenditures, and other appropriate governmental activities which will serve the goal of maintaining respectful interactions within our community.
- **Duties and Responsibilities:** The Human Relations Commission shall meet periodically in public sessions at dates, times, and places as may be established by the Commission. The Commission shall have the duty to make recommendations to the City Council and the City Manager as outlined in AMC 2.25.010.

In formulating its recommendations, the Human Relations Commission shall strive for actions that lead to positive and respectful relations committing to diversity, equity, and inclusion in the community. The duties of the Commission will not include the investigation or sanctioning of individual acts of unlawful or discriminatory behavior but will, instead, focus on recommending community activities that may be expected to promote positive change. The duties of the Human Relations Commission may be revised at any time, after public notice, by resolution



Human Relations Commission

HISTORY

FIRST COMMISSIONERS

Name	Appointed By	Appointment Date	Term Expiration Date	Comments
Rafael Palacios	Mayor Doug Killin	07-25-2007	12-31-2007	Resigned 08-08-2007; he relocated to California; Blanca Ruckert appointed as replacement.
Blanca Ruckert	Mayor Doug Killin	08-08-2007	12-31-2007	none
Jodi Nelson	Councilor Dan Bedore	07-25-2007	12-31-2007	none
Rick Hammel, Jr.	Councilor Dick Olsen	07-25-2007	12-31-2008	none
Delia Guillen	Councilor Ralph Reid, Jr.	07-25-2007	12-31-2008	none
C. Jeffery Evans	Councilor Sharon Konopa	07-25-2007	12-31-2009	none
Marian Anderson	Councilor Jeff Christman	07-25-2007	12-31-2009	none
Anna Anderson	Councilor Bessie Johnson	08-08-2007	12-31-2009	none

FIRST MEETING/FIRST OFFICERS

HRC's first meeting was Tuesday, September 25, 2007. At the second meeting [October 23, 2007], the first Chair and Vice Chair were elected. C. Jeffery Evans was elected Chair and Blanca Ruckert as Vice Chair.



Human Relations Commission

HISTORY

SUBSEQUENT COMMISSIONERS

- Blanca Ruckert was reappointed 01-07-2008 by Mayor Killin; new term expires 12-31-2010.
- Jodi Nelson was reappointed 01-09-2008 by Councilor Bedore; new term expires 12-31-2010.
- Anna Anderson resigned 08-13-2008; Councilor Johnson appointed Kim Whitley on 08-27-2008, as her replacement for the term expiring 12-31-2009.
- Delia Guillen resigned 09-09-2008; Councilor Reid appointed John Hartman on 10-22-2008, as her replacement for the term expiring 12-31-2008.
- Margaret Martinez was appointed 01-14-2009 by Councilor Reid replacing John Hartman, whose term expired 12-31-2008. Margaret's three-year term expires 12-31-2011.
- Nancy Greenman was appointed 01-14-2009 by Councilor Olsen replacing Rick Hammel, Jr., whose term expired 12-31-2008. Nancy's three-year term expires 12-31-2011.
- Blanca Ruckert resigned 04-22-2009; Mayor Konopa appointed Michael Thompson on 06-24-2009, as her replacement for the term expiring 12-31-2010.
- C. Jeffery Evans resigned 06-24-2009; vacant term expired 12-31-2009. Councilor Coburn appointed Linda Hart on 06-23-10, for a new three-year expiring 12-31-2012.
- Marian Anderson resigned 09-09-2009; vacant term expired 12-31-2009. Councilor Christman appointed Tina Dodge Vera on 02-10-2010, for a new three year, expiring 12-31-2012.



Human Relations Commission

HISTORY

SUBSEQUENT COMMISSIONERS

- Kim Whitley was reappointed 01-13-2010 by Councilor Johnson; new term expires 12-31-2012.
- Jodi Nelson resigned 06-10-10; vacant term expires 12-31-2010. Councilor Collins appointed Julie Jones on 07-14-2010, as her replacement for the term expiring 12-31-2010.
- Julie Jones was reappointed 01-12-2011 by Councilor Collins; new term expires 12-31-2013.
- Michael Thomson was reappointed 01-12-2011 by Mayor Konopa; new term expires 12-31-2013.
- Margaret Martinez completed her three-year term that expired 12-31-2011. Council Kopczynski appointed Leonor Rodriguez on 01-11-2012 for a new three-year term expiring 12-31-2014.
- Nancy Greenman was reappointed 01-11-2012 by Councilor Olsen; new term expires 12-31-2014.
- Julie Jones resigned 7-11-2012; vacant term expires 12-31-2013. Councilor Collins appointed Javier Cervantes on 8-22-2012 as his replacement for the term expiring 12-31-2013.
- Kim Whitley was reappointed 01-09-2013 by Councilor Johnson; new term expires 12-31-2015.
- Tina Dodge Vera was reappointed 02-13-13 by Councilor Coburn; new term expires 12-31-2015.
- Jay Sluiter was appointed 02-13-13 by Councilor Kellum; new term expires 12-31-2015.



Human Relations Commission

HISTORY

SUBSEQUENT COMMISSIONERS

- Leonor Rodriquez resigned 09-10-13; vacant term expires 12-31-2014. Councilor Kopczynski appointed Rob Duncan on 09-25-2013 as her replacement.
- Javier Cervantes was reappointed 1-08-2014 by Councilor Collins; new term expires 12-31-2016.
- Chris Equinoa was appointed 1-08-2014 by Mayor Konopa replacing Michael Thomson, whose term expired 12-31-2013. Chris' three-year term expires 12-31-2016.
- Rob Duncan resigned 6-11-2014; vacant term expires 12-31-2014. Councilor Kopczynski appointed Debbie Berg 6-25-2014 as his replacement for the term expiring 12-31-2014.
- Debbie Berg was reappointed 1-14-2015 by Councilor Kopczynski; Debbie's three-year expires 12-31-2017.
- Graham Kislingbury was appointed 1-14-2015 by Councilor Olsen replacing Nancy Greenman, whose term expired 12-31-2014; Graham's three-year term expires 12-31-2017.
- Denise Hughes-Tafen was appointed 7-22-2015 by Councilor Kopczynski replacing Debbie Berg, who resigned; term expires 12-31-2017.
- Tina Dodge Vera was reappointed 2-24-2016 by Councilor Coburn; Tina's three-year term expires 12-31-2018.



Human Relations Commission

HISTORY

SUBSEQUENT COMMISSIONERS

- Kim Whitley was reappointed 2-24-2016 by Councilor Johnson; Kim's three-year term expires 12-31-2018.
- Jay Sluiter's term expired 12-31-2015; he did not want to be considered for reappointment. This vacant position is Councilor Kellum's to fill; the three-year term expires 12-31-2018.
- Chris Equinoa was reappointed 1-11-2017 by Mayor Konopa; Chris's three-year term expires 12-31-2019.
- Alice Brockgreitens was appointed 1-24-2017 by Councilor Sykes; Alice's three-year term expires 12-31-2019.
- Javier Cervantes was appointed 1-24-2017 by Councilor Kellum to fill the vacant position from 12-31-2015; Javier's term expires 12-31-2018.
- Stephanie Newton was appointed 1-23-2018 by Councilor Olsen, replacing Kislingbury, who resigned; term expires 12-31-2020.



Human Relations Commission

ROSTER

Denise Hughes-Tafen

Appointed By: Councilor Kopczynski
Term Expires: 12/31/20

Javier Cervantes

Appointed By: Councilor Kellum
Term Expires: 12/31/18

Tina Dodge Vera

Appointed By: Councilor Coburn
Term Expires: 12/31/18

Kim Whitley

Appointed By: Councilor Johnson
Term Expires: 12/31/18

Chris Equinoa

Appointed By: Mayor Konopa
Term Expires: 12/31/19

Alice Brockgreitens

Appointed By: Councilor Sykes
Term Expires: 12/31/19

Stephanie Newton

Appointed By: Councilor Olsen
Term Expires: 12/31/20



Human Relations Commission

VISITORS

2009

- Sharon Gisler
- Michael Thomson
- Mayor Sharon Konopa
- Gerald Gisler
- John Phillips
- Margo Coleman
- Alice Fitzpatrick
- Donna Copeland
- Bill Root
- June Hemmingson
- Larry Eby
- Penny Miltenberger
- Dan Miltenberger
- Phillipa Meehan
- Dick Owen
- Rosa Plascencia
- Tina Dodge Vera

2010

- Clifford Hartman, Linn County Mental Health
- Jim Bell, LBCC
- Mary Zelinka, CARDV
- Linda Hart
- Frank Moore, Linn County Mental Health
- Catherine Henderson, Mental Health Advisory



Human Relations Commission

VISITORS

2011

- Sue McGuire-Thompson, Community Services Consortium
- Debbie Little, Community Services Consortium
- Vawna Shepherd
- Ora Mowdy
- Shawn Smith
- Westen Hoover
- Ramos Pacheco
- Andy Phillips
- Jamie Lavery
- Anna Benson, Linn-Benton Housing Authority
- Jeanette Emerson, LBCC student
- Chelsea Baker, LBCC student

- Daniel Trinidad, LBCC student
- Jodie Nelson, OSU

2012

- Frank Moore, Linn County Mental Health
- Clifford Hartman, Linn County Mental Health
- Kathryn Henderson, Linn County Mental Health Advisory Board
- Jim Clausen
- Doug Finegan
- Dick Knowles, Linn County Mental Health Advisory Board
- Dede Burns-McLay, CARDV



Human Relations Commission

VISITORS

2013

- Jennifer Sanders, Chief Operations Officer for Linn-Benton Housing Authority
- Albany Mayor Sharon Konopa
- Greg Roe, United Way of Linn County Executive Director
- Katie Nooshazar, Recreation Programs Manager, City of Albany Parks & Recreation
- Debbi Richards, Recreation Programs Supervisor, City of Albany Parks & Recreation
- Rose Lacey, Recreation Programs Specialist, City of Albany Parks & Recreation
- Anne Catlin, Planner III, City of Albany Community Development
- Frank Moore, Linn County Mental Health
- Clifford Hartman, Linn County Mental Health
- Tony Howell, Linn County Alcohol & Drug Program
- Cristie Lynch, Samaritan Health Marketing & Communications Manager
- Tara Dixon, GAPS
- McKinney-Vento (homeless student) Liaison
- Monica Lorence, Linn County Outreach Coordinator of Jackson Street Youth Shelter
- Andrea Myhre, Grant Officer with the Jackson Street Youth Shelter



Human Relations Commission

VISITORS

2014

- Tony Howell, Linn County Mental Health
- Tonja Everest, Greater Albany Public Schools
- Lisa Shogren, Greater Albany Public Schools
- Dan Stone, LBCC Theatre Director
- Sandy Roberts, Community Education Specialist, City of Albany Police Department
- Casey Dorland, Lieutenant, City of Albany Police Department
- Ed Hodney, Director, City of Albany Parks & Recreation Department
- Danette Killinger, Prevention Coordinator, Linn County Alcohol & Drug
- Kathryn Henderson, Prevention Specialist, Linn County Alcohol & Drug
- Todd Noble, Program, Manager, Linn County Mental Health
- Denise Hughes-Tafen, representing Community Action for Racial Equality (CARE)
- Franz Schneider, representing Community Action for Racial Equality (CARE)
- Sue Goodman, representing Community Action for Racial Equality (CARE)
- Zoe Kellett, representing Community Action for Racial Equality (CARE)
- Peter Goodman, representing Community Action for Racial Equality (CARE)
- Jasper Smith, MLK Commission Chair & Program Manager for Benton County Developmental Disabilities Program



Human Relations Commission

VISITORS

2015

- Peter Goodman, representing Community Action for Racial Equality (C.A.R.E.)
- Sue Goodman, representing Community Action for Racial Equality (C.A.R.E.)
- Catherine Miller, representing Community Action for Racial Equality (C.A.R.E.)
- Carmen Moody, representing Community Action for Racial Equality (C.A.R.E.)
- Rich Kellum, City Councilor
- Tony Howell, Linn County Alcohol & Drug Program Manager
- Todd Noble, Linn County Mental Health Program Manager
- Jeff Blackford, CHANCE Executive Director
- Leonor Rodriguez, Hispanic Advisory Committee
- Captain Eric Carter, Albany Police Department
- Dr. Don Nelson, Psychologist, Linn County Sheriff's Office/Linn County Mental Health
- Captain Todd Vian, Linn County Sheriff's Office
- Kalin Salinas



Human Relations Commission

VISITORS

2016

- Ray Kopczynski, Albany City Councilor
- Frank Moore, Linn County Health Administrator/Mental Health Director
- John Bradner, Albany Fire Chief
- Alfredo Mendez, Deputy Fire Marshal, Albany Fire Department
- Debbi Richards, Recreation Program Supervisor, Albany Parks & Recreation Department
- Anj Brown, Resource Development Coordinator, Albany Parks & Recreation Department
- Ed Hodney Albany Parks & Recreation Director
- Katie Nooshazar, Recreation Programs Manager, Albany Parks & Recreation Department
- Lynne Smith, Event & Program Coordinator, Albany Parks & Recreation Department
- Rose Lacey, Recreation Coordinator, Albany Parks & Recreation Department
- Iris Carrasco
- Farhad Nooshazar
- Todd Noble, Linn County Mental Health Program Manager
- Kathryn Henderson, Linn Mental Health Advisory Committee Board Member
- Brad Conners, Crime Prevention Specialist, Albany Police Department
- Dave Toler, Director of Senior & Disability Services, Oregon Cascades West Council of Governments



Human Relations Commission

VISITORS

2017

- Iris Carrasco
- Sue Goodman
- Nancy Greenman
- Peter Goodman
- David Mote
- Keith Kolkow
- LBCC Students
- Shasta Prunk
- Sharon Gisler
- Jerred Taylor
- Ed Hemmington
- Todd Noble, Linn County Health
Administrator/Mental Health
Director
- Others who did not provide their
names



MEMO

TO: Albany City Council
VIA: Peter Troedsson, City Manager *PT 6/7*
FROM: Jeanna Yeager, Finance Director *JY*
DATE: June 5, 2018, for the June 13, 2018, City Council Meeting

SUBJECT: Extension of Economic Improvement District in Downtown Albany

Action Requested:

Conduct a second Public Hearing and adopt an ordinance creating/extending an Economic Improvement District (EID) in Downtown Albany.

Discussion:

The first of two required Public Hearings was held on May 9, 2018, to discuss the formation and extension of a five-year EID in the downtown area. The current EID will expire on June 30, 2018, and the new district would be established for June 1, 2018 – June 30, 2023.

Notice was sent to all property owners within the proposed EID as required by ORS 223.117. Property owners who object to the EID must provide the City with written notice that they want to be excluded from the district. If the City receives written objections from owners of property upon which less than 33 percent of the total assessments are levied, the district may be established. Written support or objections will not be accepted after the Public Hearing.

Budget Impact:

City of Albany staff time is included in the current budget, such as GIS map and block preparation; calculation of assessment amount per property; mailings to property owners; and billings and collections.

JLY:dv

Attachments

c: Lise Grato, Albany Downtown Association Executive Director
Oscar Hult, Albany Downtown Association President
Denise Valentino, Accounting Specialist

ORDINANCE NO. _____

AN ORDINANCE CREATING AN ECONOMIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH ORS. 223.112 THROUGH 223.132; AND DECLARING AN EMERGENCY.

WHEREAS, the Albany City Council previously adopted Resolution No. 6689 on April 25, 2018, in which it announced that the City intended to create a voluntary Economic Improvement District in the downtown district as of July 1, 2018; and

WHEREAS, a public hearing in the matter of establishing such a district was held before Albany City Council on May 9, 2018, and June 13, 2018; and

WHEREAS, ORS 223.112-223.132 permits the creation of Economic Improvement Districts.

NOW THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: Project Description. The Economic Improvement District (EID) is hereby created to provide funding for economic development in the Albany downtown district. The funds generated shall be used to assist the City in the planning or management of development or improvement activities; landscaping or other maintenance of public areas; promotion of commercial activities or events; activities in support of business recruitment and development; and for improvements in parking systems or parking enforcement. The City may adopt a resolution that would approve a contract with the Albany Downtown Association to improve and promote the economic, aesthetic, and cultural vitality of the Albany downtown district, to carry out the proposed project.

Section 2: Preliminary Estimate of Cost. It is proposed that the preliminary estimate of the probable cost of the economic improvements referred to above will be as follows for each of the years that this district is in place:

2018-2019	\$38,699.45
2019-2020	\$39,666.94
2020-2021	\$40,658.61
2021-2022	\$41,675.08
2022-2023	\$42,716.96

Section 3: Proposed Formula for Apportioning Costs. Assessments will be based on the Real Market Value (RMV) of the property. The entire district EID will be at a rate of \$0.80 per \$1,000 of RMV. Fees will be a minimum of \$50 and a maximum of \$500 per property. For multiple properties with the same ownership, there will be a cap of \$750 per ownership. The EID rate will be frozen for five years but the EID fee will go up or down each year depending on the RMV determined by the county assessor for the previous year.

Section 4: Boundary of Economic Improvement District. The Boundary of the EID shall be defined as an area beginning at a point at the most northwesterly corner of Map 11S-04W-01DD, Tax Lot 300; thence southerly along the most westerly property line, a distance of approximately 342 feet, to the intersection of the north line of First Avenue; thence southerly along the centerline of Calapooia Street, approximately 1,475 feet; thence easterly along the centerline of Sixth Avenue to the centerline of Broadalbin Street; thence southerly to the centerline of Eight Avenue; thence easterly to the centerline of Ellsworth Street; thence southerly to the centerline of Ninth Avenue; thence easterly to the easternmost line of Lyon Street; thence northerly approximately 718 feet; thence easterly approximately 178.4 feet; thence northerly approximately 143.67 feet to the centerline of Sixth Avenue; thence easterly approximately 107 feet to the centerline of Baker Street; thence northerly to the centerline of Fourth Avenue; thence easterly to the

centerline of Railroad Street; thence northerly to the centerline of First Avenue; thence easterly to the centerline of Jackson Street; thence northerly to the northeasterly corner of Block 107 of Hackleman's Addition; thence westerly along the Willamette River to the northwesterly most edge of Broadalbin Street; thence southerly approximately 10 feet; thence westerly approximately 275 feet; thence southerly approximately 83 feet; thence westerly along the northernmost edge of Water Avenue to the point of beginning. A map showing the approximate location of the EID is attached hereto as "Exhibit A" and by this reference incorporated herein. Should any discrepancy exist between the map and the written description set forth above, the map shall control.

Section 5: Term. This assessment will be levied for a term of five (5) years beginning July 1, 2018 and ending June 30, 2023.

Section 6: Notice of Public Hearing. On April 25, 2018, the Albany City Council adopted Resolution No. 6689 setting the first public hearing for Wednesday, May 9, 2018, at 7:15 p.m. in the City Hall Council Chambers, 333 Broadalbin Street SW, Albany, Oregon, and a second public hearing for June 13, 2018, at 7:15 p.m. in the City Hall Council Chambers, 333 Broadalbin Street SW, Albany, Oregon. This resolution provided for notices to be mailed or delivered personally to affected property owners and announce the intention of the Council to undertake this EID and to assess benefited properties for the cost. The notice set forth a description of the proposed project, a preliminary estimate of its costs, a description of the formula for apportioning the proposed cost to specially benefited properties, the proposed term of the EID, and further advised the recipients of their right to remonstrate against the creation of the EID by writing to the City on or before June 13, 2018. The notice also informed the recipients the Albany City Council would consider their failure to respond to that notice as an approval of the proposed assessment and a specific request for EID services. Thereafter, a hearing was held at the time, date, and place referred to above and remonstrances were received. Said remonstrances did not exceed the thirty-three percent (33%) level that would bar creation of the EID pursuant to ORS 223.118(a). Individual property remonstrance data is set forth on the sheets attached hereto "Exhibit B" and by this reference incorporated herein.

Section 7: Voluntary Nature of Assessment, Exclusion of Property. Pursuant to ORS 223.118, the EID project described above shall be undertaken, but assessments shall not be levied on any lot or parcel of property in those instances where the owner of that property submitted written objections prior to or at the aforesaid public hearing. Such properties are hereby excluded from assessment and the individual property and assessment data hereinafter set forth shall recognize such exclusion. The formula for assessment referred to in Section 3 shall be used to determine the assessment on each property to be assessed and the actual amount levied will be adjusted accordingly from the preliminary estimate referred to in Section 2 above.

Section 8: Limitations. The City shall not be authorized to:

- (a) Levy assessments in an EID in any year that exceed one percent (1%) of the real market value of all the real property located within the district.
- (b) Include within the EID any area of the City that is not zoned for commercial or industrial use.
- (c) Levy assessments on residential real property or any portion of a structure used for residential purposes.
- (d) Levy assessment on property owned by a church, nonprofit, or government entity.

Section 9: Individual Property and Assessment Data. Individual property and assessment data is set forth on the sheets attached hereto as "Exhibit C" and by this reference incorporated herein.

Section 10: Notice of Proposed Assessment. Notice of proposed assessment referred to above shall be mailed or personally delivered to the owner of each lot to be assessed and shall state the amount of assessment proposed on the property of the owner receiving the notice.

Section 11: Docketing of Liens. The City Recorder is hereby directed to enter a statement of the assessments as above provided in the docket of the City Liens and give notice thereof as provided by law.

Section 12: Emergency Clause. In as much as this ordinance is necessary for the immediate preservation of the public peace, health, and safety of the City of Albany, or to facilitate the prompt and timely completion of important City business, an emergency is hereby declared to exist; and this Ordinance shall take effect and be in full force and effect when signed by the Mayor.

Passed by the Council: _____

Approved by the Mayor: _____

Effective Date: _____

Mayor

ATTEST:

Deputy City Clerk

Exhibit A



	District Boundary
Exempt Parcel	
	Church
	Government
	Residential
	Non-Profit



Economic Improvement District - 2018



EXHIBIT B

Owner	Tax Lot	Site Address	Land Value	Impr Value	Market Value	Assessment	Rate	1% Market Value	Block
300 EAST FIRST AVENUE LLC	11S03W06CD05200	223 2ND AVE SE	\$ 213,010.00	\$ 181,540.00	\$ 374,550.00	\$ 299.64	\$0.0008	\$ 3,745.50	21
300 EAST FIRST AVENUE LLC	11S03W06CD06600	300 1ST AVE E	\$ 132,550.00	\$ 184,160.00	\$ 316,710.00	\$ 253.37	\$0.0008	\$ 3,167.10	22
BAUGNON J BRYAN & YOKO	11S04W12AA05400	410 WASHINGTON ST SW	\$ 131,910.00	\$ 64,720.00	\$ 196,630.00	\$ 157.30	\$0.0008	\$ 1,966.30	37
BECKHAM DAVID B & SUE K	11S03W07BB06900	319 6TH AVE SW	\$ 49,520.00	\$ 231,640.00	\$ 281,160.00	\$ 224.93	\$0.0008	\$ 2,811.60	44
FIFTH & WASHINGTON PROPERTIES LLC	11S03W07BB07200	507 WASHINGTON ST SW	\$ 150,910.00	\$ 233,390.00	\$ 384,300.00	\$ 307.44	\$0.0008	\$ 3,843.00	43
FISHER VERNON L	11S03W06CC02400	333 1ST AVE W	\$ 39,410.00	\$ 199,310.00	\$ 238,720.00	\$ 190.98	\$0.0008	\$ 2,387.20	9
FLINN BLOCK LLC	11S03W06CC05100	222 1ST AVE W	\$ 90,490.00	\$ 818,050.00	\$ 908,540.00	\$ 395.70	\$0.0008	\$ 9,085.40	18
FLINN BLOCK LLC	11S03W06CC05200	214 1ST AVE W	\$ 60,420.00	\$ 512,820.00	\$ 573,240.00	\$ 354.30	\$0.0008	\$ 5,732.40	18
GARY C NIELAND REVOCABLE LIVING TRUST	11S03W06CC04100	129 1ST AVE W	\$ 67,440.00	\$ 115,470.00	\$ 182,910.00	\$ 146.33	\$0.0008	\$ 1,829.10	11
H & W RESTAURANTS INC	11S03W07BB10000	01 PARCEL ADDRESS UNKNOWN	\$ 96,360.00	\$ 5,200.00	\$ 101,560.00	\$ 81.25	\$0.0008	\$ 1,015.60	48
H & W RESTAURANTS INC	11S03W07BB10100	628 ELLSWORTH ST SW	\$ 100,170.00	\$ 199,870.00	\$ 300,040.00	\$ 240.03	\$0.0008	\$ 3,000.40	48
HEWS RICHARD	11S03W06CD01000	121 LYON ST SE	\$ 301,570.00	\$ 43,050.00	\$ 344,620.00	\$ 275.70	\$0.0008	\$ 3,446.20	20
HEWS RICHARD D	11S03W06CC11202	229 3RD AVE SW	\$ 47,760.00	\$ 105,560.00	\$ 153,320.00	\$ 122.66	\$0.0008	\$ 1,533.20	26
HEWS RICHARD D	11S03W06CC06000	127 BROADALBIN ST SW	\$ 77,470.00	\$ 307,260.00	\$ 384,730.00	\$ 307.78	\$0.0008	\$ 3,847.30	18
HEWS RICHARD & SHARON F	11S03W07BB06100	530 ELLSWORTH ST SW	\$ 153,950.00	\$ 289,500.00	\$ 443,450.00	\$ 354.76	\$0.0008	\$ 4,434.50	45
HEWS RICHARD & SHARON F	11S03W07BB06200	228 6TH AVE SW	\$ 40,550.00	\$ 8,260.00	\$ 48,810.00	\$ 50.00	\$0.0008	\$ 488.10	45
HEWS RICHARD & SHARON F	11S03W07BB06201		\$ 40,550.00	\$ 8,260.00	\$ 48,810.00	\$ 50.00	\$0.0008	\$ 488.10	45
HEWS RICHARD D & SHARON F TRUSTEES	11S03W06CC05500	207 2ND AVE SW	\$ 74,690.00	\$ 215,170.00	\$ 289,860.00	\$ 171.45	\$0.0008	\$ 2,898.60	18
HEWS RICHARD D & SHARON F TRUSTEES	11S03W06CC05900	121 BROADALBIN ST SW	\$ 33,400.00	\$ 77,900.00	\$ 111,300.00	\$ 89.04	\$0.0008	\$ 1,113.00	18
HEWS RICHARD D & SHARON F TRUSTEES	11S03W06CC07100	323 2ND AVE SW	\$ 77,800.00	\$ 181,720.00	\$ 259,520.00	\$ 147.18	\$0.0008	\$ 2,595.20	17
HEWS RICHARD D & SHARON F TRUSTEES	11S03W06CC07200	329 2ND AVE SW	\$ 41,080.00	\$ 67,270.00	\$ 108,350.00	\$ 86.68	\$0.0008	\$ 1,083.50	17
HEWS RICHARD D & SHARON F TRUSTEES	11S03W06CC07300	331 2ND AVE SW	\$ 44,640.00	\$ 76,870.00	\$ 121,510.00	\$ 97.21	\$0.0008	\$ 1,215.10	17
HEWS RICHARD D & SHARON F TRUSTEES	11S03W06CC07400	339 2ND AVE SW	\$ 45,100.00	\$ 76,870.00	\$ 121,970.00	\$ 97.58	\$0.0008	\$ 1,219.70	17
HEWS RICHARD D & SHARON F TRUSTEES	11S03W06CC07500		\$ 64,430.00	\$ 11,650.00	\$ 76,080.00	\$ 60.86	\$0.0008	\$ 760.80	17
IWBP LLC	11S03W06CD05900	237 1ST AVE W	\$ 67,440.00	\$ 1,670.00	\$ 69,110.00	\$ 55.29	\$0.0008	\$ 691.10	13
LAVENDER ROY TRUSTEE	11S04W01DD02600	537 3RD AVE SW	\$ 44,880.00	\$ 140,560.00	\$ 185,440.00	\$ 148.35	\$0.0008	\$ 1,854.40	23
MADDEN LOVEJOY LLC	11S03W06CD01200	134 2ND AVE SE	\$ 1,369,270.00	\$ 5,395,010.00	\$ 6,764,280.00	\$ 420.83	\$0.0008	\$ 67,642.80	28
MADDEN LOVEJOY LLC	11S03W06CD02200	304 3RD AVE SE	\$ 366,480.00	\$ 44,980.00	\$ 411,460.00	\$ 329.17	\$0.0008	\$ 4,114.60	35
MARY M DAVIS REVOCABLE LAND TRUST	11S03W06CD04000	220 2ND AVE SE	\$ 152,090.00	\$ 18,560.00	\$ 170,650.00	\$ 136.52	\$0.0008	\$ 1,706.50	28
MARY M DAVIS REVOCABLE LAND TRUST	11S03W06CD04200	234 2ND AVE SE	\$ 101,500.00	\$ 195,410.00	\$ 296,910.00	\$ 237.53	\$0.0008	\$ 2,969.10	28
MARY M DAVIS REVOCABLE LAND TRUST	11S03W06CD04300	01 PARCEL ADDRESS UNKNOWN	\$ 101,390.00	\$ 12,720.00	\$ 114,110.00	\$ 91.29	\$0.0008	\$ 1,141.10	28
MARY M DAVIS REVOCABLE LAND TRUST	11S03W06CD04400	01 PARCEL ADDRESS UNKNOWN	\$ 18,120.00	\$ 2,120.00	\$ 20,240.00	\$ 50.00	\$0.0008	\$ 202.40	28
MITCHELL BOB G	11S03W07BB09700	220 6TH AVE SW 202	\$ 248,760.00	\$ 839,200.00	\$ 1,087,960.00	\$ 500.00	\$0.0008	\$ 10,879.60	48
PORIS LINDA F	11S03W06CC01900	301 1ST AVE W	\$ 84,140.00	\$ 375,540.00	\$ 459,680.00	\$ 367.74	\$0.0008	\$ 4,596.80	9
RAY FISHER LINN CO PROPERTIES LLC	11S03W06CC02300	327 1ST AVE W	\$ 41,080.00	\$ 209,100.00	\$ 250,180.00	\$ 200.14	\$0.0008	\$ 2,501.80	9
STARK GROUP LLC	11S03W06CD01900	231 LYON ST SE	\$ 111,850.00	\$ 104,740.00	\$ 216,590.00	\$ 173.27	\$0.0008	\$ 2,165.90	28
SWOBODA ALLAN CHARLES & JACQUELINE MAY	11S03W06CD00600	104 1ST AVE E	\$ 148,250.00	\$ 978,210.00	\$ 1,126,460.00	\$ 500.00	\$0.0008	\$ 11,264.60	20
WEISS REENIE	11S03W07BA00500	140 4TH AVE SE	\$ 60,000.00	\$ 119,500.00	\$ 179,500.00	\$ 143.60	\$0.0008	\$ 1,795.00	41
WIEBE RONALD W TRUSTEE	11S03W06CD00700	122 1ST AVE SE	\$ 119,520.00	\$ 175,950.00	\$ 295,470.00	\$ 236.38	\$0.0008	\$ 2,954.70	20
WILSON PROPERTIES LLC	11S03W06CC11000	221 3RD AVE SW	\$ 86,480.00	\$ 312,250.00	\$ 398,730.00	\$ 318.98	\$0.0008	\$ 3,987.30	26
ZANDER BUILDING LLC	11S03W06CC09000	01 PARCEL ADDRESS UNKNOWN	\$ 44,020.00	\$ 19,070.00	\$ 63,090.00	\$ 50.47	\$0.0008	\$ 630.90	24
ZANDER BUILDING LLC	11S03W06CC09100	260 FERRY ST SW	\$ 53,720.00	\$ 619,620.00	\$ 673,340.00	\$ 402.19	\$0.0008	\$ 6,733.40	24
ZANDER BUILDING LLC	11S03W06CC09200	01 PARCEL ADDRESS UNKNOWN	\$ 57,100.00	\$ 314,580.00	\$ 371,680.00	\$ 297.34	\$0.0008	\$ 3,716.80	24
			\$ 5,451,270.00	\$ 14,074,300.00	\$ 19,525,570.00	\$ 9,221.26		\$ 195,255.70	

Total Properties in District	223
Total Property Remonstrances	-43
Total Assessment Remonstrances	\$9,221.26

EXHIBIT C

Owner	Tax Lot	Site Address	Land Value	Impr Value	Market Value	Assessment	Rate	1% Market Value	Block
1ST AVE CENTURY BUILDING LLC	11S03W06CD00400	117 1ST AVE NE 106	\$ 193,980.00	\$ 192,080.00	\$ 386,060.00	\$ 308.85	\$ 0.0008	\$ 3,860.60	12
230 1ST STREET LLC	11S03W06CC005000	113 BROADALBIN ST	\$ 104,850.00	\$ 1,138,990.00	\$ 1,243,840.00	\$ 500.00	\$ 0.0008	\$ 12,438.40	18
AASUM FUNERAL HOME INC	11S03W07BC02100	805 ELLSWORTH ST SW	\$ 233,820.00	\$ 327,720.00	\$ 561,540.00	\$ 449.23	\$ 0.0008	\$ 5,615.40	53
AASUM FUNERAL HOME INC	11S03W07BC02101	805 ELLSWORTH ST SW 1/2	\$ 247,240.00	\$ 6,180.00	\$ 253,420.00	\$ 202.74	\$ 0.0008	\$ 2,534.20	53
ABC HOUSE INC	11S03W07BB05700	228 5TH AVE SW	\$ 348,580.00	\$ 438,120.00	\$ 786,700.00	\$ 500.00	\$ 0.0008	\$ 7,867.00	45
ADAMS DEANNE	11S03W07BA00200	417 LYON ST SE 10	\$ 45,760.00	\$ 327,430.00	\$ 373,190.00	\$ 298.55	\$ 0.0008	\$ 3,731.90	41
ADVANTAGE HARBOR QALICB LLC	11S03W06CC01300	411 1ST AVE NW	\$ 42,080.00	\$ 249,200.00	\$ 291,280.00	\$ 233.02	\$ 0.0008	\$ 2,912.80	8
AH & K INVESTMENTS LLC	11S03W06CD00800	140 1ST AVE E	\$ 149,570.00	\$ 332,000.00	\$ 481,570.00	\$ 385.26	\$ 0.0008	\$ 4,815.70	20
AHLERS TOM & LINDA TR	11S03W06CC08400	425 2ND AVE SW 204	\$ 198,810.00	\$ 794,860.00	\$ 993,670.00	\$ 500.00	\$ 0.0008	\$ 9,936.70	16
ALBANY STATE BANK BUILDING LLC	11S03W06CC03000	201 1ST AVE W	\$ 74,800.00	\$ 779,670.00	\$ 854,470.00	\$ 500.00	\$ 0.0008	\$ 8,544.70	10
ANDERSON INVESTMENTS LLC	11S03W06CC04700	125 2ND AVE SW	\$ 101,170.00	\$ 264,510.00	\$ 365,680.00	\$ 292.54	\$ 0.0008	\$ 3,656.80	19
ANDERSON INVESTMENTS LLC	11S03W06CC04800	145 2ND AVE SW	\$ 153,600.00	\$ 465,870.00	\$ 619,470.00	\$ 457.46	\$ 0.0008	\$ 6,194.70	19
ANNUNZIO JAY L	11S03W06CD04800	208 1ST AVE E	\$ 160.00	\$ -	\$ 160.00	\$ 50.00	\$ 0.0008	\$ 1.60	21
ANNUNZIO JAY L	11S03W06CD04900	212 1ST AVE E SUITE	\$ 41,080.00	\$ 83,610.00	\$ 124,690.00	\$ 99.75	\$ 0.0008	\$ 1,246.90	21
AURIC INVESTMENTS LLC	11S03W06CC05600	223 2ND AVE SW ALBANY OR 97321-0000	\$ 76,130.00	\$ 355,970.00	\$ 432,100.00	\$ 345.58	\$ 0.0008	\$ 4,321.00	18
AYLWARD PATRICK H	11S03W06CD08400	01 PARCEL ADDRESS UNKNOWN	\$ 33,920.00	\$ -	\$ 33,920.00	\$ 50.00	\$ 0.0008	\$ 339.20	36
BABCOCK RALPH L ESTATE	11S03W07BA00400	130 4TH AVE SE	\$ 76,130.00	\$ 51,340.00	\$ 127,470.00	\$ 101.98	\$ 0.0008	\$ 1,274.70	41
BANK OF NEW YORK MELLON	11S04W12AA00700	331 CALAPOOIA ST SW	\$ 65,760.00	\$ 238,170.00	\$ 303,930.00	\$ 243.14	\$ 0.0008	\$ 3,039.30	30
BARTHE DANIEL & SEVERNE	11S03W06CC02200	325 1ST AVE W	\$ 40,070.00	\$ 135,690.00	\$ 175,760.00	\$ 140.61	\$ 0.0008	\$ 1,757.60	9
BOOCK JOHN A JR TR	11S03W06CC08000	422 1ST AVE SW	\$ 58,760.00	\$ 213,940.00	\$ 272,700.00	\$ 218.16	\$ 0.0008	\$ 2,727.00	16
BOOCK JOHN A JR TR	11S03W06CD06301	131 MONTGOMERY ST NE	\$ 41,740.00	\$ 54,620.00	\$ 96,360.00	\$ 77.09	\$ 0.0008	\$ 963.60	14
BOOCK JOHN A JR TR	11S03W06CC07800	434 1ST AVE W	\$ 33,730.00	\$ 79,000.00	\$ 112,730.00	\$ 90.18	\$ 0.0008	\$ 1,127.30	16
BOOCK MARY G	11S03W06CC07600	442 1ST AVE W	\$ 68,450.00	\$ 250,280.00	\$ 318,730.00	\$ 254.98	\$ 0.0008	\$ 3,187.30	16
BRADY NANCY	11S03W07BC02200	810 LYON ST SW	\$ 247,080.00	\$ 94,450.00	\$ 341,530.00	\$ 273.22	\$ 0.0008	\$ 3,415.30	53
BROWN CHANDLER	11S03W07BA01100	118 5TH AVE SE	\$ 40,080.00	\$ 129,530.00	\$ 169,610.00	\$ 135.69	\$ 0.0008	\$ 1,696.10	47
CAMPBELL RICKY A	11S03W07BC02300	832 LYON ST SW	\$ 247,080.00	\$ 205,580.00	\$ 452,660.00	\$ 362.13	\$ 0.0008	\$ 4,526.60	53
CDR PROPERTIES LLC	11S04W01DD02000	222 WASHINGTON ST SW	\$ 135,900.00	\$ 160,270.00	\$ 296,170.00	\$ 236.94	\$ 0.0008	\$ 2,961.70	23
CELTIC PROPERTIES LLC	11S03W06CC07700	436 1ST AVE W ALBANY OR 97321-0000	\$ 40,390.00	\$ 177,750.00	\$ 218,140.00	\$ 174.51	\$ 0.0008	\$ 2,181.40	16
CENTURYLINK	11S03W06CD06601	01 PARCEL ADDRESS UNKNOWN	\$ -	\$ -	\$ -	\$ 50.00	\$ 0.0008	\$ -	22
CENTURYLINK	11S03W06CD06700	01 PARCEL ADDRESS UNKNOWN	\$ -	\$ -	\$ -	\$ 50.00	\$ 0.0008	\$ -	22
CENTURYLINK	11S03W06CD07300	135 MONTGOMERY ST SE	\$ -	\$ -	\$ -	\$ 50.00	\$ 0.0008	\$ -	22
CHRISTOPHERSEN LARRY J & JUDITH A	11S04W12AA005700	519 5TH AVE SW	\$ 44,880.00	\$ 141,700.00	\$ 186,580.00	\$ 149.26	\$ 0.0008	\$ 1,865.80	37
CLOWSER DAREN GENE	11S03W06CC11800	234 LYON ST SW	\$ 231,710.00	\$ 588,560.00	\$ 820,270.00	\$ 500.00	\$ 0.0008	\$ 8,202.70	27
CONN AND HUSTON GROCERY LLC	11S03W06CC05400	206 1ST AVE SW	\$ 73,800.00	\$ 550,550.00	\$ 624,350.00	\$ 499.48	\$ 0.0008	\$ 6,243.50	18
DANNALS & COMPANY LLC	11S03W06CC08500	456 2ND AVE SW	\$ 75,280.00	\$ 147,740.00	\$ 223,020.00	\$ 178.42	\$ 0.0008	\$ 2,230.20	24
DANNALS & COMPANY LLC	11S03W06CC08600	436 2ND AVE SW	\$ 37,630.00	\$ 41,670.00	\$ 79,300.00	\$ 63.44	\$ 0.0008	\$ 793.00	24
DAVIDOW CATHRYN	11S03W07BB07400	410 5TH AVE SW	\$ 38,340.00	\$ 274,740.00	\$ 313,080.00	\$ 250.46	\$ 0.0008	\$ 3,130.80	43
DAVIS MICHAEL E	11S03W07BB11100	118 7TH AVE SW	\$ 56,720.00	\$ 226,140.00	\$ 282,860.00	\$ 226.29	\$ 0.0008	\$ 2,828.60	52
DAVIS MICHAEL E	11S03W07BB07700	532 FERRY ST SW	\$ 58,640.00	\$ 167,010.00	\$ 225,650.00	\$ 180.52	\$ 0.0008	\$ 2,256.50	43
DEFILIPPIS KEITH C & MEREDITH A TR	11S03W06CD07200	01 PARCEL ADDRESS UNKNOWN	\$ 35,620.00	\$ -	\$ 35,620.00	\$ 50.00	\$ 0.0008	\$ 356.20	22
DUCKETT MIKE K	11S03W06CC07000	124 BROADALBIN ST SW	\$ 154,250.00	\$ 342,300.00	\$ 496,550.00	\$ 397.24	\$ 0.0008	\$ 4,965.50	17
DUNMIRE LLC	11S03W06CD00500	135 1ST AVE NE	\$ 145,250.00	\$ 194,700.00	\$ 339,950.00	\$ 271.96	\$ 0.0008	\$ 3,399.50	12
EDMISTON DUSTIN W	11S04W12AA00500	320 WASHINGTON ST SW	\$ 35,600.00	\$ 38,700.00	\$ 74,300.00	\$ 59.44	\$ 0.0008	\$ 743.00	30
ESAU NICOLE	11S03W06CD08700	324 3RD AVE SE	\$ 44,880.00	\$ 41,670.00	\$ 86,550.00	\$ 69.24	\$ 0.0008	\$ 865.50	36
FIRST AVENUE PROPERTIES ALBANY LLC	11S03W06CC04400	124 1ST AVE W	\$ 68,450	\$ 247,250	\$ 249,720.00	\$ 199.78	\$ 0.0008	\$ 2,497.20	19
FIRST AVENUE PROPERTIES ALBANY LLC	11S03W06CC04401	136 1ST AVE SW	\$ 68,450.00	\$ 459,850.00	\$ 528,300.00	\$ 397.71	\$ 0.0008	\$ 5,283.00	19
FIRST AVENUE PROPERTIES ALBANY LLC	11S03W06CC04500	120 1ST AVE SW	\$ 190,640.00	\$ -	\$ 190,640.00	\$ 152.51	\$ 0.0008	\$ 1,906.40	19
FIRST INTERSTATE BANK OF OREGON	11S03W06CC06900	300 1ST AVE W	\$ 423,030.00	\$ 810,340.00	\$ 1,233,370.00	\$ 500.00	\$ 0.0008	\$ 12,333.70	17
FORTIER SETH A	11S03W06CC10500	206 2ND AVE SW	\$ 41,400.00	\$ 101,920.00	\$ 143,320.00	\$ 114.66	\$ 0.0008	\$ 1,433.20	26
FORTIER SETH A	11S03W06CC10600	204 2ND AVE SW	\$ 24,040.00	\$ 154,990.00	\$ 179,030.00	\$ 143.22	\$ 0.0008	\$ 1,790.30	26
FORTIER SETH A	11S03W06CC10700	230 ELLSWORTH ST SW	\$ 49,680.00	\$ 3,190.00	\$ 52,870.00	\$ 50.00	\$ 0.0008	\$ 528.70	26
FOUNDRY LOFTS LLC	11S03W06CD12400	333 1ST AVE E	\$ 47,920.00	\$ 940,920.00	\$ 988,840.00	\$ 500.00	\$ 0.0008	\$ 9,888.40	14
FOURTH AVENUE LLC	11S03W06CD03500	235 4TH AVE SE	\$ 135,960.00	\$ 154,990.00	\$ 290,950.00	\$ 232.76	\$ 0.0008	\$ 2,909.50	35
FREEDOM FEDERAL SAVINGS & LOAN ASSN	11S03W07BB01000	01 PARCEL ADDRESS UNKNOWN	\$ 127,200.00	\$ 473,240.00	\$ 600,440.00	\$ 250.00	\$ 0.0008	\$ 6,004.40	33
FREEDOM FEDERAL SAVINGS & LOAN ASSN	11S03W07BB01100	300 ELLSWORTH ST SW	\$ 63,770.00	\$ 672,590.00	\$ 736,360.00	\$ 250.00	\$ 0.0008	\$ 7,363.60	33
FREEDOM FEDERAL SAVINGS & LOAN ASSN	11S03W07BB01200	320 ELLSWORTH ST SW	\$ 84,360.00	\$ 392,380.00	\$ 476,740.00	\$ 250.00	\$ 0.0008	\$ 4,767.40	33
FRENCH ALBERT L & DOROTHY M TR	11S03W06CC07901	424 1ST AVE SW	\$ 43,410.00	\$ 175,660.00	\$ 219,070.00	\$ 175.26	\$ 0.0008	\$ 2,190.70	16
FRENCH ALBERT L & DOROTHY M TR	11S03W06CC07900	426 1ST AVE W	\$ 43,410.00	\$ 134,940.00	\$ 178,350.00	\$ 142.68	\$ 0.0008	\$ 1,783.50	16
FURLO FAMILY HOMES LLC	11S03W07BA00900	505 LYON ST SE	\$ 45,760.00	\$ 458,680.00	\$ 504,440.00	\$ 403.55	\$ 0.0008	\$ 5,044.40	47
GLORIETTA BAY LLC	11S03W06CC01100	100 FERRY ST NW	\$ 210,020.00	\$ 305,460.00	\$ 515,480.00	\$ 257.09	\$ 0.0008	\$ 5,154.80	8
GLORIETTA BAY LLC	11S03W06CC10200	240 2ND AVE SW	\$ 234,100.00	\$ 152,820.00	\$ 386,920.00	\$ 187.50	\$ 0.0008	\$ 3,869.20	26
GLORIETTA BAY LLC	11S03W06CC00900	424 WATER AVE NE	\$ 137,240.00	\$ 10,150.00	\$ 147,390.00	\$ 117.91	\$ 0.0008	\$ 1,473.90	8
GLORIETTA BAY LLC	11S03W06CD05000	222 1ST AVE E	\$ 43,130.00	\$ 352,170.00	\$ 395,300.00	\$ 187.50	\$ 0.0008	\$ 3,953.00	21
HANSET LLC	11S03W06CC10601	220 ELLSWORTH ST SW	\$ 15,690.00	\$ 157,360.00	\$ 173,050.00	\$ 138.44	\$ 0.0008	\$ 1,730.50	26
HANSET LLC	11S03W07BB05801	01 PARCEL ADDRESS UNKNOWN	\$ 23,570.00	\$ 5,650.00	\$ 29,220.00	\$ 50.00	\$ 0.0008	\$ 292.20	45

EXHIBIT C

Owner	Tax Lot	Site Address	Land Value	Impr Value	Market Value	Assessment	Rate	1% Market Value	Block
HANSET LLC	11S03W07BB05900	220 5TH AVE SW ALBANY OR 97321	\$ 77,430.00	\$ 559,080.00	\$ 636,510.00	\$ 500.00	\$ 0.0008	\$ 6,365.10	45
HAWLEY NICHOLAS J & JULIE M	11S03W06CD07100	341 2ND AVE SE	\$ 43,070.00	\$ 54,420.00	\$ 97,490.00	\$ 77.99	\$ 0.0008	\$ 974.90	22
HEATHS LAUNDRY INC	11S04W01DD02400	521 3RD AVE SW	\$ 163,610.00	\$ 292,510.00	\$ 456,120.00	\$ 364.90	\$ 0.0008	\$ 4,561.20	23
HEATHS LAUNDRY INC	11S04W01DD02400	521 3RD AVE SW	\$ 163,610.00	\$ 292,510.00	\$ 456,120.00	\$ 364.90	\$ 0.0008	\$ 4,561.20	23
HEER LARRY O & JACQUELINE	11S03W06CC01200	405 1ST AVE NW	\$ 85,480.00	\$ 398,220.00	\$ 483,700.00	\$ 386.96	\$ 0.0008	\$ 4,837.00	8
HEER LARRY O & JACQUELINE	11S03W06CD06800	336 1ST AVE SE 3	\$ 51,300.00	\$ 98,040.00	\$ 149,340.00	\$ 119.47	\$ 0.0008	\$ 1,493.40	22
HIBBS JANELL	11S04W01DD02500	227 CALAPOOIA ST SW	\$ 45,840.00	\$ 153,200.00	\$ 199,040.00	\$ 159.23	\$ 0.0008	\$ 1,990.40	23
HOYT CORPORATION	11S03W06CC11400	205 ELLSWORTH ST SW	\$ 257,760.00	\$ 793,680.00	\$ 1,051,440.00	\$ 500.00	\$ 0.0008	\$ 10,514.40	27
PICKENS, MARK M	11S03W06CD06000	201 1ST AVE E	\$ 200,340.00	\$ 7,060.00	\$ 207,400.00	\$ 165.92	\$ 0.0008	\$ 2,074.00	13
JD SQUARED INVESTMENTS LLC	11S03W06CD02000	110 3RD AVE SE B	\$ 114,020.00	\$ 51,100.00	\$ 165,120.00	\$ 132.10	\$ 0.0008	\$ 1,651.20	35
JD SQUARED INVESTMENTS LLC	11S03W06CD02100	315 LYON ST SE	\$ 114,020.00	\$ 69,500.00	\$ 183,520.00	\$ 146.82	\$ 0.0008	\$ 1,835.20	35
JENKINS HERBERT G & BARBARA G	11S03W06CD08702	340 3RD AVE SE	\$ 45,840.00	\$ 102,860.00	\$ 148,700.00	\$ 118.96	\$ 0.0008	\$ 1,487.00	36
JONES RONALD R & JOYCE L	11S03W06CC10800	234 ELLSWORTH ST SW	\$ 38,580.00	\$ 151,990.00	\$ 190,570.00	\$ 152.46	\$ 0.0008	\$ 1,905.70	26
JONES RONALD R & JOYCE L	11S03W06CC10900	01 PARCEL ADDRESS UNKNOWN	\$ 16,040.00	\$ 3,100.00	\$ 19,140.00	\$ 50.00	\$ 0.0008	\$ 191.40	26
JORDAN BRADLEY K & ANGELA K	11S03W06CC05401	120 ELLSWORTH ST SW	\$ 86,480.00	\$ 659,830.00	\$ 746,310.00	\$ 500.00	\$ 0.0008	\$ 7,463.10	18
JORY ROGER H	11S03W07BB09600	230 6TH AVE SW	\$ 56,720.00	\$ 279,720.00	\$ 336,440.00	\$ 269.15	\$ 0.0008	\$ 3,364.40	48
JPMORGAN CHASE BANK NA	11S03W06CC11700	110 2ND AVE SW	\$ 105,370.00	\$ 11,110.00	\$ 116,480.00	\$ 93.18	\$ 0.0008	\$ 1,164.80	27
JPMORGAN CHASE BANK NA	11S03W06CC11900	231 ELLSWORTH ST SW	\$ 236,380.00	\$ 759,090.00	\$ 995,470.00	\$ 500.00	\$ 0.0008	\$ 9,954.70	27
KEY BANK OF OREGON	11S03W07BB00100	128 3RD AVE SE	\$ 397,000.00	\$ 917,030.00	\$ 1,314,030.00	\$ 500.00	\$ 0.0008	\$ 13,140.30	34
KEY BANK OF OREGON	11S03W07BB00300	01 PARCEL ADDRESS UNKNOWN	\$ 132,230.00	\$ 14,550.00	\$ 146,780.00	\$ 117.42	\$ 0.0008	\$ 1,467.80	34
KUNTZ DAVID E	11S03W06CC07901	01 PARCEL ADDRESS UNKNOWN	\$ 23,800.00	\$ -	\$ 23,800.00	\$ 50.00	\$ 0.0008	\$ 238.00	29
KUNTZ DAVID E	11S03W06CD08001	329 3RD AVE SE	\$ 35,600.00	\$ 79,650.00	\$ 115,250.00	\$ 92.20	\$ 0.0008	\$ 1,152.50	29
KUNTZ DAVID E	11S03W06CD08202	01 PARCEL ADDRESS UNKNOWN	\$ 6,490.00	\$ -	\$ 6,490.00	\$ 50.00	\$ 0.0008	\$ 64.90	29
LACOSTE KEVIN & SALLY	11S03W06CC01400	415 1ST AVE W	\$ 95,160.00	\$ 149,270.00	\$ 244,430.00	\$ 195.54	\$ 0.0008	\$ 2,444.30	8
LANHAM BILL G & CONSTANCE M	11S03W06CC02000	309 1ST AVE W	\$ 41,740.00	\$ 189,210.00	\$ 230,950.00	\$ 184.76	\$ 0.0008	\$ 2,309.50	9
LARSON CHRISTINA M	11S03W06CC05800	229 2ND AVE SW	\$ 68,780.00	\$ 208,160.00	\$ 276,940.00	\$ 221.55	\$ 0.0008	\$ 2,769.40	18
LEE ENTERPRISES INC	11S03W07BB10400	01 PARCEL ADDRESS UNKNOWN	\$ 990,650.00	\$ 1,512,650.00	\$ 2,503,300.00	\$ 312.50	\$ 0.0008	\$ 25,033.00	49
LEE ENTERPRISES INC	11S03W07BB11200	702 LYON ST SW	\$ 156,250.00	\$ -	\$ 156,250.00	\$ 125.00	\$ 0.0008	\$ 1,562.50	52
LEE ENTERPRISES INC	11S03W07BB10400	600 LYON ST SW	\$ 990,650.00	\$ 1,512,650.00	\$ 2,503,300.00	\$ 312.50	\$ 0.0008	\$ 25,033.00	49
LINN BENTON BANK	11S03W07BB00500	01 PARCEL ADDRESS UNKNOWN	\$ 118,200.00	\$ 14,410.00	\$ 132,610.00	\$ 106.09	\$ 0.0008	\$ 1,326.10	34
LINN BENTON BANK	11S03W07BB00600	333 ELLSWORTH ST SW	\$ 236,060.00	\$ 780,820.00	\$ 1,016,880.00	\$ 500.00	\$ 0.0008	\$ 10,168.80	34
LUCKINI CORINNA LYNN & LUCKINI RANDALL S	11S03W06CD08101	317 3RD AVE SE	\$ 49,040.00	\$ 138,850.00	\$ 187,890.00	\$ 150.31	\$ 0.0008	\$ 1,878.90	29
LYON STREET PROPERTIES LLC	11S03W07BB00400	330 LYON ST SE	\$ 74,970.00	\$ 172,340.00	\$ 247,310.00	\$ 117.85	\$ 0.0008	\$ 1,473.10	34
MAGID ROBERT N	11S03W06CC10000	250 BROADALBIN ST SW	\$ 109,040.00	\$ 458,260.00	\$ 567,300.00	\$ 250.00	\$ 0.0008	\$ 5,673.00	25
MAGID ROBERT N	11S03W06CC09901	300 2ND AVE SW	\$ 82,060.00	\$ 654,650.00	\$ 736,710.00	\$ 250.00	\$ 0.0008	\$ 7,367.10	25
MAGID ROBERT N	11S03W06CC09902	330 2ND AVE SW	\$ 128,330.00	\$ 196,400.00	\$ 324,730.00	\$ 250.00	\$ 0.0008	\$ 3,247.30	25
MARTI BARLOW PROPERTIES LLC	11S03W06CD08300	305 3RD AVE SE	\$ 45,840.00	\$ 84,650.00	\$ 130,490.00	\$ 104.39	\$ 0.0008	\$ 1,304.90	29
MAXFIELD-TAYLOR TIMOTHY W & SARAH A	11S04W01DD01700	538 2ND AVE SW	\$ 56,720.00	\$ 75,000.00	\$ 131,720.00	\$ 105.38	\$ 0.0008	\$ 1,317.20	23
MCLAIN MICHAEL C & KAREN A TRUSTEES	11S03W06CC08200	122 FERRY ST SW	\$ 69,120.00	\$ 277,870.00	\$ 346,990.00	\$ 277.59	\$ 0.0008	\$ 3,469.90	16
MEASHO YEMA	11S03W06CC11100	225 3RD AVE SW	\$ 41,610.00	\$ 110,680.00	\$ 152,290.00	\$ 121.83	\$ 0.0008	\$ 1,522.90	26
MOLINE DONNA B TRUSTEE	11S04W01DD01801	528 2ND AVE SW	\$ 45,840.00	\$ 96,080.00	\$ 141,920.00	\$ 113.54	\$ 0.0008	\$ 1,419.20	23
MONTEITH SQUARE LLC	11S03W06CC08300	411 2ND AVE SW ALBANY OR 97321	\$ 83,720.00	\$ 238,370.00	\$ 322,090.00	\$ 257.67	\$ 0.0008	\$ 3,220.90	16
MONUMENT LAND LLC	11S03W06CD00200	01 PARCEL ADDRESS UNKNOWN	\$ 100,170.00	\$ 9,040.00	\$ 109,210.00	\$ 87.37	\$ 0.0008	\$ 1,092.10	12
MONUMENT LAND LLC	11S03W06CD00201	115 1ST AVE NE	\$ 67,790.00	\$ 6,480.00	\$ 74,270.00	\$ 59.42	\$ 0.0008	\$ 742.70	12
MONUMENT LAND LLC	11S03W06CD00300	140 BAKER ST SE	\$ 120,200.00	\$ 162,390.00	\$ 282,590.00	\$ 226.07	\$ 0.0008	\$ 2,825.90	12
MYERS GREG A & MARILYN L	11S03W07BB11000	124 7TH AVE SW	\$ 58,640.00	\$ 236,700.00	\$ 295,340.00	\$ 236.27	\$ 0.0008	\$ 2,953.40	52
NELSON CARL W & LUDMILLA O	11S04W12AA00600	515 4TH AVE SW	\$ 36,560.00	\$ 43,880.00	\$ 80,440.00	\$ 64.35	\$ 0.0008	\$ 804.40	30
NORMAN GARY TR & JUANITA TR	11S03W07BB03100	433 4TH AVE SW	\$ 16,080.00	\$ 136,430.00	\$ 152,510.00	\$ 122.01	\$ 0.0008	\$ 1,525.10	31
NORMAN GARY TR & JUANITA TR	11S03W07BB03200	375 WASHINGTON ST SW	\$ 22,090.00	\$ 3,400.00	\$ 25,490.00	\$ 50.00	\$ 0.0008	\$ 254.90	31
NORMAN GARY TR & JUANITA TR	11S03W07BB03300	439 4TH AVE SW	\$ 62,110.00	\$ 51,280.00	\$ 113,390.00	\$ 90.71	\$ 0.0008	\$ 1,133.90	31
NOVAK JUDY A	11S03W06CD08799	01 PARCEL ADDRESS UNKNOWN	\$ 4,890.00	\$ -	\$ 4,890.00	\$ 50.00	\$ 0.0008	\$ 48.90	36
NOVAK JUDY A	11S03W06CD08701	332 3RD AVE SE	\$ 40,950.00	\$ 99,360.00	\$ 140,310.00	\$ 112.25	\$ 0.0008	\$ 1,403.10	36
NOVAKS HUNGARIAN RESTAURANT INC	11S03W06CC10400	208 2ND AVE SW	\$ 38,830.00	\$ 178,900.00	\$ 217,730.00	\$ 174.18	\$ 0.0008	\$ 2,177.30	26
NOW DEVELOPMENT LLC	11S04W01DD02100	224 WASHINGTON ST SW	\$ 107,860.00	\$ 89,250.00	\$ 197,110.00	\$ 157.69	\$ 0.0008	\$ 1,971.10	23
OHANAMULA LLC	11S03W06CD11500	421 WATER AVE NE	\$ 503,910.00	\$ 3,847,550.00	\$ 4,351,460.00	\$ 500.00	\$ 0.0008	\$ 43,514.60	6
ORDEMAN ALICE A TR	11S04W12AA00100	530 3RD AVE SW	\$ 92,420.00	\$ 4,620.00	\$ 97,040.00	\$ 77.63	\$ 0.0008	\$ 970.40	30
ORDEMAN ALICE A TR	11S04W12AA00200	306 WASHINGTON ST SW	\$ 277,560.00	\$ 558,530.00	\$ 836,090.00	\$ 500.00	\$ 0.0008	\$ 8,360.90	30
ORR JOHN & ORR DEBORAH	11S03W06CC11200	225 BROADALBIN ST SW	\$ 22,370.00	\$ 78,590.00	\$ 98,960.00	\$ 79.17	\$ 0.0008	\$ 989.60	26
PARR LUMBER CO	11S03W06CD11400	415 1ST AVE E	\$ 484,110.00	\$ 473,940.00	\$ 958,050.00	\$ 500.00	\$ 0.0008	\$ 9,580.50	14
PASCOE JOHN & SHARON	11S03W06CC02600	341 1ST AVE NW	\$ 41,080.00	\$ 253,010.00	\$ 294,090.00	\$ 235.27	\$ 0.0008	\$ 2,940.90	9
POST LAND COMPANY LLC	11S03W06CC08800	01 PARCEL ADDRESS UNKNOWN	\$ 67,640.00	\$ 16,890.00	\$ 84,530.00	\$ 67.62	\$ 0.0008	\$ 845.30	24
POST LAND COMPANY LLC	11S03W06CC08900	200 FERRY ST SW	\$ 120,300.00	\$ 320,830.00	\$ 441,130.00	\$ 352.90	\$ 0.0008	\$ 4,411.30	24
POWELL DANIEL A & BARBARA G	11S03W07BA00100	108 4TH AVE SE	\$ 82,140.00	\$ 75,980.00	\$ 158,120.00	\$ 126.50	\$ 0.0008	\$ 1,581.20	41
PRIDE PRINTING CO INC	11S03W06CC08100	120 FERRY ST SW	\$ 169,600.00	\$ 270,160.00	\$ 439,760.00	\$ 351.81	\$ 0.0008	\$ 4,397.60	16
R3 DEVELOPMENT LLC	11S03W06CC02100	317 1ST AVE W	\$ 104,840.00	\$ 1,896,490.00	\$ 2,001,330.00	\$ 500.00	\$ 0.0008	\$ 20,013.30	9

EXHIBIT C

Owner	Tax Lot	Site Address	Land Value	Impr Value	Market Value	Assessment	Rate	1% Market Value	Block
REDNEX INC	11S03W06CC10300	214 2ND AVE SW	\$ 105,180.00	\$ 278,580.00	\$ 383,760.00	\$ 307.01	\$ 0.0008	\$ 3,837.60	26
REID FORREST & R FORRES	11S03W07BB06300	01 PARCEL ADDRESS UNKNOWN	\$ 41,970.00	\$ 6,360.00	\$ 48,330.00	\$ 50.00	\$ 0.0008	\$ 483.30	45
REID R FORREST & SHELLEY	11S03W07BB04701	01 PARCEL ADDRESS UNKNOWN	\$ 57,180.00	\$ 10,330.00	\$ 67,510.00	\$ 54.01	\$ 0.0008	\$ 675.10	40
REID R FORREST & SHELLEY	11S03W07BB04600	115 5TH AVE SE	\$ 49,380.00	\$ 5,280.00	\$ 54,660.00	\$ 50.00	\$ 0.0008	\$ 546.60	40
REID R FORREST & SHELLEY	11S03W07BB04800	127 5TH AVE SE	\$ 57,100.00	\$ 5,400.00	\$ 62,500.00	\$ 50.00	\$ 0.0008	\$ 625.00	40
REID R FORREST & SHELLEY	11S03W07BB04900	135 5TH AVE SE	\$ 57,100.00	\$ 328,520.00	\$ 385,620.00	\$ 308.50	\$ 0.0008	\$ 3,856.20	40
REID R FORREST & SHELLEY	11S03W07BB06000	520 ELLSWORTH ST SW	\$ 146,910.00	\$ 35,980.00	\$ 182,890.00	\$ 146.31	\$ 0.0008	\$ 1,828.90	45
REIMERS RICHARD L & STELLA M	11S03W06CC02500	339 1ST AVE NW	\$ 33,730.00	\$ 109,160.00	\$ 142,890.00	\$ 114.31	\$ 0.0008	\$ 1,428.90	9
REO ASSET MANAGEMENT LLC	11S03W07BA01500	532 BAKER ST SE	\$ 41,380.00	\$ 249,640.00	\$ 291,020.00	\$ 232.82	\$ 0.0008	\$ 2,910.20	47
ROETT DORIEL	11S03W06CD07000	124 RAILROAD ST SE	\$ 35,600.00	\$ 70,580.00	\$ 106,180.00	\$ 84.94	\$ 0.0008	\$ 1,061.80	22
REID INVENTMENTS LLC	11S03W07BB03000	328 FERRY ST SW	\$ 235,650.00	\$ 143,910.00	\$ 379,560.00	\$ 287.28	\$ 0.0008	\$ 3,795.60	31
REID INVENTMENTS LLC	11S03W07BB03400	442 4TH AVE SW	\$ 44,880.00	\$ 121,790.00	\$ 166,670.00	\$ 133.34	\$ 0.0008	\$ 1,666.70	38
REID INVENTMENTS LLC	11S03W07BB03500	413 WASHINGTON ST SW	\$ 36,560.00	\$ 128,120.00	\$ 164,680.00	\$ 131.74	\$ 0.0008	\$ 1,646.80	38
REID INVENTMENTS LLC	11S03W07BB03600	420 4TH AVE SW	\$ 81,820.00	\$ 165,230.00	\$ 247,050.00	\$ 197.64	\$ 0.0008	\$ 2,470.50	38
SABLE DRIVE LLC	11S03W06CD12600	01 PARCEL ADDRESS UNKNOWN	\$ 25,600.00	\$ -	\$ 25,600.00	\$ 50.00	\$ 0.0008	\$ 256.00	0
SABLE DRIVE LLC	11S03W06CD12700	01 PARCEL ADDRESS UNKNOWN	\$ 25,600.00	\$ -	\$ 25,600.00	\$ 50.00	\$ 0.0008	\$ 256.00	0
SABLE DRIVE LLC	11S03W06CD12800	01 PARCEL ADDRESS UNKNOWN	\$ 25,600.00	\$ -	\$ 25,600.00	\$ 50.00	\$ 0.0008	\$ 256.00	0
SABLE DRIVE LLC	11S03W06CD12900	01 PARCEL ADDRESS UNKNOWN	\$ 25,600.00	\$ -	\$ 25,600.00	\$ 50.00	\$ 0.0008	\$ 256.00	0
SABLE DRIVE LLC	11S03W06CD13000	01 PARCEL ADDRESS UNKNOWN	\$ 25,600.00	\$ -	\$ 25,600.00	\$ 50.00	\$ 0.0008	\$ 256.00	0
SABLE DRIVE LLC	11S03W06CD05500	201 2ND AVE SE	\$ 153,250.00	\$ 36,120.00	\$ 189,370.00	\$ 151.50	\$ 0.0008	\$ 1,893.70	21
SABLE DRIVE LLC	11S03W07BB02800	420 3RD AVE SW	\$ 108,860.00	\$ 276,200.00	\$ 385,060.00	\$ 298.50	\$ 0.0008	\$ 3,850.60	31
SABLE DRIVE LLC	11S03W07BB02801	432 3RD AVE SW	\$ 55,090.00	\$ 4,080.00	\$ 59,170.00	\$ 50.00	\$ 0.0008	\$ 591.70	31
SAJER1 LLC	11S03W06CD05100	236 1ST AVE E	\$ 85,630.00	\$ -	\$ 85,630.00	\$ 68.50	\$ 0.0008	\$ 856.30	21
SANDBERG KEITH E & BARBARA G TRS	11S04W12AA00400	340 WASHINGTON ST SW	\$ 68,450.00	\$ 241,230.00	\$ 309,680.00	\$ 247.74	\$ 0.0008	\$ 3,096.80	30
SCHMIDT WAYNE L TR	11S03W06CC11500	120 2ND AVE SW	\$ 44,080.00	\$ 3,870.00	\$ 47,950.00	\$ 50.00	\$ 0.0008	\$ 479.50	27
SCHMIDT WAYNE L TR	11S03W06CC11600	116 2ND AVE SW	\$ 84,820.00	\$ 7,400.00	\$ 92,220.00	\$ 73.78	\$ 0.0008	\$ 922.20	27
SCHWENDIMAN MANDI R	11S03W07BB11300	724 LYON ST SW	\$ 58,760.00	\$ 114,890.00	\$ 173,650.00	\$ 138.92	\$ 0.0008	\$ 1,736.50	52
SHOCKNAWE LLC	11S03W06CD12500	321 1ST AVE NE 3B	\$ 70,120.00	\$ 1,762,460.00	\$ 1,832,580.00	\$ 500.00	\$ 0.0008	\$ 18,325.80	14
SID STEVENS JEWELERS INC	11S03W06CC04300	138 1ST AVE SW	\$ 114,190.00	\$ 327,620.00	\$ 441,810.00	\$ 353.45	\$ 0.0008	\$ 4,418.10	19
SIDDIQUI TIM S	11S03W07BA00700	434 BAKER ST SE	\$ 37,250.00	\$ 121,110.00	\$ 158,360.00	\$ 126.69	\$ 0.0008	\$ 1,583.60	41
SIEGNER MARK & TINA	11S03W06CD06900	342 1ST AVE SE	\$ 58,080.00	\$ 116,550.00	\$ 174,630.00	\$ 139.70	\$ 0.0008	\$ 1,746.30	22
SILVA MARK A	11S03W07BB09500	607 BROADALBIN ST SW	\$ 61,200.00	\$ 283,050.00	\$ 344,250.00	\$ 275.40	\$ 0.0008	\$ 3,442.50	48
SOUTH LEAH A ET AL	11S03W06CD08500	315 MONTGOMERY ST SE	\$ 45,840.00	\$ 87,720.00	\$ 133,560.00	\$ 106.85	\$ 0.0008	\$ 1,335.60	36
STIPE ROBERT	11S03W07BB11600	727 ELLSWORTH ST SW	\$ 55,760.00	\$ 213,480.00	\$ 269,240.00	\$ 215.39	\$ 0.0008	\$ 2,692.40	52
T&H INVESTMENT LLC	11S03W07BA00800	133 5TH AVE SE	\$ 336,220.00	\$ 188,670.00	\$ 524,890.00	\$ 419.91	\$ 0.0008	\$ 5,248.90	41
TAYLOR LINDA L	11S03W06CC05700	227 2ND AVE SW	\$ 38,060.00	\$ 103,420.00	\$ 141,480.00	\$ 113.18	\$ 0.0008	\$ 1,414.80	18
300 East First Avenue LLC	11S03W07BB05000	505 ELLSWORTH ST SW	\$ 994,680.00	\$ 465,360.00	\$ 1,460,040.00	\$ 500.00	\$ 0.0008	\$ 14,600.40	46
TIPTON-RONDEAU KATHY RENEE	11S03W06CD03100	208 3RD AVE SE	\$ 45,350.00	\$ 176,590.00	\$ 221,940.00	\$ 177.55	\$ 0.0008	\$ 2,219.40	35
TRIPP RUSSELL W	11S03W06CC11300	243 3RD AVE SW	\$ 43,070.00	\$ 127,560.00	\$ 170,630.00	\$ 136.50	\$ 0.0008	\$ 1,706.30	26
TRIPP RUSSELL W	11S03W06CC11201	229 3RD AVE SW	\$ 57,100.00	\$ 241,820.00	\$ 298,920.00	\$ 239.14	\$ 0.0008	\$ 2,989.20	26
TWOONINE MANAGEMENT LLC	11S03W06CC03100	211 1ST AVE W	\$ 67,440.00	\$ 797,840.00	\$ 865,280.00	\$ 500.00	\$ 0.0008	\$ 8,652.80	10
WATER AVENUE LLC	11S03W06CC00400	01 PARCEL ADDRESS UNKNOWN	\$ 157,140.00	\$ 15,860.00	\$ 173,000.00	\$ 138.40	\$ 0.0008	\$ 1,730.00	2
WATER AVENUE LLC	11S03W06CC00401	297 WATER AVE NW	\$ 89,810.00	\$ 524,070.00	\$ 613,880.00	\$ 491.10	\$ 0.0008	\$ 6,138.80	2
WIEBE RONALD W TR	11S03W07BA00300	118 4TH AVE SE	\$ 101,840.00	\$ 122,730.00	\$ 224,570.00	\$ 179.66	\$ 0.0008	\$ 2,245.70	41
WILLAMETTE COMMUNITY BANK	11S03W06CD02900	333 LYON ST SE	\$ 230,700.00	\$ 747,660.00	\$ 978,360.00	\$ 500.00	\$ 0.0008	\$ 9,783.60	35
YUTZIE BILLY R & LINDA	11S03W07BB02600	305 WASHINGTON ST SW	\$ 62,760.00	\$ 93,780.00	\$ 156,540.00	\$ 125.23	\$ 0.0008	\$ 1,565.40	31
LIDERM MANAGEMENT LLC	11S03W06CD11800	328 WATER AVE NE	\$ 62,290.00	\$ 214,210.00	\$ 276,500.00	\$ 221.20	\$ 0.0008	\$ 2,765.00	14
POOLE ARNOLD ET AL	11S03W07BB10900	138 7TH AVE SW	\$ 124,870.00	\$ 178,130.00	\$ 303,000.00	\$ 242.40	\$ 0.0008	\$ 3,030.00	52
SIDDIQUI TIM S	11S03W07BA00600	424 BAKER ST SE	\$ 39,790.00	\$ 139,700.00	\$ 179,490.00	\$ 143.59	\$ 0.0008	\$ 1,794.90	41
CTW INVESTMENTS LLC	11S04W12AA00501	318 WASHINGTON ST SW	\$ 35,600.00	\$ 39,230.00	\$ 74,830.00	\$ 59.86	\$ 0.0008	\$ 748.30	0
			\$ 19,658,020.00	\$ 47,228,420.00	\$ 66,820,460.00	\$ 38,699.45		\$ 668,204.60	

Total Properties in District	223
Total Property Remonstrances	-43
Total Proposed Assessments	180
Total Proposed District Assessments	\$38,699.45
Total Remonstrances	\$9,221.26
Total District	\$47,920.71
Percentage Remonstrances	19.24%
Percentage District Assessments	80.76%



TO: Albany City Council
FROM: Peter Troedsson, City Manager; and Jeanna Yeager, Finance Director
DATE: June 4, 2018, for the June 13, 2018, City Council Meeting
SUBJECT: State Revenue Sharing

Action Requested:

By resolution, certify that the City is eligible to receive state revenue sharing and, by resolution, state that the City wants to receive state revenue sharing for the Fiscal Year (FY) 2018-2019.

Discussion:

A percentage of the net revenue from state shared revenues is authorized for distribution under the State Revenue Sharing Program, ORS 221.770. The funds are distributed on a formula that compares the City's consolidated property tax rate, per capita income, and population against the statewide averages. It also reflects the percentage of upward or downward trends in per capita tax distribution. The funds are paid quarterly.

In the FY 2018-2019 City of Albany Budget, the money is used to help fund the Transit System.

The law requires that cities provide two opportunities for the public to comment regarding the proposed use of the state revenue sharing monies. The first opportunity was held before the Budget Committee on May 10, 2018, as part of the review of the Proposed Budget. The second opportunity is tonight before the City Council.

The public was informed through the usual public notification process.

Budget Impact:

The Budget Committee approved State Revenue Sharing funds at \$600,000.

MD

A RESOLUTION DECLARING THE CITY'S ELIGIBILITY TO RECEIVE STATE REVENUES.

WHEREAS, ORS 221.760 provides as follows:

Section 1. The officer responsible for disbursing funds to cities under ORS 323.455, 366.785 to 366.820 and 471.805 to 471.810 shall, in the case of a city located within a county having more than 100,000 inhabitants according to the most recent federal decennial census, disburse such funds only if the city provides four or more of the following services:

- (1) Police protection
- (2) Fire protection
- (3) Street construction, maintenance and lighting
- (4) Sanitary sewer
- (5) Storm sewers
- (6) Planning, zoning, and subdivision control
- (7) One or more utility services

and;

WHEREAS, City officials recognize the desirability of assisting the state officer responsible for determining the eligibility of cities to receive such funds in accordance with ORS 221.760.

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council hereby certifies that it provides the following four or more municipal services enumerated in Section 1, ORS 221.760: Police protection; Fire protection; Street construction, maintenance and lighting; Sanitary sewer; Storm sewers; and Planning, zoning, and subdivision control.

DATED AND EFFECTIVE THIS 13TH DAY OF JUNE 2018.

Passed by the Council: _____

Approved by the Mayor: _____

Effective Date: _____

Mayor

ATTEST:

Deputy City Clerk

RESOLUTION NO. _____

A RESOLUTION DECLARING THE CITY'S ELECTION TO RECEIVE STATE REVENUES.

Pursuant to ORS 221.770, the Albany City Council hereby elects to receive state revenues for the Fiscal Year 2018-2019.

DATED AND EFFECTIVE THIS 13TH DAY OF JUNE 2018.

Passed by the Council: _____

Approved by the Mayor: _____

Effective Date: _____

Mayor

I certify that a public hearing before the Budget Committee was held on May 10, 2018, and a public hearing before the City Council was held on June 13, 2018, giving citizens an opportunity to comment on use of State Revenue Sharing.

Deputy City Clerk



MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager *PT 6/7*
Jeff Blaine, P.E., Public Works Engineering and Community Development Director *JB*

FROM: Jeff Babbitt, Public Works and Community Development Business Manager *JB*

DATE: June 4, 2018, for the June 13, 2018, City Council Meeting

SUBJECT: Capital Improvement Program Public Hearing and Resolution

Action Requested:

Staff recommends that City Council hold a public hearing to receive public input and consider adoption of the 2019-2023 Capital Improvement Program (CIP) by adopting the attached resolution (Attachment A).

Discussion:

This evening the City Council is holding a public hearing to consider the adoption of the 2019-2023 Capital Improvement Program (CIP). The City Council, Planning Commission, and Budget Committee held a joint work session on April 5, 2018, to review and comment on the draft 2019-2023 CIP document. Based on the comments received, changes were made, and an updated document was circulated on May 11, 2018, to the City Council, Planning Commission, Budget Committee, and staff. In addition, the document was made available to the public at the Main Library, Carnegie Library, the Public Works counter, and on the City's website.

Upon deliberation after the Public Hearing, Council may make any necessary changes to the proposed plan and act upon the attached resolution for adoption of the 2019-2023 CIP. The CIP is typically adopted in advance of the City Budget and before the new fiscal year beginning on July 1.

Budget Impact:

If adopted, the first year's projects will be incorporated in the FY 2018-2019 City Budget.

JMB:kc
Attachment

RESOLUTION NO. _____

A RESOLUTION CALLING FOR THE ADOPTION OF THE 2019-2023 CAPITAL IMPROVEMENT PROGRAM.

WHEREAS, the Capital Improvement Program of the City of Albany is a long-term planning document intended to allow for prioritization, financing, coordination, and timely technical design and construction of projects to better serve the citizens of Albany; and

WHEREAS, the Capital Improvement Program plays a vital role in the budget process; land use planning; facility plan implementation; and coordination with the state, county, and other local municipalities; and

WHEREAS, the projects listed in the 2019-2023 Capital Improvement Program have been prioritized; and

WHEREAS, the Albany City Council held a public hearing on June 13, 2018, on the proposed 2019-2023 Capital Improvement Program.

NOW, THEREFORE, BE IT RESOLVED the Albany City Council hereby approves and adopts the 2019-2023 Capital Improvement Program.

DATED AND EFFECTIVE THIS 13TH DAY OF JUNE 2018.

Mayor

ATTEST:

City Clerk



TO: Albany City Council
FROM: Peter Troedsson, City Manager; and Jeanna Yeager, Finance Director
DATE: June 4, 2018, for the June 13, 2018, City Council Meeting
SUBJECT: Resolution adopting the 2018-2019 Annual Budget

Action Requested:

Consider testimony received during the public hearing and, by resolution, adopt the 2018-2019 annual Budget, make appropriations, and declare and categorize taxes for Fiscal Year 2018-2019.

Discussion:

The Budget Committee of the City of Albany met on May 10, May 15, and May 22, 2018, to receive comment and consider the 2018-2019 Budget as proposed by the City Manager. The budget was approved on May 22, 2018, and forwarded to the City Council.

A financial summary of the approved budget and notice of budget hearing before the City Council were published in the *Democrat-Herald* on Wednesday, June 6, 2018, in accordance with Oregon Local Budget Law (ORS Chapter 294). The City Council may take action to adopt the budget once the public hearing has been held and testimony has been considered.

Budget Impact:

The resolution adopts the Fiscal Year 2018-2019 annual Budget of \$205,504,900.

JY
Attachment

PROG 1002: General Fund Revenues

Acct# Description	2015 - 2016 Actual	2016 - 2017 Actual	2017 - 2018 Year to Date	2017 - 2018 Budget	2018 - 2019 ADOPTED	% Change
General Revenues						
40050 Property Taxes - Current	17,197,144.70	17,778,293.66	17,970,121.13	18,238,600	18,965,500	3.99%
40051 Property Taxes - Delinquent	529,132.73	569,450.30	352,676.14	555,500	555,500	- %
40205 Privilege Tax: Electric	3,000,223.76	3,270,241.19	2,889,356.51	3,197,700	3,274,200	2.39%
40206 Franchise Fees: R-O-W Carriers	57,170.03	65,248.82	44,555.22	50,100	56,100	11.98%
40207 Franchise Fees: Telephone	90,920.99	85,996.32	73,898.82	82,000	82,000	- %
40208 Franchise Fees: Garbage Collection	530,063.24	673,482.42	496,909.92	544,200	555,900	2.15%
40209 Privilege Tax: Natural Gas	571,793.13	631,283.00	538,153.22	626,800	652,800	4.15%
40210 Franchise Fees: Cable TV	632,283.67	675,934.13	498,051.52	638,200	660,800	3.54%
41020 Permit Fees	1,500.00	-	800.00	1,500	1,500	- %
41028 Number of Dogs Permit Fee	700.00	1,100.00	650.00	800	800	- %
41032 Planning - CDBG Reimb	-	-	-	-	67,800	- %
41249 Fire Line Fees	60,813.28	57,590.25	60,652.57	62,000	62,000	- %
41341 Licenses	11,089.99	10,950.00	5,200.00	9,000	9,000	- %
41342 Library Fees	72,503.79	67,807.55	58,355.64	73,100	71,100	-2.74%
41343 Planning Fees	156,309.55	157,603.72	283,203.09	155,600	155,600	- %
41344 Alarm Fees	16,040.00	17,436.60	13,636.00	16,000	16,000	- %
41345 Medical Marijuana Facility Permit	150.00	150.00	-	100	200	100.00%
41346 State & City Marijuana Tax	-	-	368,386.40	-	300,300	- %
42002 DUII/Safety Belt Enf. Grants	10,212.50	17,656.61	7,440.12	10,200	6,900	-32.35%
42406 State Liquor Taxes	740,186.36	725,905.25	783,032.27	901,000	901,000	- %
42407 State Cigarette Taxes	68,106.63	71,511.04	49,183.14	63,000	63,000	- %
42408 State Revenue Sharing	509,111.63	539,520.59	421,435.10	695,600	600,000	-13.74%
42414 Conflagration Response Reimb.	264,517.77	10,624.33	544,363.18	50,000	150,000	200.00%
42417 WComp Wage Subsidy Reimb	35,734.65	14,670.62	26,861.48	14,700	14,700	- %
42430 OT Reimbursement - DEA	2,193.12	1,512.35	-	1,500	1,500	- %
42801 Linn County	13,212.50	15,828.75	14,412.17	13,200	13,200	- %
42803 Albany Rural Fire District	978,449.00	1,088,394.00	1,113,693.00	1,083,600	1,973,500	82.12%
42804 North Albany Rural Fire District	347,830.00	359,552.00	374,418.00	384,000	385,400	0.36%
42805 Palestine Rural Fire District	166,708.00	171,193.00	178,131.00	176,400	177,000	0.34%
42809 GAPS Police Grant	40,000.00	50,000.00	70,000.00	70,000	90,000	28.57%
42818 Linn County Victim Impact Panel Grant	-	2,029.00	-	-	-	- %
42841 State Department of Forestry	-	3,220.74	3,220.74	-	-	- %
42842 Sunguard Outside Agencies	34,366.38	-	-	34,300	34,300	- %
42846 Single-Role Medic Unit	-	5,702.37	3,671.05	-	-	- %
42848 County Assessments	-	5,177.72	26,852.87	-	25,000	- %
43030 OSFM/USAR Teams Response Reimb.	20,091.27	5,835.28	10,113.44	20,100	20,100	- %
43032 Ambulance Service Fees	2,357,428.70	2,863,036.76	2,811,517.98	3,318,200	3,175,000	-4.32%
43033 FireMed Fees	172,990.00	172,463.96	123,435.00	173,000	172,900	-0.06%
43805 Space Rental	305,600.00	191,600.00	181,408.26	197,900	310,100	56.70%
44005 Municipal Court Fines	706,324.30	628,923.52	701,882.07	625,700	800,000	27.86%
44006 Parking Violations	5,482.10	5,322.24	3,342.00	5,500	5,500	- %
44007 Nuisance Vehicle Admin Fee	850.00	5,650.00	9,600.00	1,600	1,600	- %
44008 Dog Control Assessment	3,314.00	3,171.69	1,311.00	3,300	3,300	- %
44009 Damaged Material Fine	2,921.13	7,421.54	5,514.51	-	-	- %
46100 Gifts & Donations	5,044.20	5,681.50	5,890.00	2,900	5,100	75.86%
46104 DARE Donations	-	37.50	-	-	-	- %
47005 Restitution Payments	-	-	125.00	-	-	- %
47006 Grass Abatement Fee Principal	-	-	17,338.01	800	800	- %
47007 Grass Abatement Fee Interest	-	-	1,178.31	-	-	- %
47012 Miscellaneous Revenue	71,397.93	83,730.67	66,743.07	58,500	86,800	48.38%
47013 Over & short	(42.27)	(191.51)	(7.76)	-	-	- %
47021 AEID Principal	29,484.43	30,309.77	31,351.53	25,200	25,200	- %
47022 AEID Interest	545.66	239.47	267.64	500	500	- %
47027 Club Sales	275.00	362.20	612.50	500	500	- %
47030 Derelict Structure Fee	-	1,621.96	23,260.05	-	20,000	- %
47031 Derelict Structure Interest	-	-	527.63	-	-	- %
48010 Interest	16,807.10	49,786.43	64,891.86	18,000	49,000	172.22%

PROG 1002: General Fund Revenues

Acct# Description	2015 - 2016 Actual	2016 - 2017 Actual	2017 - 2018 Year to Date	2017 - 2018 Budget	2018 - 2019 ADOPTED	% Change
Total General Revenues	29,836,980.95	31,200,069.31	31,331,622.40	32,200,400	34,599,000	7.45%
Transfers In						
49009 From Public Safety Levy Fund	460,000.00	668,100.00	661,333.30	793,600	1,107,400	39.54%
49012 From Health Insurance Fund	0.06	-	-	-	-	- %
49016 From Public Safety Levy-Police	1,025,400.00	1,173,854.18	1,158,024.99	1,356,000	1,491,600	10.00%
49018 From Public Safety Levy-Fire	1,093,100.00	1,143,860.17	1,081,036.92	1,315,000	1,446,500	10.00%
49025 From CARA Program	-	50,000.00	45,833.36	50,000	50,000	- %
49035 From Building Inspection	-	60,000.00	55,000.00	60,000	60,000	- %
49043 From Risk Management Fund	-	-	-	-	50,000	- %
49072 Transfer In: Transient Room Tax	49,200.00	49,200.00	46,383.26	50,600	52,200	3.16%
49084 From Public Safety Levy-Ambulance	177,500.00	-	-	-	-	- %
Total Transfers In	2,805,200.06	3,145,014.35	3,047,611.83	3,625,200	4,257,700	17.45%
Beginning Balance						
49905 Beginning Balance	2,681,904.49	3,820,962.83	4,042,607.39	3,583,500	3,021,300	-15.69%
Total Beginning Balance	2,681,904.49	3,820,962.83	4,042,607.39	3,583,500	3,021,300	-15.69%
TOTAL REVENUES	35,324,085.50	38,166,046.49	38,421,841.62	39,409,100	41,878,000	6.26%

100: General Fund
25: Fire

City of Albany, Oregon - Proposed Budget

Budget Fiscal Year: 2019

PROG 1208: Fire Emergency Services

Acct# Description	2015 - 2016 Actual	2016 - 2017 Actual	2017 - 2018 Year to Date	2017 - 2018 Budget	2018 - 2019 ADOPTED	% Change
Personnel Services						
51001 Wages & Salaries	5,275,552.22	5,510,839.41	5,471,791.01	6,021,100	6,905,300	14.69%
52001 Temporary Employees	444.02	56,290.34	2,434.40	-	-	- %
53001 Overtime	1,103,851.98	608,488.92	1,052,466.56	675,000	650,000	-3.70%
54005 Unemployment Claims	1,204.03	-	-	-	-	- %
56001 Employer Paid Benefits	3,537,994.84	3,494,446.01	3,840,008.66	4,176,500	4,701,100	12.56%
Total Personnel Services	9,919,047.09	9,670,064.68	10,366,700.63	10,872,600	12,256,400	12.73%
Materials & Services						
60101 Contractual Services	165,947.90	179,778.66	203,472.54	180,900	254,200	40.52%
60201 Space Rental	35,900.00	22,500.00	21,266.63	23,200	-	-100.00%
60211 Insurance & Bonds	43,418.66	75,901.21	74,109.16	70,200	61,200	-12.82%
60216 Software License Fees	22,981.09	24,085.62	7,092.05	24,600	22,200	-9.76%
60217 Software Maintenance Agreements	15,780.49	9,575.64	12,627.22	39,400	28,100	-28.68%
61006 Advertising & Publications	1,312.60	2,881.52	-	2,500	2,500	- %
61009 Car & Unreimbursed Expenses	3,600.00	3,600.00	3,330.00	3,600	3,600	- %
61011 Education & Training	42,587.88	55,809.63	40,258.71	62,500	64,200	2.72%
61020 Licensing & Accreditation Fees	1,142.00	10,634.15	230.00	900	10,500	1066.67%
61022 Credit Card Fees	2,447.96	295.76	4,401.01	3,300	3,300	- %
61023 Mapping	-	661.45	1,302.10	2,200	2,200	- %
61024 Materials & Supplies	41,155.42	34,839.89	67,737.14	43,100	45,100	4.64%
61025 Medical Supplies	96,076.93	96,200.91	89,735.95	96,000	112,400	17.08%
61026 Meetings & Conferences	1,482.84	993.72	701.34	4,000	4,000	- %
61027 Memberships & Dues	3,253.50	2,777.00	1,778.00	3,200	3,200	- %
61028 Minor Equipment	6,250.43	7,550.93	21,434.91	22,200	22,200	- %
61030 Personal Auto Reimbursement	1,334.07	1,220.52	2,024.66	1,000	1,000	- %
61031 Personal Protective Equipment	24,119.44	23,408.97	41,968.52	41,300	41,300	- %
61032 Postage & Shipping	1,764.24	1,254.47	1,162.21	500	500	- %
61033 Printing & Binding	2,905.50	977.75	4,793.50	2,000	2,000	- %
61036 Reimbursable Meals	1,877.18	2,294.76	2,224.54	1,400	1,400	- %
61040 Uniforms	48,949.05	47,892.54	39,308.68	44,800	39,500	-11.83%
61041 Vehicle Fuel Charges	49,552.73	67,648.47	72,985.02	65,900	70,600	7.13%
61044 Building Materials	40,678.78	49,755.71	37,025.27	34,800	38,800	11.49%
62000 Fire Equipment	27,803.89	24,929.25	25,805.05	30,000	30,000	- %
62003 HazMat Equipment	7,213.30	5,994.04	1,285.85	6,000	6,000	- %
62006 Public Education Program K-5	-	-	1,240.44	-	-	- %
62008 Technical Rescue Equipment	3,225.38	9,634.35	9,926.97	11,300	7,700	-31.86%
62009 Water Rescue Equipment	6,697.68	13,097.55	18,566.93	10,000	20,000	100.00%
63006 Power & Light	41,356.33	37,502.90	42,413.01	41,000	41,000	- %
63007 Heating & Fuel	16,093.23	16,132.39	15,951.09	20,500	20,500	- %
63009 Telephone	37,320.98	38,811.40	33,743.60	37,000	35,400	-4.32%
63011 Water Service	20,379.34	19,077.51	22,380.74	24,500	24,500	- %
65005 Maint: Breathing Air	14,034.27	20,788.99	22,175.54	25,000	25,000	- %
65006 Maint: Building	22,797.12	37,926.50	27,344.38	23,000	25,000	8.70%
65008 Maint: Communications Equipment	37,882.18	36,374.87	41,460.97	59,200	59,200	- %
65012 Maint: Hose	6,072.50	11,608.67	8,824.17	16,300	16,300	- %
65014 Maint: Medical Equipment	11,521.83	11,557.79	10,818.22	11,000	17,500	59.09%
65077 Departmental Vehicle Maintenance	225,909.80	226,346.64	212,197.53	190,400	200,000	5.04%
66010 Central Service Charges	451,447.48	429,300.00	361,716.63	394,600	500,000	26.71%
66011 Equipment Replacement	-	90,000.00	137,500.00	150,000	-	-100.00%
66013 GIS System Charges	22,360.00	32,000.00	31,533.37	34,400	34,700	0.87%
66014 Information Technology Services	238,100.00	239,900.00	210,191.63	229,300	233,400	1.79%
66015 IT Equipment Replacement	-	-	9,166.63	10,000	10,000	- %
66030 Building Maintenance Charges	52,078.84	72,400.00	68,841.63	75,100	78,100	3.99%
66505 Physical Exams & Medicals	10,638.84	15,572.96	4,587.99	20,000	10,000	-50.00%
66511 Flexible Spending Admin Fees	1,367.77	1,237.46	1,259.55	1,400	1,000	-28.57%
Total Materials & Services	1,908,819.45	2,112,732.55	2,069,901.08	2,193,500	2,229,300	1.63%

100: General Fund
25: Fire

City of Albany, Oregon - Proposed Budget

Budget Fiscal Year: 2019

PROG 1208: Fire Emergency Services

Acct# Description	2015 - 2016 Actual	2016 - 2017 Actual	2017 - 2018 Year to Date	2017 - 2018 Budget	2018 - 2019 ADOPTED	% Change
Capital						
70005 Capital Equipment	5,200.00	96,472.68	49,930.75	50,000	50,000	- %
74010 Station 13 Parking Lot	-	-	250.00	50,000	-	-100.00%
Total Capital	5,200.00	96,472.68	50,180.75	100,000	50,000	-50.00%
TOTAL EXPENDITURES	11,833,066.54	11,879,269.91	12,486,782.46	13,166,100	14,535,700	10.40%

203: Grants
25: Fire

City of Albany, Oregon - Proposed Budget

Budget Fiscal Year: 2019

PROG 5128: Station 15

Acct# Description	2015 - 2016 Actual	2016 - 2017 Actual	2017 - 2018 Year to Date	2017 - 2018 Budget	2018 - 2019 ADOPTED	% Change
General Revenues						
42807 City of Millersburg	-	-	-	-	50,000	- %
Total General Revenues	-	-	-	-	50,000	- %
TOTAL REVENUES	-	-	-	-	50,000	- %
Materials & Services						
60101 Contractual Services	-	-	-	-	9,000	- %
61024 Materials & Supplies	-	-	-	-	12,500	- %
61028 Minor Equipment	-	-	-	-	6,000	- %
61031 Personal Protective Equipment	-	-	-	-	8,000	- %
61040 Uniforms	-	-	-	-	1,500	- %
61044 Building Materials	-	-	-	-	4,500	- %
62000 Fire Equipment	-	-	-	-	2,000	- %
63009 Telephone	-	-	-	-	2,000	- %
65008 Maint: Communications Equipment	-	-	-	-	1,000	- %
66011 Equipment Replacement	-	-	-	-	3,500	- %
Total Materials & Services	-	-	-	-	50,000	- %
TOTAL EXPENDITURES	-	-	-	-	50,000	- %

RESOLUTION NO. _____

BE IT RESOLVED that the Albany City Council hereby adopts the approved 2018-19 budget in the total sum of \$205,854,900 now on file at the Albany City Hall.

BE IT FURTHER RESOLVED that the amounts for the fiscal year beginning July 1, 2018 , and for the purposes shown below are hereby appropriated as follows:

GENERAL FUND

Nondepartmental	
Materials & Services	\$ 355,600
Municipal Court	945,600
Public Safety Levy: Fire	1,389,000
Fire & Life Safety	1,169,500
Fire Emergency Services	14,535,700
Police	15,326,400
Public Safety Levy: Police	1,491,700
Planning	1,253,600
Library	2,889,900
Transfers Out	847,200
Contingency	1,673,800
Total GENERAL FUND	\$ 41,878,000

SPECIAL REVENUE FUNDS

PARKS & RECREATION

Sports Services	\$ 312,000
Children/Youth/Family Rec Services	369,200
Resource Development Marketing Services	277,900
Park Maintenance Services	1,461,500
Parks & Recreation Administration	1,604,900
Aquatic Services	916,500
Adult Recreation Services	657,100
Performance and Cultural Arts	645,900
Park Facilities Repair & Construction	654,300
Park SDC Projects	2,002,700
Senior Center Foundation	74,700
Parks Capital Improvement Program	320,000
Transfers Out	499,400
Contingency	175,000
Total PARKS & RECREATION	\$ 9,971,100

GRANTS

Personnel	\$ 651,500
Materials & Services	1,091,700
Capital	1,367,200
Total GRANTS	\$ 3,110,400

SPECIAL REVENUE FUNDS, continued

BUILDING

Building Inspection	\$ 3,092,100
Electrical Permit Program	304,300

Total BUILDING \$ 3,396,400

RISK MANAGEMENT

Risk Management Reserve	\$ 1,849,200
PepsiCo Settlement Projects	2,082,200
Transfers Out	38,000

Total RISK MANAGEMENT \$ 3,969,400

ECONOMIC DEVELOPMENT

Economic Development Activities	\$ 1,142,800
Lochner Road	3,669,000
Albany Municipal Airport	291,700
Municipal Airport Capital Projects	240,400
Transfers Out	333,700

Total ECONOMIC DEVELOPMENT \$ 5,677,600

PUBLIC TRANSIT

Albany Transit System	\$ 969,900
Linn-Benton Loop	675,900
Paratransit System	622,700

Total PUBLIC TRANSIT \$ 2,268,500

PUBLIC SAFETY LEVY

Transfers Out	\$ 4,045,500
---------------	--------------

Total PUBLIC SAFETY LEVY \$ 4,045,500

CAPITAL REPLACEMENT

Equipment Replacement	\$ 5,430,100
GF Facilities Maintenance Projects	241,600
IT Equipment Replacement	1,619,200
Facilities Replacement	701,400

Total CAPITAL REPLACEMENT \$ 7,992,300

STREETS

Personnel	\$ 999,000
Materials & Services	2,446,900
Capital	14,116,200
Transfers Out	700,000
Contingency	311,700

Total STREETS \$ 18,573,800

DEBT SERVICE FUNDS

DEBT SERVICE

2002 LTD Tax Pension Bonds	\$ 870,200
2004 Revenue Obligations	179,400
Total DEBT SERVICE	\$ 1,049,600

GENERAL OBLIGATION DEBT SERVICE

2015 Public Safety Facilities Bonds	\$ 1,283,200
Total GENERAL OBLIGATION DEBT SERVICE	\$ 1,283,200

CAPITAL PROJECT FUND

CAPITAL PROJECTS

Albany Data Integration Project	\$ 532,600
LID Construction Projects	963,700
Public Safety Facilities	11,000
Transfers Out	33,300
Total CAPITAL PROJECTS	\$ 1,540,600

LIBRARY TRUST

V. O. Torney Trust	\$ 13,600
Manela Trust	70,000
Total LIBRARY TRUST	\$ 83,600

ENTERPRISE FUNDS

SEWER

Personnel	\$ 2,304,600
Materials & Services	6,974,000
Capital	32,918,300
Transfers Out	3,013,800
Debt Service	8,825,600
Contingency	1,033,800
Total SEWER	\$ 55,070,100

ENTERPRISE FUNDS, continued

WATER

Personnel	\$ 2,728,300
Materials & Services	6,266,200
Capital	12,343,600
Transfers Out	1,021,800
Debt Service	3,545,700
Contingency	968,600
Total WATER	\$ 26,874,200

STORMWATER

Personnel	\$ 327,000
Materials & Services	1,713,200
Capital	402,700
Contingency	40,000
Total STORMWATER	\$ 2,482,900

INTERNAL SERVICE FUNDS

CENTRAL SERVICES

Finance Department	\$ 1,553,800
Council & Nondepartmental	258,100
City Manager's Office	1,260,700
Information Technology Services	1,771,300
GIS Services	469,000
Permit Tracking	108,300
Human Resources	929,300
Facilities Maintenance	820,200
Total CENTRAL SERVICES	\$ 7,170,700

PUBLIC WORKS CENTRAL SERVICES

PW Administration	\$ 1,356,500
Engineering Services	3,258,200
Operations Admin	641,300
Water Quality Control Service	549,700
PW Customer Services	1,489,700
Facilities & Maintenance Engineering	2,121,600
Total PUBLIC WORKS CENTRAL SERVICES	\$ 9,417,000

BE IT FURTHER RESOLVED that the Albany City Council hereby imposes the taxes provided for in the adopted budget at a permanent rate of \$6.3984 per one thousand of assessed value, a local option rate of \$1.15 per one thousand of assessed value, bonded debt service in the amount of \$1,130,844, plus an adjustment for annexations, and that these taxes are hereby levied upon all taxable property within said districts as of 1 a.m., July 1, 2018.

The following allocations and categorizations, subject to the limits of SECTION IIIB, Article XI, of the Oregon Constitution, make the aggregate levy.

	Subject to the General Government Limitation	Excluded from the Limitation
Gross tax levy	\$6.3984 per \$1,000 of Assessed Value	
Public Safety Levy	\$1.15 per \$1,000 of Assessed Value	
Debt Service		\$ 1,130,844
Linn/Benton Sewer Certification		\$ 130,000

Passed by the Council: _____

Approved by the Mayor: _____

Effective Date: _____

Mayor

ATTEST:

City Clerk



MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager *PT* 6/7
 Jeff Blaine, P.E., Public Works Engineering and Community Development Director *JB*

FROM: Bob Richardson, Planning Manager *BR*
 Anne Catlin, Planner III *alc*

DATE: June 4, 2018, for the June 13, 2018, City Council Meeting

SUBJECT: Public Hearing for the Community Development Block Grant (CDBG) 2018-2022 Consolidated Plan and 2018 Action Plan

Relates to Strategic Plan theme: Great Neighborhoods

Action Requested:

Staff recommends the City Council hold a public hearing to consider public comments on the proposed CDBG 2018-2022 Consolidated Plan and 2018 Action Plan.

Discussion:

CDBG Program Background

The City of Albany is finishing its fifth year as an entitlement jurisdiction, receiving a federal grant from the U.S. Department of Housing and Urban Development (HUD) through the CDBG program. The purpose of the CDBG program is to provide decent housing, a suitable living environment, and expand economic opportunities primarily for low- and moderate-income residents. HUD requires grantees to develop a strategic plan every five years, called the Consolidated Plan, that includes an assessment of housing and community development needs, establishes goals to address unmet needs through CDBG program funding, and identifies strategies to meet those goals over a five-year period. Each year, the City must submit an Action Plan to HUD that describes how the City plans to use its annual CDBG allocation to address needs identified in the Consolidated Plan.

Citizen Participation and Plan Adoption Process

HUD requires citizen participation and agency consultations throughout the development of the Consolidated Plan. City staff and the Community Development Commission (CDC) sought citizen input on community needs throughout the year through a resident survey, public meetings, and outreach to local service providers, public agencies, housing providers, institutions, and the business community. The CDC solicited proposals for public services and other eligible activities that address the priority needs of Albany’s low- and moderate-income residents.

The City is required to hold a 30-day comment period on the plans, which opened on May 24 and will close June 22. The CDBG program also requires a public hearing to give the public to provide an opportunity feedback on the proposed 2018-2022 Consolidated Plan and 2018 Action Plan. The hearing is also an opportunity for citizens to provide input on community needs that could assist Albany’s low- and moderate-income residents and suggest improvements regarding the City’s performance on CDBG-funded programs.



The public hearing would normally be scheduled to coincide with the close of the public comment period, even though that is not a required sequence. To address scheduling issues, this year, the public hearing has been moved ahead so that the staff managing the CDBG program will be available to provide a staff report and answer Council questions regarding the plans. However, Council will not be asked to act on the plans until the June 27th Council meeting after both the public hearing and public comment periods have closed.

2018-2022 Consolidated Plan

The 2018-2022 Consolidated Plan provides an analysis of demographic and other data from the U.S. Census Bureau, American Community Survey, and HUD's Comprehensive Housing Affordability Strategy (CHAS). The plan includes an assessment of community needs (housing problems, homeless, non-homeless, community development needs); a housing market analysis; identification of barriers to affordable housing; and a strategic plan.

The primary housing problem experienced by Albany households is housing cost burden, which occurs when households pay 30 percent or more of their income for housing costs. Households paying 50 percent or more of their income on housing costs are considered severely cost-burdened. According to the 2009-2013 CHAS data, 5,134 Albany households earning 80 percent or less of the area median income (low-mod) experienced housing cost-burden; of these, 2,934 experienced severe housing cost-burden. Renters accounted for 73 percent of Albany's low- to moderate income households were housing cost-burdened. Housing cost-burden can lead to homelessness and many households are at-risk of becoming homeless.

The City identified the following goals and strategies as the focus of CDBG funding over the life of the 2018-2022 Consolidated Plan.

1. Create affordable housing opportunities through property acquisition and redevelopment, and homebuyer down-payment assistance programs.
2. Preserve and improve Albany's affordable housing through housing rehabilitation and weatherization programs.
3. Reduce and prevent homelessness by providing housing and public services.
4. Provide Albany's special needs and low- to moderate-income residents with needed public services by supporting community services and non-profit agencies that maximize impact by providing new or increased access to programs that serve highly vulnerable and underserved populations such as unaccompanied youth, persons with disabilities and that further fair housing.
5. Enhance economic opportunities by investing in job readiness services, microenterprise development, and economic development programs that create jobs principally for low- or moderate-income residents.
6. Improve access to opportunities including services, employment, schools, and amenities by investing in safety and accessibility improvements.
7. Remove blighting influences to revitalize and strengthen neighborhoods by investing in the City's critical public infrastructure and housing needs.

These goals are based on the Consolidated Plan analysis that demonstrates a need to provide decent affordable housing and economic stability for Albany's low- to moderate-income, homeless, and special needs residents, and services to support the health of these populations.

2018 Action Plan

The City's CDBG allocation for the 2018 Federal program year is \$410,906. The 2018 Action Plan proposes CDBG funds to support a variety of activities that primarily benefit low- and moderate-income residents and neighborhoods. Activities proposed in the 2018 Action Plan include public services for homeless and low- to moderate-income residents, housing rehabilitation, and home-buyer assistance to low- and moderate-income households, property acquisition and clearance for affordable housing, small business development; and accessibility improvements in Sunrise Park and other low- and moderate-income areas.

Budget Impact:

The FY 18-19 budget includes the anticipated CDBG allocation of \$410,906 from HUD.

ALC:eo

Attachments 2



CITY OF ALBANY OREGON
DRAFT CONSOLIDATED PLAN
FOR PROGRAM YEARS 2018 THROUGH 2022

PREPARED FOR THE CITY OF ALBANY
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

PREPARED BY THE CITY OF ALBANY, OREGON
COMMUNITY DEVELOPMENT DEPARTMENT

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ES-05 Executive Summary

1. Introduction

The City of Albany became an eligible Federal Entitlement Grantee in 2012 and began receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) in late 2013. As a recipient of CDBG funds, the City is required to prepare a strategic plan every five years that identifies housing and community needs, prioritizes these needs, identifies resources to address needs, and establishes annual goals and objectives to meet the identified needs. This five-year plan is known as the Consolidated Plan. The Plan provides the basis for allocating HUD funds under the CDBG Program and outlines a strategy for the City to follow in using CDBG funding to achieve the goal of the CDBG program, *“to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons.”*

The Consolidated Plan includes a profile of the community and its economy, an assessment of housing and community development needs, and the development of long-range strategies to meet those needs. The *Needs Assessment* section of the Plan captures housing and community needs identified throughout the public participation efforts and research. The *Strategic Plan* section of the Plan provides a framework for action to meet the needs of residents of the City, with emphasis on assisting its populations with greatest need.

The 2018-2022 Consolidated Plan is Albany’s second five-year plan covering federal years 2018 through 2022. The City estimates it will receive approximately \$380,000 to \$410,000 in CDBG funds annually. Over the five-year plan term, around \$1,700,000 is expected to be available for eligible activities that will meet the needs identified in the Consolidated Plan. Each year, the City will prepare an Annual Action Plan that outlines the specific program activities to be carried out in meeting the Consolidated Plan strategies. The City will focus on partnerships and collaborations to foster successful projects and leverage funds to address Albany’s need for low-income and homeless housing, services for Albany’s special needs and low-income persons, and community and economic development needs.

2. Summary of the objectives and outcomes identified in the Plan/Needs Assessment Overview

The Consolidated Plan identifies goals and strategies that will be the focus of CDBG funding over the next five years. All CDBG funded projects, except for program administration and planning activities, must meet one of three HUD defined **National Objectives**:

1. Benefit to low- and moderate- income (LMI) persons;
2. Aid in the prevention or elimination of slums or blight; or
3. Meet urgent needs to alleviate emergency conditions.

The 2018-2022 Consolidated Plan and 2018 Action Plan goals and priorities continue from the 2013-2017 Plan with some refinement to reflect anticipated projects and partnerships in the next five years. The City will continue to support programs that create or maintain affordable housing opportunities for Albany’s low-income residents, support agencies that assist Albany’s special needs and homeless residents; support programs that expand economic opportunities; and improve accessibility for Albany residents.

The following goals and objectives were identified and developed through assessment of demographic and other data, agency consultations, citizen participation, community partnerships, and assessment of resources and capacity.

1. Create affordable housing opportunities through property acquisition and redevelopment and homebuyer down-payment assistance programs.
2. Preserve and improve Albany's affordable housing through housing rehabilitation and weatherization programs.
3. Reduce and prevent homelessness by providing housing and public services.
4. Provide Albany's special needs and low and moderate-income residents with needed public services by supporting service agencies that serve highly vulnerable and underserved populations such as unaccompanied youth, persons with disabilities, homeless, elderly, and agencies that further fair housing.
5. Enhance economic opportunities by investing in job readiness services, microenterprise development, and economic development programs that create jobs principally for low- or moderate-income residents.
6. Improve access to opportunities including services, employment, schools, and amenities by investing in safety and accessibility improvements.
7. Remove blighting influences to revitalize and strengthen neighborhoods by investing in the City's critical public infrastructure and housing needs.

3. Evaluation of past performance

The City's annual CDBG grants from 2013 through 2017 were used to address the following goals in the City's first consolidated plan period:

Maintain and Improve the Quality of Affordable Housing - The City partnered with three local agencies to provide housing rehabilitation and energy efficiency grants and loans to improve ten single-family, owner-occupied units and 11 units of multi-family housing.

Create Affordable Housing Opportunities – In the 2017 program year, CDBG funds supported down-payment assistance programs to help low-income residents become homeowners. The City is partnering with Habitat for Humanity to acquire one residential property in an LMI census tract to remove dilapidated unlivable structures and construct new housing.

Reduce Homelessness - The city provided CDBG funds to a local shelter to acquire two houses for transitional supportive housing, adding six transitional beds. Funds were provided to Jackson Street Youth Services to help acquire a property that is now Albany's first youth shelter consisting of 10 beds. Public services grants were awarded to several agencies that provide services and counseling to help homeless residents gain skills and resources to get into permanent housing and to agencies that provide services to prevent homelessness and foster care placements.

Provide Public Services - The City awarded fifteen percent of each annual allocation in competitive grants to agencies that worked to reduce or prevent homelessness and work with other special needs residents, such as victims of rape and domestic violence and residents in recovery from addiction.

Remove barriers to accessibility and blighting influences in Albany's LMI Census Tracts. The City replaced a large stretch of a public bike/pedestrian path (Periwinkle Path) that had degraded to the point of being unsafe to use and added compliant ramps to access the path. Several blocks of infill sidewalks, curb ramps

and street crossing signs improvements were made on 19th Avenue to provide a safe route to school and amenities for area residents. The City is replacing damaged sidewalk and added curb ramps on the Dave Clark Path and is completing a large public improvement project to remove blighting influences in an LMI census tract by remodeling a dated public park. The park-site had wetlands, which added to the cost and timeline to construct the project. The project will be complete in June 2018.

Increase Economic Opportunities - CDBG funds have supported microenterprise and small business development through free courses and one-on-one advising at the local Small Business Development Center, and the City started a small grant program for new businesses and has helped numerous microenterprises add jobs for low-mod residents.

Further Fair Housing – The City prepared its first Analysis of Impediments to Fair Housing Choice in 2014. The City has sponsored fair housing training in English and in Spanish and hosted a history of fair housing seminar. The City translated some CDBG program applications and brochures into Spanish. The City made some amendments to the Albany Development Code to reduce parking requirements in some zoning districts and is in the process of amending accessory dwelling unit standards to allow them in more situations and to expedite the review time for affordable housing projects.

4. Summary of citizen participation process and consultation process

The City followed its Citizen Participation Plan to comply with the Sections 91.100, 91.105, and 91.505 of HUD’s Consolidated Plan regulations.

City staff, Community Development Commissioners (CDC), and the Mayor consulted with service providers and residents regarding housing and economic needs for seniors and the disabled, homeless persons, the Hispanic/Latino population, and Albany’s low-income persons in developing the Consolidated Plan.

A survey was developed to collect citizen input on community needs to assist in prioritizing CDBG grant programs for the 2018-2022 Consolidated Plan and 2018 Annual Action Plan. The City received 105 citizen surveys, including 9 from residents of Latino/Hispanic origin. A second survey was developed specifically for homeless residents; 52 homeless persons took the survey, most being from Albany.

The City held a public open house December 12, 2017, to get input on draft priority needs. The public was invited through press releases in English and Spanish, emails to area agencies, service providers, the CDC, and to the City’s Human Relations Commission. Eleven people attended the meeting.

The 2018-2022 Consolidated Plan and 2018 Action Plan were made available for 30 days beginning May 24, 2018 through June 22, 2018. A public hearing was held June 13, 2018 on the 2018-2022 Consolidated Plan and 2018 Action Plan and on the City’s performance of CDBG programs.

5. Summary of public comments

Public comments received through surveys, consultations and public meetings are summarized below. *Comments provided during the public hearing and comment period will be added after June 22, 2018.*

Top Five-Year Needs Summarized

- Affordable housing, permanent supportive housing, transitional housing, rental assistance, housing rehabilitation, down-payment assistance
- Reducing homelessness, drug and alcohol treatment
- Jobs, job skills training, employment, better paying jobs
- Street repairs, sidewalks, transportation infrastructure, parks
- Code enforcement, street lights, safe neighborhoods

Priority One Year Needs

- Affordable housing, housing rehabilitation, rent and utility assistance
- Employment opportunities
- Street improvements, street lights
- Code enforcement, safe neighborhoods

Homelessness Priority Needs

- Shelter and/or transitional housing for women/children
- Youth shelter beds and transitional housing for unaccompanied youth
- Services and job skills training, employment programs
- Rental and deposit assistance
- Transitional /interim housing
- Permanent supportive housing for residents with special needs and addictions
- Services and job skills training, employment programs

Economic Needs

- Business development assistance
- Job skills training, micro-enterprise development
- Start-up business financial assistance

Public Services

- Services to prevent foster care placements and homelessness
- Healthy food boxes and meals, clothing, hygiene products
- Housing services
- Addiction services
- Senior services
- Childcare for LMI parents
- Health services

Community Development/Public Facilities and Infrastructure

- Code enforcement, cleanup of abandoned lots and buildings, removing blight
- Street repairs
- Street Lighting
- Accessibility improvements to facilities/schools

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

All comments were accepted throughout the process.

7. Summary

The Consolidated Plan reflects coordinated planning and citizen participation to identify the City's top priority needs and eligible projects that can be supported with CDBG funding. The data in the plan will provide community organizations, citizens, developers, and policy makers with the context of community development needs for Albany's low-income and special needs residents. The Plan also provides the HUD framework in which the City's CDBG program must be structured.

The goals in the Strategic Plan work to expand housing and economic opportunities for all residents within the City, improve access to opportunities, and improve livability by addressing blighted conditions and community development needs. The Plan outlines a variety of programs the City of Albany will pursue during the five-year period beginning July 1, 2018, to address identified community needs.

The U.S. Department of Housing and Urban Development (HUD) has compiled and provided most of the data found in this Consolidated Plan using 2009-2013 American Community Survey (ACS) data. City staff included the 2012-2016 ACS data when it was available.

The Process

PR-05 Lead & Responsible Agencies

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

The City of Albany will be responsible for preparing the Consolidated Plan and Annual Action Plans and for administration of each grant program and funding source.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	ALBANY	
CDBG Administrator	ALBANY	Community Development Department/City of Albany

Narrative

The City’s Community Development Department staff will be responsible for administering Albany’s CDBG programs and ensuring compliance with HUD regulations.

The Albany Community Development Commission will review and recommend policies, programs, activities, and strategies to the Albany City Council related to the CDBG programs, the Consolidated Plan, Annual Action Plan, and any substantial amendments proposed to those plans. The Commission will review the Consolidated Annual Performance Evaluation Reports (CAPER) each year to examine the performance of the projects funded in whole or in part with CDBG Program funds.

The Albany City Council has the responsibility of approving the Consolidated Plan and for administration of the programs covered by the Consolidated Plan. The City Manager, the Mayor, and City Council have the authority to authorize grant awards and execute HUD-required documents and agreements.

Consolidated Plan Public Contact Information

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City of Albany, Community Development Department
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Albany, OR 97321;
email: anne.catlin@cityofalbany.net
phone: 541-917-7560

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1 Introduction

The City of Albany coordinated the preparation and completion of the Consolidated Plan. In compliance with Consolidated Plan statutes, the City consulted with representatives of federal, state and local government entities, quasi-governmental agencies, educational institutions, the business community, non-profit and for-profit organizations on areas of housing, community and economic development priorities.

The Plan was developed largely in consultation with area agencies, service providers, community leaders, the public, and recipients of community development services. The list of agencies and organizations consulted is listed in Table 2. The City consulted with other City departments to identify public facility, infrastructure, economic, and community development needs.

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

The Community Development Commission (CDC) consulted with public and assisted housing providers, health, mental health, and service agencies in group settings to learn more about community needs and to foster collaboration among providers. The CDC meetings provided an opportunity for enhancing the existing coordination and delivery structure of the area's housing, homeless, health and social service providers.

City staff convened a second meeting with area housing providers – including Linn-Benton Housing Authority, Willamette Neighborhood Housing Services, Community Services Consortium, Albany Partnership for Housing and Community Development, and Albany Area Habitat for Humanity to discuss Albany's housing needs, potential projects, and partnerships.

The CDC consulted with Linn County Health Services, Department of Human Services, Oregon Cascades West Council of Governments, Community Services Consortium, and all agencies that provide services to Albany's homeless and special needs populations. Many of these agencies also participate in the Homeless Engagement and Resource Team (HEART) monthly meetings. City staff corresponds with these agencies and service providers periodically to assess existing programs, performance, and help identify gaps in need that could be supported with CDBG-funded activities and programs.

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

Community Services Consortium (CSC) is the Continuum of Care agency that serves Albany. CSC is a public nonprofit organization dedicated to ending poverty in the region. CSC is the state and federally recognized community action agency for Linn, Benton, and Lincoln counties and serves as a conduit for federal and state homeless program funding. CSC coordinated the development and update of the *Ten-Year Plan to Address Issues Around Housing and Homelessness in Linn County* (Ten-Year Plan). CSC staff coordinates the annual federal point-in-time count.

CSC provides administrative support to the HEART monthly meetings, annual homeless resource fair, and resource fair for Veterans. CSC also provides supportive services for Veteran families and helps homeless or near homeless Veterans find stable housing.

City of Albany staff and a few Albany Community Development Commission (CDC) members regularly attend the HEART monthly meetings, and a CSC staff person serves on the CDC. HEART members include a broad range of service providers, homeless advocates, housing providers, health providers, and governmental

agencies within Linn County, including the CSC and the Rural Oregon Continuum of Care (ROCC). HEART members work together to assess the needs of Albany's homeless and at-risk populations, coordinate services, prioritize and address Linn County's homeless and housing needs, and implement strategies to reduce homelessness.

The CDC holds annual consultations with area service providers that work with Albany's homeless residents and persons at risk of homelessness to assess community needs. The City uses a competitive application process to evaluate and prioritize CDBG funding of activities to address and reduce homelessness in Albany.

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

City staff consults with the CSC staff throughout the year to discuss homelessness and emergency housing needs, how Emergency Solutions Grants (ESG) funds are being used, and performance outcomes to determine if there are any community and homeless needs that can be addressed with CDBG funds.

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

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

Table 1 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Albany
	Agency/Group/Organization Type	Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Public facilities and infrastructure needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City CDBG staff has ongoing consultations with other City departments to determine public facility needs and accessibility needs in low-income Census Tracts. City staff are also actively involved in economic development, fair housing, housing needs, homelessness, code compliance, and neighborhood livability issues.
2	Agency/Group/Organization	Community Services Consortium
	Agency/Group/Organization Type	Services - Housing Services-Employment Service-Fair Housing Publicly Funded Institution/System of Care Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Market Analysis Anti-poverty Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Community Services Consortium (CSC) is the Continuum of Care organization with jurisdiction in a three-county region that includes Albany and Linn, Benton and Lincoln Counties. CSC was consulted for homeless needs and homeless data (PIT count data), existing programs, housing needs including rehabilitation and weatherization programs, and job training. CSC also provides fair housing education and outreach services for the region.</p> <p>CSC receives federal Emergency Solutions Grants (ESG funds) to reduce homelessness in Albany, and they operate four Continuum of Care-funded projects. Collaboration and consultation will be ongoing throughout the five-year Consolidated Plan period.</p>
3	Agency/Group/Organization	Linn Benton Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs Non-Homeless Special Needs Homeless Needs - Persons with mental disabilities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Linn-Benton Housing Authority (LBHA) oversees HUD Section 8 housing activities in Albany, serves over 2,600 families in the two-county area. The LBHA also provides affordable housing to Albany seniors and persons with mental disabilities. LBHA provided data regarding Section 8 housing choice voucher use in Albany for the Con Plan. LBHA was consulted for homebuyer assistance programs, housing needs of persons with mental illness, and affordable housing needs in general. Coordination and consultation will continue as the Consolidated Plan is implemented. LBHA is providing homebuyer down payment assistance grants to existing clients to help them become homeowners.
4	Agency/Group/Organization	Willamette Neighborhood Housing Services
	Agency/Group/Organization Type	Housing Services
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Willamette Neighborhood Housing Services (WNHS) is the Community Housing Development Organization (CHDO) in the area. The City consulted with staff on affordable housing needs and programs offered by WNHS. WNHS is overseeing housing rehabilitation and homebuyer down-payment assistance programs on behalf of the City.
5	Agency/Group/Organization	Albany Partnership for Housing
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	APHCD owns and manages 133 units of affordable housing and three permanent supportive housing units. APHCD was consulted for affordable housing, transitional and permanent supportive housing needs. Consultation and coordination is ongoing. APHCD properties are aging and some were poorly constructed and need to be rehabilitated.
6	Agency/Group/Organization	Albany Area Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults frequently with Albany Area Habitat for Humanity on affordable housing needs and strategies through work on individual projects. Habitat was on the CDBG taskforce and assisted with developing the Plan. The City will consult and collaborate with Habitat to help low-income homeowners with decent housing.
7	Agency/Group/Organization	Linn Benton Health Equity Alliance
	Agency/Group/Organization Type	Services - Housing Services-Health Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City CDBG staff attends meetings when possible to participate in regional discussions and training around access to opportunity, equity, diversity and healthy housing policies and programs. The consultation is ongoing.
8	Agency/Group/Organization	Albany Helping Hands
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Albany Helping Hands has the largest homeless shelter with services in Albany. The City consulted with staff to help assess homeless needs and eligible CDBG activities. The shelter hired an employment coordinator to help long-term homeless gain skills in order to re-enter the workforce.
9	Agency/Group/Organization	Signs of Victory Mission
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Signs of Victory has the second largest homeless shelter with services in Albany, having recently expanded into a larger facility. The City worked with SOV to identify the highest priority needs to help homeless and at-risk residents. The shelter provides health care navigation services, food boxes, clothing, hygiene products and more.
10	Agency/Group/Organization	Jackson Street Youth Services
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Jackson Street Youth Services was consulted on the housing and services needs of homeless and at-risk youth in Albany. Prior year CDBG funds were awarded to provide youth case management and to open an emergency shelter. The Albany Youth House is open, and the City allocates funding for shelter services.
11	Agency/Group/Organization	Greater Albany Public Schools (GAPS)
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Other government - Local Local School District
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Community development needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with the school district (GAPS) McKinney Vento liaison and youth services coordinator is ongoing. The coordinator works with homeless and highly mobile students residing in the Albany district. The City receives homeless count data on children in the GAPS district. The City also consulted with GAPS regarding safe routes to schools and other improvements in low-income areas.
12	Agency/Group/Organization	Linn County Health Services
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency Other government - County Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Linn County Health Services is the primary agency providing mental health, developmental disability, and alcohol and drug treatment services in Albany. The county provides and coordinates a variety of support services for these special needs populations. A couple of representatives of Linn County were consulted for input regarding care and housing needs of many of the populations described in the Consolidated Plan. The County is involved in the Linn County Ten Year Homelessness Plan and in providing health and mental health care for individuals and families. Linn County Health staff also prepared a community health impact plan (CHIP) for the County and city staff served on a health assessment committee and will be serving on the committee as the County prepares to update the CHIP. City and county consultation and collaboration will continue to occur on various fronts on an ongoing basis. [Website: http://www.co.linn.or.us/health/]
13	Agency/Group/Organization	Oregon Cascades West Council of Governments
	Agency/Group/Organization Type	Services-Elderly Persons Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Elderly and Frail Elderly
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Cascades West (CWCOG) staff about needs for seniors and persons with disabilities. City staff coordinated discussions around needs for entrepreneurs and microenterprises with several entities including CWCOG. Staff also consulted the 2015-2020 Comprehensive Economic Development Strategy.
14	Agency/Group/Organization	CASA of Linn County
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CASA of Linn County, Inc., is a non-profit organization that provides court appointed special advocates that advocate for the best interests of children who have been abused or neglected and are under the protection of the Juvenile Court in Linn County. Staff met with the new director and development director to discuss needs and funding opportunities.
15	Agency/Group/Organization	Center Against Rape and Domestic Violence (CARDV)
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CARDV is a non-profit organization that supports volunteers who advocate for the best interests of children who have been abused or neglected and are under the protection of the Juvenile Court in Linn County. City staff consulted with the director to assess projected five-year needs to better serve Albany area victims.

16	Agency/Group/Organization	C.H.A.N.C.E.
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consults regularly with the director of C.H.A.N.C.E. (Communities Helping Addicts Negotiate Change Effectively) regarding programming needs to support residents in recovery and with mental health issues. C.H.A.N.C.E. programs and services are growing and expanding currently without needing CDBG assistance. C.H.A.N.C.E. is instrumental in helping residents in recovery get jobs and into stable housing.
17	Agency/Group/Organization	Fish of Albany
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with FISH annually regarding needs to help residents at-risk of becoming homeless and homeless women with children. FISH also provides numerous services to low-income Albany residents including medication, snack packs for school-aged youth, food boxes, clothing, and more.
18	Agency/Group/Organization	Oregon Department of Human Services
	Agency/Group/Organization Type	Child Welfare Agency Institution-System of Care Other Government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs- Families with Children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	DHS provided information on child abuse, domestic violence and foster home placements for the Plan. DHS is also working with Family Tree Relief Nursery on the Safe House project. Staff will consult with DHS for statistics and continuum of care coordination and service delivery throughout the Plan.
19	Agency/Group/Organization	OSU Extension, Familia Activas
	Agency/Group/Organization Type	Services-Health Institute of Higher Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Community Development Needs in Latino neighborhoods
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with the Hispanic/Latino community and others working with this community to assess housing and community development needs, including removing barriers to healthy housing, and equal access to opportunities and services. The City continues to build relationships within the Hispanic/Latino community.

20	Agency/Group/Organization	University of Oregon Sustainable Cities Initiative
	Agency/Group/Organization Type	Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Two University of Oregon GIS classes mapped Albany socio-economic data, housing conditions, crime and accident reports, and community amenities and services to help the City identify and analyze access to opportunities by Albany protected class populations and to inform planning needs and investments by the City and area partners. The mapping analysis provided additional data to determine where accessibility improvements are needed.
21	Agency/Group/Organization	Linn Benton Community College
	Agency/Group/Organization Type	Services-Education Publicly Funded Institution/System of Care Business Leaders Community College
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Linn Benton Community College, Small Business Development Center provides education, training, and counseling to small businesses through a team of business advisors and faculty. They offer microenterprise courses and counseling as well as small business management programs to help improve economic opportunities within Albany and the region. The City consulted with LBCC to determine needs for microenterprises and how to create jobs for low and moderate-income residents. CDBG funds support the LBCC microenterprise and small business development programs that will increase economic opportunities for LMI residents.
22	Agency/Group/Organization	Oregon Regional Accelerator and Innovation Network
	Agency/Group/Organization Type	Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City convened Albany area economic development leaders to assess existing services and programs and identify needs for small businesses and for residents looking to start a business or grow their existing business. City staff consulted with Oregon Regional Accelerator and Innovation Network (RAIN) staff regarding services and opportunities to support Albany area entrepreneurs and startup companies. The City collaborated with RAIN to host a "meet up" event for entrepreneurs and microenterprises with existing mentors and service providers and developed a survey to assess interest in business incubator/shared work spaces. [Website: http://oregonrain.org/]
23	Agency/Group/Organization	Albany Area Chamber of Commerce
	Agency/Group/Organization Type	Services-Employment Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The director of the Albany Area Chamber of Commerce participated in city-convened economic development networking meetings to discuss small business needs and plan events to support entrepreneurs and startups. Consultation and meetings are ongoing. [Website: http://www.albanychamber.com/]
24	Agency/Group/Organization	Albany Area Economic Development Corporation
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Albany Millersburg Economic Development Corporation staff participated in city-convened economic development networking meetings to discuss small business needs and plan events to support entrepreneurs and startups. Consultation and meetings are ongoing. [Website: http://www.albany-millersburg.com/]
25	Agency/Group/Organization	Oregon Employment Department and Business Oregon
	Agency/Group/Organization Type	Government - State
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff reviews local and regional jobs and business reports prepared by the Oregon Employment Department and consulted with Business Oregon staff on resources available to promote economic development. [Website: www.qualityinfo.org]
26	Agency/Group/Organization	Oregon Housing and Community Services (OHCS)
	Agency/Group/Organization Type	Housing Government - State
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff attend regional meetings hosted by OHCS regarding affordable housing needs. The City evaluates funding opportunities and statewide housing data periodically.
27	Agency/Group/Organization	Fair Housing Council of Oregon
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing Impediments Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults and contracts with the Fair Housing Council of Oregon (FHCO) to carry out fair housing training activities for area landlords and tenants. The FHCO provides complaint data. This consultation has and will continue to provide direction for future fair housing training, outreach and testing.
28	Agency/Group/Organization	Samaritan Health Services
	Agency/Group/Organization Type	Health Agency Services - Health

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with Albany In-Reach clinic staff regarding health care needs for homeless and low-income residents.
29	Agency/Group/Organization	Oregon Health Authority
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City collected data on people with HIV/AIDS, disabilities, services for children and the elderly and reviewed plans to assess needs of non-homeless special needs residents.

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

All agency types were consulted in preparation of the 2018-2022 Consolidated Plan.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation.

Summarize citizen participation process and how it impacted goal-setting

The City followed its Citizen Participation Plan to comply with the Sections 91.100, 91.105, and 91.505 of HUD's Consolidated Plan regulations.

City staff and the Community Development Commission (CDC) sought citizen input on community needs throughout the year through a resident survey, public meetings, and outreach to local service providers, public agencies, shelters, housing providers, the business community, Linn-Benton Community College, Cascades West Council of Governments, and state agencies and organizations. The CDC solicited proposals for public services and other eligible activities that address the priority needs of Albany's low- and moderate-income residents.

A survey was developed to gain public input on community needs to assist in prioritizing CDBG grant programs for the 2018-2022 Consolidated Plan and 2018 Annual Action Plan. The City received 105 citizen surveys, including nine from residents of Latino/Hispanic origin. The survey was prepared in English and Spanish and press releases in English and Spanish were distributed to encourage participation in the survey.

The City broadened its efforts to reach unsheltered homeless residents with a survey made available at warming shelters in November and December 2017. The survey provided valuable input on causes of homelessness and priority needs of all homeless residents. Fifty-two surveys were received.

The City held a public open house December 12, 2017, to get input on draft priority needs, with a Spanish translator available. The public was invited through press releases in English and Spanish, emails to area agencies, service providers, the CDC, and to the City's Human Relations Commission.

Input from surveys, agency consultations and public comments summarized helped the CDC determine priorities for the 2018-2022 Consolidated Plan.

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment provides the foundation for determining the City's priority needs, which will form the basis for the Strategic Plan and the activities that will be supported with CDBG funding. This section includes a profile of the City's demographics and needs related to affordable housing, homelessness, special needs populations, economic development, community development, and public services.

HUD provided 2009-2013 American Community Survey (ACS) data and 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) housing and economic data in most of the Plan tables to help grantees assess needs. The City included 2012-2016 ACS data and local data gathered from area agencies to supplement data provided by HUD to help assess the City's priority needs over the next five years. The Albany Community Development Commission (CDC) and staff consulted with area agencies on needs and potential eligible activities and reviewed public input from surveys and meetings to set goals to address Albany's priority needs.

The CDC assessed existing programs, local capacity, resources, and partnerships to identify eligible activities that could be undertaken to address goals identified in the Consolidated Plan.

The City and the CDC are committed to supporting activities that have the greatest impact in addressing these needs given the limited amount of funding.

Housing Needs Assessment

Albany was home for roughly 19,700 households and 52,500 residents in 2016. An analysis of housing problems found that the greatest issue facing Albany households is housing affordability. While households in all income ranges experience housing cost burden, the problem is more severe for Albany's households earning less than 50 percent of the area median income.

Additional five-year housing needs include maintaining and improving Albany's existing affordable housing units and expanding housing opportunities for Albany's low-income elderly and non-homeless special needs populations.

Disproportionately Greater Need

Housing cost burden disproportionately affects Albany's minority households relative to non-minority households.

Public Housing

The Linn Benton Housing Authority issues HUD Section 8 Housing Choice Vouchers to 947 Albany households. More than 1,190 Albany households are on the waiting list for housing vouchers.

Homeless Needs Assessment and Homeless Prevention

According to the 2017 annual one-night count, 180 people were homeless or in a shelter in Linn county January 2018. The Albany school district count of homeless school-aged children counted was 272 in the 16-17 school year and 342 in the 15-16 school year. Homeless needs identified include shelter and transitional housing for families with children and unaccompanied youth, as well as more permanent supportive housing opportunities.

Non-Homeless Special Needs

Albany has a range of service providers that work to meet the needs of Albany’s homeless, low-income, and special needs populations. They improve the lives of the elderly and other special needs populations, help those at risk of becoming homeless, counsel those that have been physically abused, and aid persons with mental and physical disabilities and persons with addictions. Due to the large need within the City for more services and the HUD limit on funding that can go to services (15 percent), the City has elected to have a competitive application process to evaluate public services needs that support the goals in this Consolidated Plan and the annual action plans. Needs identified to date include help to keep seniors and disabled in their homes; support for victims of abuse; parenting and life skills training and counseling; case management; addiction, recovery, and support; job skills and employment training; dental and medical health care; affordable daycare; transportation; food; and more. The non-homeless special needs populations also need more affordable housing with support services.

Non-Housing Community Development Needs

Albany has four Low and Moderate Income (LMI) Census tracts where there is a higher concentration of older housing, lack of sidewalks, minorities, and households in poverty. Housing rehabilitation, supportive services, and public infrastructure improvements would benefit low income residents and improve neighborhood stability.

Linn County’s unemployment rate has dropped substantially over the last five years down to 4.4 percent in 2017, which was slightly higher than both Oregon’s and the nation’s rate of 4.2 percent. That said, many residents are underemployed or are in low-wage jobs so there is need for job creation, skills development, and microenterprise assistance.

NA-10 Housing Needs Assessment

Summary of Housing Needs

The Housing Needs Assessment identifies the number and types of households that experience one or more of the following HUD identified housing problems:

- *housing cost burden* - occurs when more than 30 percent of income is spent on housing related costs; for renters, housing costs include rent paid by the tenant plus utilities; for owners, housing costs include mortgage payment, taxes, insurance, and utilities;
- *severe housing cost burden* - occurs when more than 50 percent of income is spent on housing related costs;
- *substandard housing* - includes housing units lacking either a complete kitchen (sink with piped water, a range or a stove, or a refrigerator) or plumbing facilities (hot and cold piped water, flush toilet and a bathtub or shower);
- *overcrowding* - occurs when households have 1.01 to 1.5 people per room;
- *severe overcrowding* - occurs when households have more than 1.5 people per room; and
- *zero/negative income* – occurs when individuals or households have no income or negative income. If these households have housing costs, they would be calculated at 100 percent.

The assessment evaluates housing needs by tenure, income, and race/ethnicity. The tables that follow provide a snapshot of the housing issues experienced by Albany’s low- and moderate-income (LMI) households. The map figures illustrate the concentrations of minority groups, and LMI households and housing issues within the City.

Demographics

Since 2000, Albany’s population has increased 30 percent and median incomes have grown by 49 percent.

Table 3 - Housing Needs Assessment Demographics 2000-2013

Demographics	2000 Census (Base Year)	2013 Most recent full data set	% Change 2000-2013	2016 (ACS 1 yr)	%Change 2000-2016
Population	40,852	50,828	24%	53, 146	30%
Households	17,374	19,297	11%	20,683	19%
Median Income	\$39,409	\$47,612.00	21%	\$58,693	49%

Data Source: 2000 Census (Base Year); 2009-2013 ACS (Most Recent Year)

According to Table 4, 46 percent or 8,955 Albany households earned less than the HUD adjusted median family income (<100 percent HAMFI) of \$47,612 in 2013.

Half of Albany’s households with one or more children 6 years or younger have incomes below 80 percent of HAMFI. Households with at least one person 62 years or older make up 36 percent of households earning less than 80 percent of HAMFI.

Table 4 - Number of Households by size, age, and HUD Adjusted Median Family Income (HAMFI)

	0-30 5 % HAMFI	>30-50 % HAMFI	>50-80 % HAMFI	>80-100 % HAMFI	>100 % HAMFI
Total Households	2,040	1,960	3,045	1,910	10,335
Small Family Households (2-4 members)	845	760	1,185	660	5,620
Large Family Households (5 or more)	130	129	230	200	535
HH contains at least one person 62-74 yrs of age	265	250	620	500	2,060
HH contains at least one person, age 75 or older	105	290	490	140	865
Households with one or more children 6 years old or younger	549	530	580	465	1,190

Data Source: 2009-2013 CHAS.

Housing Problems

Albany households earning less than the area median income with one or more housing problems had the following characteristics:

- Renters experience housing problems at a much higher rate than homeowners.
- Only renters lived in housing that lack complete plumbing or kitchen facilities.
- Albany had more households experiencing severe housing cost burden of 50% or more (2,870) than those experiencing cost burden between 30-50% (2,610).

Table 5 - Housing Problems by Type of Problem, Tenure, and Income

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	50	10	60	30	150	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen & plumbing)	75	30	15	10	130	0	0	30	0	30
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	10	65	110	189	15	0	0	50	65
Housing cost burden greater than 50% of income (and none of the above problems)	1,125	730	125	10	1,990	215	210	370	85	880
Housing cost burden greater than 30% of income (and none of the above problems)	130	465	915	105	1,615	45	180	315	455	995
Zero/negative Income (and none of the above problems)	135	0	0	0	135	55	0	0	0	55

Data Source: 2009-2013 CHAS

Table 6 - Housing Problems Summary

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	1,255	780	270	165	2,470	235	210	400	135	980
Having none of four housing problems	300	640	1,365	605	2,910	65	335	1,010	1,005	2,415
Household has negative income, but none of the other housing problems	135	0	0	0	135	55	0	0	0	55

Data Source: 2009-2013 CHAS

Housing Cost Burden

Tables that follow show housing cost burden by amount, tenure, household characteristics, and income.

- A small-related household includes those with up to four related people.
- A large-related household includes those with five or more related people.
- Elderly households are those with at least one person 62 or older.

Table 7- Housing Cost Burden > 30% by Household Size and Tenure

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related (2-4 people)	735	635	485	1,855	20	90	235	345
Large Related (5 or more)	95	110	55	260	15	24	70	109
Elderly (62 or older)	120	140	275	535	100	205	275	580
Other	410	360	345	1,115	140	80	115	335
Total need by income	1,360	1,245	1,160	3,765	275	399	695	1,369

Data Source: 2009-2013 CHAS

Table 8 - Housing Cost Burden > 50% by Household Size and Tenure

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related (2-4 people)	685	430	100	1,215	20	40	125	185
Large Related (5 or more)	95	40	0	135	15	24	15	54
Elderly (62 or older)	95	90	55	240	85	90	145	320
Other	350	180	0	530	110	55	90	255
Total need by income	1,225	740	155	2,120	230	209	375	814

Data Source: 2009-2013 CHAS

The 2013 CHAS data reports Albany had 19,279 households. Of these, 3,765 renters and 1,369 homeowners experienced housing cost burden of 30 percent; and 2,120 renters and 814 home owners experienced severe housing cost burden spending 50 percent or more of their income on housing.

Crowding

Crowding exists when households have more than one person per room. Households are considered severely overcrowded when there are 1.51 or more people per room excluding bathrooms, porches, foyers, halls, or half-rooms. Only houses with complete plumbing and kitchen facilities are included in these figures.

According to Table 7, there were 345 renter households and 95 owner-occupied households with more than 1.01 persons per room. Of these 160 Albany households experienced severe overcrowding, up from 54 households in the 2005-2009 data.

Table 9 - Crowding by Income (More than 1.01 persons per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	100	40	80	105	325	15	0	30	0	45
Multiple, unrelated family households	0	0	0	10	10	0	0	0	50	50
Other, non-family households	0	0	0	10	10	0	0	0	0	0
Total need by income	100	40	80	125	345	15	0	30	50	95

Data Source: 2009-2013 CHAS

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

In 2018, 53 percent, or about 500 disabled Albany households received Section 8 housing choice vouchers and roughly 440 households with a disabled resident were on the Section 8 voucher waiting list.

The Center Against Rape and Domestic Violence provided safe housing for 60 Albany residents, including 39 adults and 21 children in 2017. The Department of Human Services (DHS) reported 27 Albany households were receiving domestic violence support in 2016. There is at least one safe house for victims of sex trafficking in Albany. Adequate housing exists for current victims.

DHS reports indicate that one of the most common reasons for removing children from their homes is for physical abuse and neglect, and alcohol and drug abuse. In 2017, 279 Linn County children were in foster care. Family Tree Relief Nursery works with families at-risk for abuse to prevent abuse and to reduce the number of kids placed in foster care. C.H.A.N.C.E. works collaboratively with Linn County Alcohol and Drug and Parole and Probation divisions, Oxford House Chapter 19 and local recovery houses for housing placements for addicts in recovery.

What are the most common housing problems?

Housing cost burden is Albany's most common housing problem, with 5,134 households earning less than 80 percent of HAMFI paying more than 30 percent of their income on housing. Of these cost-burdened households, 2,934 experienced severe housing cost burden. Renters accounted for 73 percent of Albany's cost-burdened households earning less than 80 percent of HAMFI.

Overcrowding was experienced by 440 households earning less than the median income, including 345 renter households. Of these, 370 were single-family households and 60 households consisted of multiple, unrelated families.

Are any populations/household types more affected than others by these problems?

The following household types were more affected by housing cost burden than other household types:

- Small related households earning less than 80 percent of HAMFI experienced the greatest incidents of cost burden and severe cost burden, accounting for 43 percent of households paying 30 percent or more on housing and 44 percent of those experiencing severe cost burden.
- Elderly households accounted for 21 percent of households experiencing housing cost burden.
- Single-family low-mod renter households had the highest incidents of crowding of all housing types.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Extremely Low Income/Poverty Level Households

Two thirds of those experiencing severe housing cost burden were extremely-low income households earning 30 percent or less of the HAMFI (1,445 ELI households). These households are at imminent risk of losing their housing if a rent payment is missed.

Characteristics of extremely low income (ELI) families with children in the 2009-2013 CHAS included:

- 549 had one or more children six years old or younger;
- 845 were small related households (two to four members);
- 130 large households with five or more related members; and

Looking at characteristics of Albany’s households in poverty as provided in the next table, minority residents have a much higher ratio of poverty than Whites. The 2018 poverty level for a one-person household was \$12,600 and \$24,600 for a household of four.

More than one-third of female-headed households live below the federal poverty level, accounting for 3,188 people in the 2012-2016 ACS, and 3,193 children lived below the poverty line.

Low-income and extremely-low income individuals and families with children that are at imminent risk of losing their housing often lack one or more of the following: sustainable employment, affordable housing, affordable daycare, health care, inadequate transportation, or a local support system. Residents that experience housing cost burden are also challenged. Any unanticipated monthly expense can affect their ability to pay rent and other housing costs. If an individual or household loses their housing, it is harder to find or qualify for replacement housing due to poor rental or credit history or foreclosure.

Table 10 - Poverty Characteristics (2012-2016 ACS)

POVERTY CHARACTERISTICS	Total	Less than 50% of the poverty level		Less than 100% of the poverty level		Less than 125% of the poverty level	
		%	#	%	#	%	#
Total Population	51,329	7.0%	3,593	17.2%	8,829	23.1%	11,857
SEX							
Male	25,552	6.6%	1,686	16.0%	4,088	22.7%	5,800
Female	25,777	7.4%	1,907	18.3%	4,717	23.6%	6,083
AGE							
Under 18 years	12,771	8.8%	1,124	25.0%	3,193	32.9%	4,202
18 to 64 years	31,251	7.5%	2,344	16.9%	5,281	22.6%	7,063
65 years and over	7,307	1.8%	132	4.6%	336	8.4%	614
RACE AND HISPANIC OR LATINO ORIGIN							
One race	49,717	6.8%	3,381	16.9%	8,402	22.6%	11,236
White	45,908	6.8%	3,122	16.2%	7,437	22.1%	10,146
Black or African American	471	0.0%	0	1.3%	6	1.3%	6
American Indian and Alaska Native	706	1.6%	11	58.5%	413	69.8%	493
Asian	1,039	23.8%	247	29.6%	308	36.5%	379
Native Hawaiian, other Pacific Islander	35	0.0%	0	100.0%	35	100.0%	35
Some other race	1,558	0.4%	6	10.3%	160	11.9%	185
Two or more races	1,612	13.4%	216	26.5%	427	39.4%	635
Hispanic or Latino origin (of any race)	6,476	6.3%	408	22.7%	1,470	37.6%	2,435
White alone, not Hispanic or Latino	41,484	6.5%	2,696	14.9%	6,181	19.6%	8,131
LIVING ARRANGEMENT							
In family households	42,293	5.6%	2,368	15.2%	6,429	20.9%	8,839
In married-couple family	29,948	2.1%	629	7.2%	2,156	10.9%	3,264
In Female householder, no husband present households	8,735	15.3%	1,336	36.5%	3,188	46.0%	4,018
In other living arrangements	9,036	13.6%	1,229	26.4%	2,386	33.4%	3,018

Data Source: 2012-2016 ACS, S11703

Formerly Homeless

The Albany’s Continuum of Care agency, Community Services Consortium (CSC), served 27 Albany households with rapid re-housing assistance and 105 households with short term rental assistance to prevent homelessness in 2017. CSC works with homeless residents to address issues that may have caused their homelessness such as repairing damaged rental history, finding work, or other challenges. CSC also provides security deposit and move-in assistance to help residents get back into permanent housing.

Individuals and households receiving rapid re-housing assistance or other housing assistance are often still at risk of becoming homeless if support is not available through the time it takes for the household to become stabilized economically. Securing housing in the current housing market is taking longer than three months.

According to CSC, instability and an increased risk of homelessness are characterized more by lack of employment or mental or physical disabilities and a lack of affordable housing.

A survey of homeless residents reported the following causes of homelessness: unemployment, inability to afford rent, poor rental history and/or credit history, drug and alcohol addiction and mental illness as causes of homelessness. Several residents said they were homeless because they were kicked out of a friend or family’s house.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

The City of Albany does not provide estimates of the at-risk-populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Housing characteristics specific to the Albany market that could be linked with housing instability and increased risk of homelessness include the cost of housing, the age, and condition of housing.

Over the last decade, housing prices have increased at a much higher rate than incomes. The lack of affordable housing is the primary housing characteristic linked to instability and increased risk of homelessness. In the 2009-2013 ACS data, 5,480 Albany households earning less than 100 percent of the area median family income experienced housing cost burden, representing 61 percent of households below the median income.

Older housing is often less desirable but is often the only housing low-income households can afford. Rental housing conditions can be unsafe or unhealthy, and residents are concerned they will be evicted if they complain about their living conditions. The City receives complaints regarding living conditions in rental housing – such as the presence of black mold, leaking pipes, and electrical outlets that do not work.

Owners of older housing may not be able to afford to make necessary repairs or improvements or refinance to a lower interest rate to reduce housing cost burden.

Albany Census Tract 204 has the high concentration of households earning less than 80 percent of the HUD adjusted median family income (MFI) also has the largest concentration of housing built before 1949 and has almost half of Albany’s housing lacking either complete kitchen or plumbing facilities.

Discussion

As noted in the narrative, housing cost burden is an issue for many Albany households earning less than the HUD adjusted median family income (MFI). Roughly half of Albany’s cost-burdened households pay more than 50 percent of their income on housing costs and are severely cost burdened. Most households that experience housing cost burden are renters, 5,885 households.

Extremely low-income households, including low-income families with children, are most affected by housing problems, severe housing problems, and/or cost burden. As a result, these households are most likely to be threatened with homelessness or become homeless and enter homeless assistance programs.

Housing instability as one of the greatest challenges the Albany area. Without safe and affordable housing, all areas of people’s lives may be negatively affected. Households experiencing housing cost burden, and especially those with severe housing cost burden, are at increased risk of losing their housing due to either a slight loss of income or increase in other monthly costs such as utilities, transportation, health care or daycare. Housing cost burden can lead to missed or late rent payments, increasing risks of evictions. Once evicted, it is much harder to find suitable affordable housing. Households may end up moving from place to place, school district to school district, or from job market to job market, which leads to instability in the lives of parents and children today and in the future.

Most of Albany’s thousands of extremely low-income individuals and families need more affordable housing and/or housing assistance to reduce housing costs. Over the last five years, Albany has added back most of the jobs lost in the recession. More jobs and job skills training opportunities are needed to employ residents, increase incomes, and provide workforce for businesses.

Housing age and condition are also variables in the quality of affordable housing. There is a need to address housing repairs, weatherize, replace operating systems, and make other energy efficiency improvements and to reduce monthly expenses for Albany's low-income households. In houses built before 1980, potential lead-based paint issues need to be addressed.

The City acknowledges the needs of low- and extremely-low income individuals and families and has set the following Plan goals and objectives to help address these housing issues:

Goal: Create affordable housing opportunities.

- Increase the supply of affordable housing for very low and extremely low-income households through acquisition, preservation and construction of housing that is affordable to low-income households.
- Help low-mod households become homeowners.

Goal: Preserve and improve affordable housing.

- Maintain and improve the quality and energy efficiency of Albany's existing affordable housing stock through housing rehabilitation programs.

Goal: Reduce and prevent homelessness.

- Help at risk residents stay in their homes with rental assistance and other housing-related services or with programs and services that reduce monthly living costs (such as food boxes and free clothing).
- Help homeless residents out of homelessness through public services that address issues around homelessness, help to repair damaged rental history or credit history, provide life skills and job skills development
- Provide transitional or permanent supportive housing units to move residents out of emergency shelters.
- Provide education and technical assistance to entrepreneurs and businesses to increase the number of jobs available to LMI persons.

NA-15 Disproportionately Greater Need: Housing Problems

Introduction

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at any income level experienced housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, if 60 percent of low-income households within a jurisdiction have a housing problem and 70 percent of low-income Hispanic households have a housing problem, then the low-income Hispanic households have a disproportionately greater need.

Tables 11 through 14 show the number of extremely low, low, and low-mod households by race that experienced one or more of four housing problems - lacks complete kitchen or plumbing facilities; has more than one person per room, and/or has a housing cost burden greater than 30 percent or sever housing cost burden of 50 percent.

Table 11 - Disproportionally Greater Need 0 – 30% of Area Median Income

Housing Problems	Has one or more of four housing problems		Has none of the four housing problems	Has no/negative income, but none of the other housing problems
	Count	Percentage		
Jurisdiction as a whole	1,660	81%	190	190
White	1,305	80%	175	155
Black / African American	15	100%	0	0
Asian	50	67%	15	10
American Indian, Alaska Native	40	62%	0	25
Pacific Islander	0	0%	0	0
Hispanic	195	100%	0	0

Data Source: 2009-2013 CHAS
 *The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30 percent

Table 12 - Disproportionally Greater Need 30 – 50% of Area Median Income

Housing Problems	Has one or more of four housing problems		Has none of the four housing problems	Has no/negative income, but none of the other housing problems
	Count	Percentage		
Jurisdiction as a whole	1,635	83%	325	0
White	1,250	81%	295	0
Black / African American	70	100%	0	0
Asian	4	100%	0	0
American Indian, Alaska Native	14	100%	0	0
Pacific Islander	30	100%	0	0
Hispanic	255	89%	30	0

Data Source: 2009-2013 CHAS
 *The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30 percent

Table 13 - Disproportionally Greater Need 50 – 80% of Area Median Income

Housing Problems	Has one or more of four housing problems		Has none of the four housing problems	Has no/negative income, but none of the other housing problems
	Count	Percentage		
Jurisdiction as a whole	1,900	62%	1,155	0
White	1,540	64%	860	0
Black / African American	0	0%	0	0
Asian	10	40%	15	0
American Indian, Alaska Native	55	100%	0	0
Pacific Islander	0	0%	0	0
Hispanic	225	49%	230	0

Data Source: 2009-2013 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30 percent

Table 14 - Disproportionally Greater Need 80 – 100% of Area Median Income

Housing Problems	Has one or more of four housing problems		Has none of the four housing problems	Has no/negative income, but none of the other housing problems
	Count	Percentage		
Jurisdiction as a whole	860	22%	1,045	0
White	755	20%	965	0
Black / African American	0	0%	0	0
Asian	4	0%	25	0
American Indian, Alaska Native	20	100%	0	0
Pacific Islander	0	0%	0	0
Hispanic	80	59%	35	0

Data Source: 2009-2013 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30 percent

Discussion

According to the 2009-2013 CHAS, 6,055 households earning less than 100 percent of the area median income experienced one or more housing problem. Housing cost burden is the most common housing problem and is a disproportionately bigger problem for minorities, especially for American Indian and Alaskan Native residents in all income categories. There are disproportionately greater housing problems for Black/African American and Hispanic/Latino households in most income levels.

Comparing the percentage of minority populations experienced housing problems to the proportion of all minority households indicates that Hispanic or Latino households and American Indian and Alaskan Native households have disproportionately more housing problems. Extremely low-income Black or African-American households disproportionately more housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems

Introduction

Per HUD regulations [91.205(b)(2), 91.305(b)(2), and 91.405], a grantee must provide an assessment for each disproportionately greater need identified. A disproportionately greater need exists when the members of racial or ethnic group at any income level experienced housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

Severe housing problems include:

- Lacks complete kitchen or plumbing facilities;
- Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms; and/or
- Housing cost burden of more than 50 percent of income.

Table 15 – Severe Housing Problems 0-30% of Area Median Income

Housing Problems	Has one or more of four housing problems		Has none of the four housing problems	Has no/negative income, but no housing problems
	Count	Percentage		
Jurisdiction as a whole	1,490	73%	365	190
White	1,130	69%	350	155
Black / African American	15	100%	0	0
Asian	50	67%	15	10
American Indian, Alaska Native	40	62%	0	25
Pacific Islander	0	0%	0	0
Hispanic	195	100%	0	0

Data Source: 2005-09 CHAS *The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50 percent

Table 16 – Severe Housing Problems for Households with 30-50 % of Area Median Income

Housing Problems	Has one or more of four housing problems		Has none of the four housing problems	Has no/negative income, but none of the other housing problems
	Count	Percentage		
Jurisdiction as a whole	990	50%	975	0
White	815	52%	740	0
Black / African American	0	0%	70	0
Asian	4	100%	0	0
American Indian, Alaska Native	14	100%	0	0
Pacific Islander	0	0%	30	0
Hispanic	145	52%	135	0

Data Source: 2009-2013 CHAS.

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50 percent

Table 17 – Severe Housing Problems for Households at 50-80% of Area Median Income

Housing Problems	Has one or more of four housing problems		Has none of the four housing problems	Has no/negative income, but none of the other housing problems
Jurisdiction as a whole	670	22%	2,375	0
White	470	20%	1,925	0
Black / African American	0	0%	0	0
Asian	10	40%	15	0
American Indian, Alaska Native	0	0%	55	0
Pacific Islander	0	0%	0	0
Hispanic	145	32%	310	0

Data Source: 2009-2013 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50 percent

Table 18 – Severe Housing Problems for Households at 80-100% of Area Median Income

Housing Problems	Has one or more of four housing problems		Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	300	16%	1,610	0
White	240	14%	1,475	0
Black / African American	0	0%	0	0
Asian	0	0%	25	0
American Indian, Alaska Native	10	50%	10	0
Pacific Islander	0	0%	0	0
Hispanic	50	43%	65	0

Data Source: 2 009-2013 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50 percent

Discussion

Based on the data presented earlier in this section, most of Albany’s severe housing problems are related to severe housing cost burden. American Indian and Alaskan Native residents are disproportionately impacted in all income categories and Black/African Americans in the ELI income level, which is the only level where there were African American Households. The Hispanic/Latino and Asian households also experienced severe housing problems at a greater rate than the than the income level as a whole for all incomes.

More discussion follows in NA-25 and NA-30.

NA-25 Disproportionately Greater Need: Housing Cost Burdens

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing cost burden is defined as a household spending more than 30 percent of its gross income on housing related costs. Table 19 summarizes housing cost burden data for Albany and each racial and ethnic group, including households with no cost burden (less than 30 percent), cost burden (30-50 percent), severe cost burden (more than 50 percent), and no/negative income.

A disproportionately greater housing cost burden exists when the members of a racial or ethnic group experienced housing cost burden at a greater rate (10 percentage points or more) than the rate for all households within that income level combined.

Table 19 – Greater Need: Housing Cost Burden (Housing Cost as a Percent of AMI)

Housing Cost Burden	<30 % No Cost Burden	30-50 % Cost Burden		>50 % Severe Cost Burden		No/negative income (not computed)
Jurisdiction as a whole	12,115	3,900	20%	3,090	16%	185
White	10,850	3,385	20%	2,465	15%	155
Black / African American	30	70	61%	15	13%	0
Asian	195	4	1%	64	23%	10
American Indian, Alaska Native	80	65	29%	55	24%	25
Pacific Islander	10	30	75%	0	0%	0
Hispanic	750	320	22%	380	26%	0

Data Source: 2009-2013 CHAS

The following table contains data depicting the numbers of owner and renter households, by race and ethnicity, that either do not have any housing cost burden, have a moderate housing cost burden meaning they pay between 30 percent and 50 percent of their income for housing-related costs, or have a severe housing cost burden meaning they pay more than 50 percent of their income for housing.

Discussion

Albany's minorities have a greater incidence of housing problems within their race and income levels than citywide. A greater percentage of Black/African American, Pacific Islander, and American Indian/Alaska Native households experience housing cost burden than other races. The Hispanic, American Indian and Asian households had a disproportionately greater incidence of severe housing cost burden over 50 percent.

Three quarters of both African American and Pacific Islander households experienced housing cost burden. Approximately 53 percent of American Indian and Alaskan Natives experience housing cost burden and 48 percent of Latino/Hispanic households. Compare these figures to 35 percent of White and 24 percent of Asian households that experienced housing cost burden in the 2009-2013 data.

NA-30 Disproportionately Greater Need: Discussion - 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to data presented earlier in the Plan, Albany’s minority low-income and extremely low-income households, those earning less than 50 percent of the area median income, experience housing cost burden and crowding than citywide and show a higher disproportionately greater need for affordable housing.

For households with very low-incomes (30-50 percent MFI), Latino, American Indian/Alaskan Native and Black/African Americans experienced a disproportionately greater need than the general population.

Table 20 - Albany’s Racial and Ethnic Make-up

Total population	51,919	100.0 %
Hispanic or Latino	6,538	12.6%
Mexican	5,402	10.4%
Puerto Rican	371	0.7%
Cuban	79	0.2%
Other Hispanic or Latino	686	1.3%
Not Hispanic or Latino	45,381	87.4%
White alone	41,906	80.7%
Black or African American alone	486	0.9%
American Indian and Alaska Native alone	731	1.4%
Asian alone	1,034	2.0%
Native Hawaiian & Other Pacific Islander alone	35	0.1%
Two or More Races	1,180	2.3%

Data Source: 2012-2016 American Community Survey, DP05

Needs not previously identified / Other Unidentified Needs

As the Latino/Hispanic becomes a larger percentage of Albany’s population, it is critical to look at the needs of these residents and other minority populations. Through citizen input and community conversations, the city is working to identify, understand, and remove barriers to equal access to housing and fair housing choice faced by Albany’s minority populations. The City’s Analysis of Impediments to Fair Housing outlines the City’s intent to gain a better understanding of the interplay between cost burden and fair housing choice for minority populations and the impact of housing problems on housing choice.

Minorities experienced greater incidences of housing cost burden and crowding, and fewer minorities are home-owners as demonstrated in the following table of 2012-2016 ACS data. Albany’s Hispanic residents account for 12.6 percent of Albany’s residents but only 7.9 percent of Albany’s households. Only 3.8 percent of Albany’s owner-occupied units are Latino/Hispanic households. Home ownership rates for Latino/Hispanic households was 28.7 percent, and 15.6 percent of Black or African American households, compared to 59.6 percent for all Albany households.

Comparing 2013 and 2018 plan data, more racial and ethnic minority populations are experiencing problems in 2018 relative to 2013, especially those with the lowest incomes.

According to residents, many Hispanic individuals do not have a driver’s license or access to a vehicle. This greatly affects where they chose to live and where they shop for food, and ability to get to jobs. The lack of bilingual services was identified as a barrier to accessing existing support services and health clinics in the last Consolidated Plan; however, service agencies have made progress in providing bilingual services.

Incomes are not keeping pace with rising housing costs. Linn County's mean renter wage was \$11.72 in 2015 and the hourly wage needed to afford a two-bedroom apartment at HUD's fair market rent is \$16.88. Minimum wage earners need to work 66 hours a week to afford the average two-bedroom rental in 2015.

Are any racial or ethnic groups located in specific areas or neighborhoods in your community?

Households of Hispanic origin and two or more races are concentrated in the center of the City in the darker shaded areas on the following map figures. Two census tracts experience a concentration of persons of Hispanic Origin over 15 percent, and one over 20 percent.

Figure 1 – Concentration of Residents Of Hispanic Origin

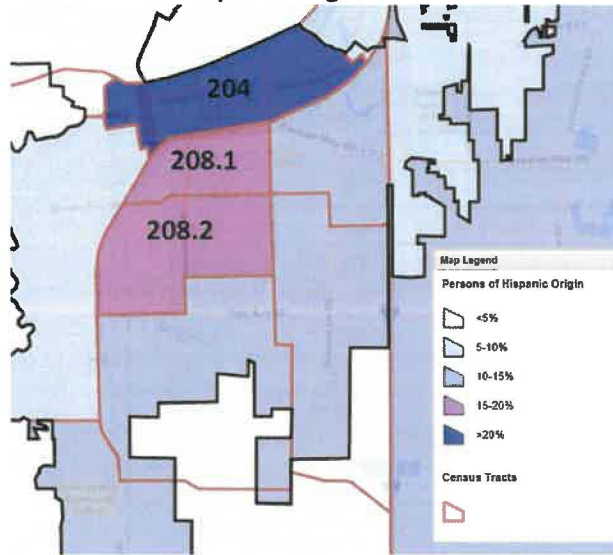


Figure 2 – Concentration of Two or More Races Not Hispanic

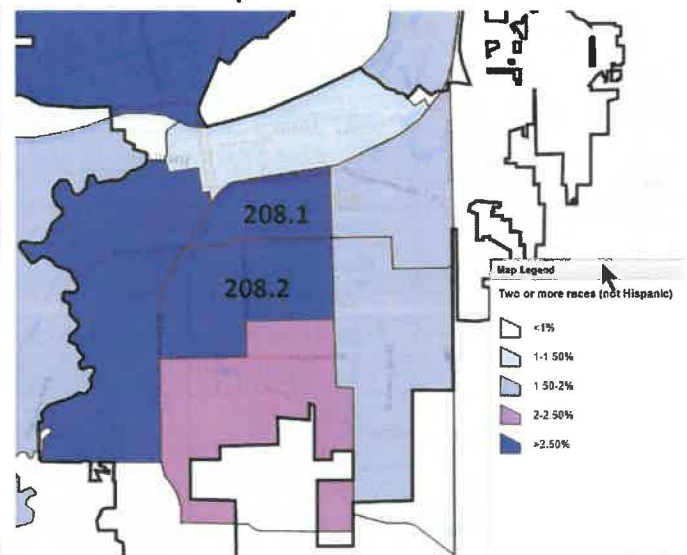
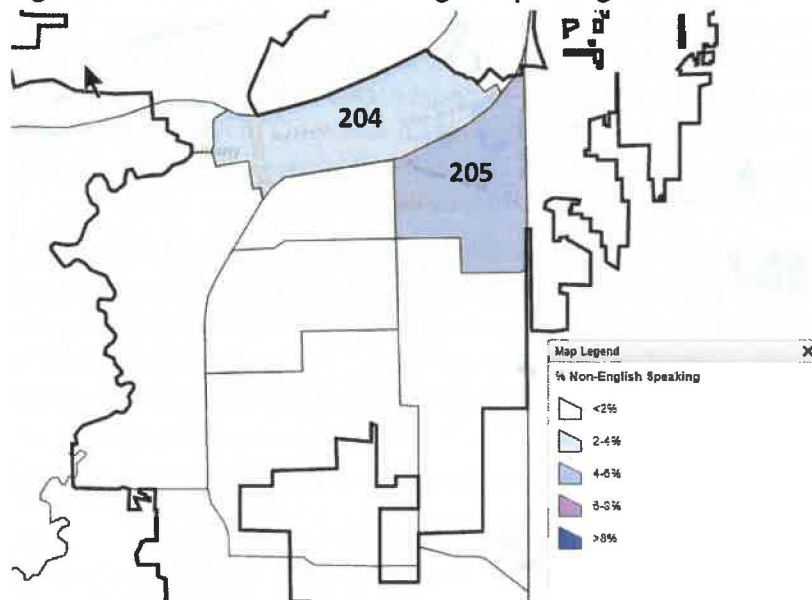


Figure 3: Concentrations of Non-English-Speaking Households



NA-35 Public Housing

Introduction

The Linn-Benton Housing Authority (LBHA) distributes Housing and Urban Development (HUD) vouchers in Linn and Benton Counties and owns and manages low-income housing but does not own project based public housing units. There are no project based public housing units in Albany.

In February 2018, 947 Albany households had a Section 8 “housing choice” voucher representing 1,909 residents. Under the HUD tenant-based voucher program, eligible households find their own rental units in the existing housing market. They pay a portion of the rent and utilities, generally equal to 40 percent of their adjusted monthly income. LBHA pays the landlord the balance of the rents on behalf of the households.

Table 21 - Public Housing by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	32	0	2,290	0	2,201	33	0	56

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Table 22 – Characteristics of Public Housing Residents by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual Income	0	9,006	0	11,135	0	11,142	11,329	0	11,386
Average length of stay	0	4	0	5	0	5	0	0	2.45
Average Household size	0	1	0	2	0	2	1	0	1.4
# Homeless at admission	0	0	0	11	0	11	0	0	0
# of Elderly Participants (>62)	0	6	0	495	0	482	3	0	0
# of Disabled Families	0	21	0	889	0	818	25	0	0
# of Families requesting accessibility features	0	32	0	2,290	0	2,201	33	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Race of Residents

The racial make-up of all Section 8 housing choice voucher residents as reported to HUD. According to the HUD database, 101 residents were a non-white race and 119 residents were of Hispanic/Latino origins. Five minority residents were in mod-rehab housing.

Linn Benton Housing Authority provided race and ethnicity statistics for the current 2018 Section 8 Voucher holders and for Albany households on the waiting list. In February 2018, there were 109 Hispanic/Latino Albany households receiving vouchers and 38 American Indian/Alaska Native households, 19 African American households, five Asian households, and four Hawaiian/Pacific Islander households.

Table 23 – Race of Public Housing Residents by Program Type

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	27	0	2,189	0	2,105	31	0	53
Black/African American	0	0	0	29	0	27	0	0	2
Asian	0	1	0	17	0	17	0	0	0
American Indian/Alaska Native	0	4	0	49	0	46	2	0	1
Pacific Islander	0	0	0	6	0	6	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
 Data Source: PIC (PIH Information Center)

Table 24 - Ethnicity of Public Housing Residents by Program Type

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	1	0	119	0	113	1	0	5
Not Hispanic	0	31	0	2,171	0	2,088	32	0	51

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
 Data Source: PIC (PIH Information Center)

According to the HUD database, 101 voucher holder residents were a non-white race and 119 residents were of Hispanic/Latino origins. Five minority residents were in mod-rehab housing. In February 2018, LBHA reported the following statistics for Albany’s voucher holders: 109 Hispanic/Latino households, 38 American Indian/Alaska Native, 19 African American, five Asians, and four Hawaiian/Pacific Islander Albany households.

Section 504 Needs Assessment:

Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

Persons with disabilities represent roughly 16 percent of the city population over five years old but constitute 37 percent of Albany households on the housing choice voucher waiting list. LBHA does not own any public housing units and did not have information on the number of households needing an accessible unit.

According to the HUD provided data, most families request accessibility features. Albany's families with Housing Choice vouchers have a much higher percentage of persons with a disability, representing 53 percent.

What are the most immediate needs of residents of Public Housing and Housing Choice voucher holders?

As of 2018, 947 Albany households received Housing Choice vouchers, representing 1,909 Albany residents. Of these households, one-third are families with children, 30 percent are elderly households, and more than half are households with a disabled member. The average household size is two, despite 33 percent of voucher holders being families with children. Three-quarters of the voucher holders are female-headed households.

The Linn Benton Housing Authority (LBHA) Section 8 voucher program does not have a time limit on how long a family can remain on the program and funding is being cut which means the wait for a voucher can be several years. The data indicate the average length of stay on the vouchers is five years for most voucher holders and two and a half years for disabled residents with a special purpose voucher.

LBHA's voluntary Family Self-Sufficiency Program (FSS) helps residents become self-sufficient and off the voucher program, either as home owners or market rate renters. The FSS program includes the individual savings account incentive program to encourage residents to save money to buy a home or get a degree. There is more demand for the FSS program than funding allows. As of 2018, LBHA had 32 active Albany resident Section 8 Voucher holders on our FSS Program. LBHA serves five Albany residents participating in the individual development account savings program who are graduates of the FSS Program, but no longer have a Section 8 Voucher.

This data indicates that Housing Choice Voucher holders need housing that is affordable and safe for elderly and disabled persons and families with children. Increasing the turnover rate of those receiving public assistance would better utilize the already existing program funds.

Housing Choice Voucher Waiting List Needs: As of March 2018, 1,193 Albany households were on the waiting list for Section 8 tenant-based vouchers, representing 2,197 Albany residents, including 720 children. Another 2,100 households were on the LBHA's housing voucher waiting list for housing in Linn and Benton counties, representing 4,600 residents.

Albany households on the waiting list include 443 households with a disabled resident (37 percent), 143 are elderly (12 percent), and 811 (68 percent) are female-headed households. Sixty percent of households on the waiting list qualify for one-bedroom units, 26 percent qualify for two-bedroom units and the rest qualify for larger units. One of the challenges voucher holders face is finding the right size units.

Albany's rental housing supply does not align well with the needs of households on the LBHA waiting list. Based on 2016 American Community Survey Data, only 10 percent of Albany's housing stock consists of studio and one-bedroom units, yet 60 percent of waiting list households only qualify for one-bedroom unit. Residents within the two-county area may need to expand their search for housing in other cities or areas due to the limited supply of affordable housing.

How do these needs compare to the housing needs of the population at large?

Households with a disabled resident constitute a large percentage of voucher holders, 53 percent, and those waiting for a housing choice voucher, 37 percent, compared to the population at large, 16 percent.

Female-headed households account for three-quarters of Albany’s housing choice voucher holders and more than two-thirds of those waiting for vouchers. Female-headed family households constitute 15 percent of the population at large, but 46 percent of the population living less than 125 percent of the poverty level. (The 2018 Oregon poverty level ranges from \$12,060 for one-person household to \$20,420 for a three-person household.)

Children account for one-third of the residents waiting for a housing voucher, while only nine percent of Albany residents are under 18. Elderly households accounted for 12 percent on the waiting list and 10 percent of households overall and 14 percent of Albany’s population.

NA-40 Homeless Needs Assessment

Introduction

Albany is committed to preventing and addressing issues of homelessness for Albany residents. The City became actively involved working with local agencies addressing Albany’s chronic homeless population in early 2006 when it ordered a long-established homeless camp to be shut down and cleared out to accommodate expansion of city facilities. City staff participate in the local Homeless Engagement and Resource Team (HEART), which is an advocacy group working to reduce homelessness.

Homeless Counts

The federal government requires an annual Point-in-Time Count (PIT) be conducted in late January by continuum of care agencies (CoCs) to measure the scale of homelessness in the United States. CoCs count all adults and children that are either sheltered homeless or unsheltered homeless residents.

- Unsheltered Homeless - An unsheltered homeless person resides in a place not meant for human habitation. Included in this count are people in on the streets, in temporary tents or armory shelters, encampments, and warming centers.
- Sheltered Homeless - A sheltered homeless person resides in an emergency shelter, transitional housing or supportive housing for homeless persons who originally came in from the streets or emergency shelters.

The PIT count does not include "precariously housed" individuals or households, which are characterized as being at imminent risk of becoming homeless—such as those staying with friends or relatives, in a hotel/motel, in a treatment facility or in jail.

The following tables provide statistics from the Point in Time (PIT) count taken January 30, 2017, in Linn County conducted by Community Services Consortium (CSC). CSC is the continuum of care agency for Linn, Benton, and Lincoln counties.

Table 25 – Linn County Point in Time Count Data January 30, 2017

Linn County	TOTAL	Sheltered	Unsheltered
Homeless People	180	113	67
Households	167	106	61
Families with Children	3	0	3
Under 18	21	4	17
Age 18 - 24	18	13	5
Over 24	141	83	58
Hispanic/Latino	16	6	10
Disability (alcohol or drug abuse or mental health issues)	5	5	0
Victims of Domestic Violence	34	22	12

Data Source: Community Services Consortium 2017 PIT

Table 26 - Homeless Needs Assessment – Linn County

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	5	200	150	50	180
Persons in Households with Only Children	19	2	30	30	28	180 days
Persons in Households with Only Adults	94	60	400	300	250	180 days
Chronically Homeless Individuals	33	24	60	5	5	365
Chronically Homeless Households	0	2	4	0	0	365
Veterans	3	16	35	5	15	180
Unaccompanied Child	28	7	80	30	50	60
Persons with HIV	0	0	0	0	0	0

Data Source: Community Services Consortium 2017 PIT Count for Albany and McKenny Vento school count.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

Number Becoming Homeless Each Year. There is not good data on the number of new persons becoming homeless in Albany each year. Consultations with local emergency shelter staff found that most people entering the homeless assistance system are a result of the lack of employment or low-paying jobs; high rents; victims of drug abuse or domestic violence; or those with disabilities and mental illness. Household types that are more affected than others are typically single-parent women and chronically mentally ill men.

In January of 2018, the two large shelters were at capacity, filling 203 beds, four rooms for families and the youth shelter had 10 residents. It is estimated that approximately 350 residents staying at the shelters became homeless over the past year, and approximately 50-60 are chronically homeless.

Albany Helping Hands (AHH) has 106 beds and provided 36,000 bed nights for 387 unduplicated clients and served 87,648 meals in 2017. AHH reported a 12.6 percent increase in demand for shelter in 2017 from 2016. The shelter was at full capacity much of the year, which could be attributed to a large percentage of their clients being chronically homeless individuals or sex offenders, who have a hard time finding housing, and the lack of affordable housing in general. AHH has a seasonal warming center for 35 additional individuals to stay warm and dry when temperatures drop below 25 degrees. AHH served 23 residents with a disability, 28 Veterans and 20 residents 20 years and older.

In late 2017, Signs of Victory Mission (SOV) opened a new shelter, adding 97 beds for individuals and 4 rooms for families. In the first quarter of 2018 SOV served 189 unduplicated individuals, including 32 children, totaling 7,244 shelter nights.

The PIT and McKinney Vento counts indicate there were fewer homeless students in Linn County in 2017 than in previous years. There were 272 students in the Albany school district counted in the 16-17 school year, including 80 unaccompanied youth.

Reviewing the PIT count data, shelter-provided data, and the McKinney Vento school-aged children counts, it appears that approximately 500 people experiencing homelessness in Albany per year.

Number Exiting Homelessness Each Year. The Albany Helping Hands Shelter (AHH) reported that 11 of their clients were successful in leaving the shelter in 2017; 17 residents went into permanent supportive transitional housing. Most of the 189 residents that stayed at the Signs of Victory shelter exited homelessness, with most residents staying less than a month, and a few residents staying four to six months.

The Albany House youth shelter served 74 unduplicated youth ages 10 to 17 in FY 16-17, including 28 Albany youth. Twenty-six youth exited homelessness through reuniting with their families or finding other secure housing.

Number of Days Persons Experience Homelessness. Agency consultations with area providers indicate clients are staying four to eight months, averaging about 180 days while they save money, get jobs, and housing becomes attainable. The average stay at the Albany House youth shelter is three weeks.

Chronically Homeless. According to the January 2017 PIT count, Linn County had 56 chronically homeless persons. There were 46 people registered as long-term guests at the AHH shelter. Most of the long-term and chronic guests had a professional diagnosis of mental illness.

Families with Children. The Greater Albany Public Schools district 2016-2017 homeless count of students in the district indicated there were a total of 272 homeless children and youth, including 80 unaccompanied youth. The 2016-17 school year total was lower than the 2015-16 count of 342 identified students. GAPS staff indicated the lower 2016-17 figures could be attributed to new staff, as staff has discovered several students that were not included.

Since SOV opened, the four rooms for families have been full. Staff report that at one time, 32 children were staying at the shelter. Community Outreach (COI), a shelter in Corvallis, also serves Albany area residents and families with children. In November of 2017, 10 adults and 14 kids were staying at COI.

City staff estimated that Albany had about 60 homeless families in the 16-17 school year, subtracting out the 80 unaccompanied youth

Unaccompanied Youth. McKinney Vento counts for the 16-17 school year counted 80 unaccompanied youth in the Albany school district. The district reported 14 youth as unsheltered and 13 were in motels. The Jackson Street Youth Services Albany house has 10 beds and is at capacity. Twenty-eight Albany youth stayed at the Albany House shelter during the 16-17 school year.

Veterans. The 2017 PIT count for Linn County found that 16 of the 19 veterans counted were unsheltered and 3 were sheltered. Albany Helping Hands shelter served 28 veterans in 2017. SOV served 12 Veterans in the first quarter of 2018.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2017 PIT count for Linn County included five unsheltered people in households with children accounting for three families, and 21 people in households with only kids (homeless youth). Benton County counted 52 homeless people in families with children and 39 in households with only kids in 2017. According to the Community Outreach shelter staff in Corvallis, almost half of their guests are from Albany. The Albany Helping Hands shelter refers families with children to Community Outreach in Corvallis and to Albany’s newly enlarged Signs of Victory Mission shelter.

Since the 2017 PIT, the Signs of Victory Mission opened a new shelter that has 4 family rooms in it. SOV reported serving 24 people in families, with 14 children staying at the shelter in February 2018.

Most of the families of the 272 homeless children and youth counted by the school district were sharing housing with friends or relatives; 16 percent were in a shelter, five percent were in a hotel or motel, and five percent were unsheltered – likely living in their vehicles.

Table 27 - Greater Albany Public School District Homeless Summaries by Grade

School Year	Total Homeless	Elementary Grades K-5	Middle School Grades 6-8	High School Grades 9-12	Unaccompanied Homeless Youth
2015-2016	342	142	61	139	96
2016-2017	272	103	59	110	80

Data Source: Greater Albany Public School District

Using the McKinney Vento 2016-2017 school year homeless count of 272, and subtracting out the 80 unaccompanied youth, it is estimated that Albany had about 60 homeless families in the 16-17 school year.

The 2017 PIT data does not break out Veteran households by family households; however, there were two two-person Veteran households reported in Linn County of the 19 total homeless veterans counted; these households are likely not households with children.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group

Race and ethnicity data derived from the 2017 CSC point in time homeless count is included in the table below. Comparing the percentages of the homeless minority populations to the percentage of these races present within Albany’s population, the American Indian/Alaskan Native and Black/African American and persons with more than one race had higher rates than their overall representation in the population of Albany as a whole.

Table 28 - Race of Homeless Counted in 2017 PIT

RACE/ETHNICITY	2017 PIT		1 st Q SOV		2017 AHH	
	Number	Percent	Number	Percent	Number	Percent
White	153	78%	159	84%	80	74%
Black or African American	7	4%	7	4%	8	7%
American Indian/Alaska Native**	18	9%	17	12%	7	7%
Native Hawaiian or Pacific Islander	2	1%	0	-	1	1%
Asian	0	0	1	1%	1	1%
Multiple Races	16	8%	0	-	0	
Total	180		189		108	
Hispanic/Latino	16	8	5	3%	11	10%

Data Sources: Community Services Consortium 2017 PIT, Signs of Victory Mission (SOV), and Albany Helping Hands (AHH)

Describe the nature and extent of unsheltered and sheltered homeless.

The causes of homelessness are many and varied. The 2017 PIT counted 34 homeless victims of domestic violence, 19 veterans, and four adults with serious mental illness in Linn County. Data from Albany Helping Hands emergency shelter said that 55 residents had mental illness and 28 were Veterans. Signs of Victory data found that only seven residents of 189 (including children) were employed, so most homeless residents are unemployed.

According to a survey of people staying at the warming centers through November and December 2017 the top causes for becoming homeless were family issues, insufficient income, lack of affordable housing, drug and alcohol addiction, and evictions.

According to the National Coalition for the Homeless, housing costs coupled with a lack of living wage employment or unemployment, the rising cost of health care, cuts to safety net services, and wage rates that have not kept pace with inflation have all compiled to place a larger percentage of the population on the edge of homelessness. One layoff, medical emergency or illness, or car repairs can destabilize a family and send them into homelessness.

Although Albany has added new jobs and incomes have increased, housing costs have also increased. If trends reflected in the short-term data continues, Albany may see an increase in the rise of homeless families who are coming from previously stable living conditions.

NA-45 Non-Homeless Special Needs Assessment

Introduction

This section provides an assessment of the housing needs of persons who are not homeless but may require supportive housing, including but not limited to:

- the elderly - defined as 62 and older,
- the frail elderly - defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework,
- persons with mental, physical, and/or developmental disabilities,
- persons with alcohol or drug addiction,
- persons with HIV/AIDS and their families, and
- victims of domestic violence, dating violence, sexual assault, and stalking.

Numerous public and private agencies provide services to Albany’s non-homeless special needs populations. Consultations, review of agency plans and reports, and Census and American Community Survey data provide the basis of the needs analysis.

Characteristics of Special Needs Populations

Elderly and Frail Elderly

HUD defines elderly people as persons 62 and older. Census data collects data for seniors 65 and older. Seniors accounted for 14.5 percent of Albany’s population or 7,426 people, and roughly 23 percent of all households in the 2012-2016 ACS (DP05). More than one-third of Albany’s residents 65 and older have a disability (38 percent or 2,783). A 2017 DHS Linn County report noted there were 1,727 aging residents with disabilities in Linn County. People considered to have a disability may have more than one of the difficulties listed here.

Table 29 - Albany Seniors with a Disability

Total Non-Institutionalized Population 65 years and over	7,307	100 %
Population 65+ with a Disability	2,783	38.1%
With a hearing difficulty	1,124	15.4%
With a vision difficulty	498	6.8%
With a cognitive difficulty	889	12.2%
With an ambulatory difficulty	1,720	23.5%
With a self-care difficulty	664	9.1%
With an independent living difficulty	997	13.6%

Data Source: 2012-2016 ACS

Oregon Cascades West Council of Governments (OCWCOG), through its Senior and Disability Services division, is the designated Area Agency on Aging and provides a range of services to address needs of the elderly and frail elderly persons in Linn, Benton, and Lincoln counties. The division works closely with the Oregon Department of Human Services (DHS) and the Linn County Health Services Department (LCHS) to identify needs and plan for the coordination and delivery of services. OCWCOG arranges for in-home care services, respite services, adult foster care, residential care, assisted living and nursing facility care, and provides family caregiver support services to alleviate demand for supportive housing. Other services include healthcare and medication management, meals and nutritional counseling, case management, abuse prevention and advocacy, money management, and transportation.

The number of seniors in Linn County expected to need Medicaid-funded long-term service and support is predicted to rise by 28 percent between 2010 and 2020 going from 7,665 in 2010 to 9,844 in 2020. Another 23.4 percent increase is predicted between 2020 and 2030 reaching 12,146 seniors in 2030 needing long-term services. (Source: Oregon Cascades West Council of Government Area Plan for Services, Four-Year Plan.)

OCWCOG operates the Meals on Wheels program, which reduces food insecurity for seniors and people with disabilities and allows consumers to continue to live independently by providing congregate and home-delivered meals, safety checks, and wraparound service referrals. The Albany meal site:

- Served 4,609 meals to 92 unduplicated consumers last fiscal year.
- Delivered 39,383 meals to 316 homebound consumers in the same time period.

OCWCOG’s Senior Companion Program matches low-income (200 percent poverty level), mobile seniors aged 55+ with home-bound seniors in exchange for a small stipend which is paid by the Federal grant. They provide friendship and assistance to adults who have difficulty with daily living tasks, such as shopping or paying bills, and give families or professional caregivers much-needed time off. As a result, many seniors can remain independent in their homes instead of having to move to costlier institutional care. Companions can serve 15-40 hours per week. We project to have 10 volunteers from Albany that will help an estimated 50 clients

Volunteer Caregivers of Albany provides transportation for elderly residents that cannot use Call a Ride, shopping assistance, light housekeeping, visitation, chore services, yard work, minor home repair, and relief for family caregivers.

Persons with Physical Disabilities

The 2012-2016 ACS data for Albany reports that 16 percent of the Albany population has a physical or cognitive disability. A 2017 DHS Linn County report noted there were 1,727 aging residents with disabilities in Linn County.

Table 30 - Albany Total Population with a Disability

	Under 17	18 to 34	35-64	65 and older	Totals
Total Population by Age Group	12,796	12,353	18,873	7,307	51,329
Population with a Disability	1,101	1,224	3,117	2,783	8,225
With a hearing difficulty	163	271	457	1,124	2,015
With a vision difficulty	253	576	141	498	1,468
With a cognitive difficulty	786	794	1,445	889	3,914
With an ambulatory difficulty	38	167	1,662	1,720	3,587
With a self-care difficulty	48	91	614	664	1,417
With an independent living difficulty	0	487	1024	997	2,508

Data Source: 2012-2016 ACS

Persons with Developmental Disabilities

Persons with developmental disabilities have mental or physical disabilities or a combination of mental and physical conditions resulting in significant impairments to daily functioning that meet state criteria for eligible diagnoses including mental retardation, autism, traumatic brain injury, fetal neurological disorders, epilepsy, and cerebral palsy.

A 2017 DHS report noted 940 Linn County residents participated in the developmental disabilities programs provided by Linn County. Linn County’s Developmental Disability Programs provide eligibility determinations, case management, crisis and protective services, licensing of foster care homes and abuse investigations. Linn County Mental Health (LCMH) served 187 new clients with developmental disabilities,

and a total of 1,096 residents in FY 16-17. LCMH works to keep adults and youth with developmental disabilities in their homes through residential programs, supported living and transportation programs.

LCMH enhanced working relationships and assess community needs for individuals with developmental disabilities which resulted in creating 1,000 living wage jobs for individuals with developmental or intellectual disabilities in 2017.

DHS reported 718 Linn County residents received vocational rehab services in 2016.

Persons with Mental Disabilities

Oregon Housing and Community Services reported 2,909 chronically mentally ill Linn County residents in 2016. Linn County Mental Health Services (LCMHS) provides a full range of evaluation and treatment to county residents of all ages with mental health disabilities. Services are designed to meet a broad range of needs including counseling and case management, peer support, respite care, and crisis services. LCMHS provides crisis intervention 24 hours a day, seven days a week in Albany and at local community hospital emergency rooms. In January 2017, LCMHS had 4,673 clients actively enrolled in mental health services in Linn County. In 2016-17, LCMHS served 8,379 adults and 6,267 children. LCMHS works closely with the Oregon Health Authority through its Addictions and Mental Health Services division.

Linn County's Community Support Services teams work with both children and adults who have severe and persistent mental illness with the treatment goal of early intervention, recovery, illness management, and self-sufficiency. The team provides the following programs to adults: assertive community treatment, illness management and recovery, integrated co-occurring substance abuse treatment, family psycho-education, supportive employment, medication management training and senior outreach. Children receive counseling and intensive outpatient and community support services are targeted to high need children as an alternative to psychiatric residential care, under the New Solutions program. The New Solutions staff are "wrap around facilitators" that work with the family and professionals to keep the child in the home if possible.

Persons with Substance Abuse Issues

Two out of three Oregonians are either addicted or have an addicted person in their lives. The state ranks sixth in the nation for addiction. In FY 16-17, LCAD provided alcohol and drug treatment services to 184 youth and their families and 817 adults, up from previous years. Many residents assisted are homeless or at risk of homelessness when entering treatment.

Albany has 10 Oxford Houses, six for men, one for single women, and three for women with children that provide housing for roughly 110 adults. About 30 percent of the Oxford House residents are also released offenders. There is a national charter "no tolerance" policy. Anyone who abuses this policy is immediately kicked out of the house. Members provide support to each other, work with their parole officers, and attend addiction groups. Seven additional homes provide housing for about 50 men and women in recovery or with mental health issues.

The Linn County Alcohol & Drug Program (LCAD) provides behavioral health promotion and prevention services, early intervention, outpatient and intensive outpatient substance abuse treatment services to adults and youth in the County. LCAD also provides gambling treatment services, counseling, referrals to inpatient treatment services, transportation assistance, drug court treatment and support, and drug-free housing vouchers. LCAD works with community partners to assess needs, and to plan, coordinate and implement regional interventions aimed at improving the health of Linn County residents.

The drug court treatment program structures treatment sessions, supervision, and intervention, to break the cycle of substance abuse and associated criminal activity. Linn County only accepts high risk, high need participants and on average, serves 30 participants in any given month. Since the Adult Drug Court started

in 2005, 92 percent of graduates have had no new felony or misdemeanor arrests during the three years following admission.

LCAD works with the school districts to offer early intervention services for students at risk of substance abuse. This past year, counselors also provided these services at local Boys & Girls clubs. LCAD staff work closely with Linn County Parole & Probation to provide specialized, effective treatment services for offenders and with other community partners in implementing community corrections strategies.

LCAD collaborates with a local recovery agency, C.H.A.N.C.E. (Community Helping Addicts Negotiate Change Effectively) and the local Oxford House Chapter 19 in providing affordable drug-free housing to addicts in recovery. Staff at a local recovery support center (C.H.A.N.C.E.) indicate there is ongoing demand for drug free housing for recovering addicts in treatment.

C.H.A.N.C.E. assists individuals with mental health and/or substance abuse related issues who are seeking recovery to effectively implement positive change. C.H.A.N.C.E. provides support, guidance, and resources to develop life skills and help individuals become productive members of the community and offers a daytime drop-in center treatment classes for adults and adolescents, peer support, anger management classes, counseling and more.

Victims of Domestic Violence or Sexual Assault

The Center Against Rape and Domestic Violence (CARDV) is the primary provider of services to victims of domestic violence or sexual assault in the area. CARDV sheltered 39 Albany adults and 21 children in 2017, and responded to 1,364 calls from Albany residents, met with 145 Albany residents in court, and had a total of 260 unduplicated in person contacts. DHS reported 27 families were receiving domestic violence support in December 2016. CARDV provides transportation for clients and on-site hospital advocacy, assistance navigating the legal system and facilitating support meetings.

Parole and Probation and Sex Offender Data. Approximately 1,600 Linn County residents were on supervised parole or probation in 2017; 225 people currently on parole or probation for sexually related offenses; 827 registered sex offenders live within Linn County.

Child Abuse

The Department of Human Services (DHS) statistics found that one in eight children experience abuse or neglect. The following types of abuse were reported in Linn County in 2017: 232 cases of neglect, 51 cases of child sexual abuse, 38 cases of physical abuse, five cases of mental abuse, and 201 threats of harm.

There were 190 children in foster care in Linn County on September 30, 2016, and 632 children received exams, forensic interviews, or trauma counseling. A 2017 annual report found 279 children between the ages of 0 and 17 served at least one day in foster care in Linn County. The median number of days spent in foster care was 417. The most common reasons for removing children from their home and placing them in foster care included parent alcohol or drug abuse, physical abuse, and neglect abuse. Many parents were unable to cope and in 33 cases there was inadequate housing.

Family Tree Relief Nursery (FTRN) provides case management and parenting education services to parents and children that are at high-risk for maltreatment. They work with families to help strengthen their skills so that their children can live safely with them and reach kindergarten ready to learn. The families have 16 risk factors that make them more susceptible to abuse and neglect. Most of the families indicate problems with drug and alcohol abuse; 85 percent indicate they have had violence issues within their families; and 79 percent of the parents indicate struggles with mental health or depression. Most of FTRN's clients are below the poverty level. Almost half of Albany's enrolled families are Spanish speaking.

FTRN served 514 children in 2017 through their programs and provided services to 65 families, leaving 133 families on the waiting list for services.

Albany's ABC House is a child abuse intervention center serving Benton and Linn Counties. They provide child abuse assessments for local children when there are concerns of abuse and neglect. Doctors specializing in child abuse medicine give children head-to-toe medical exams and trained child interviewers talk with children about what really happened to them. The ABC House provided 4,765 people with individual or family counseling, family support, and referrals for other needed services in 2017.

Persons with HIV/AIDS

There are no City-specific statistics regarding Albany's population with HIV/AIDS. According to Oregon HIV/AIDS database, 54 residents were living with AIDS in Linn County in 2017 and another 73 residents have HIV without AIDS. Persons with HIV/AIDS live independently in the community. Services are provided to residents with HIV/AIDS, their families, friends, and loved ones through the following agencies:

- *Linn County Public Health - HIV Care & Prevention*: Case management, off-site rapid HIV testing, harm reduction needle exchange, and HIV Prevention Community Planning services.
- *Valley AIDS Information Network*: 24-hour hotline for information, support and referrals; AIDS and STD pamphlets, brochures, newsletters, books and videos; speakers' bureau and volunteer training.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing and Community Services and Oregon Cascades West Council of Governments (OCWCOG) and surveys indicate more affordable housing is needed for the elderly, residents with special needs, and residents with mental and physical disabilities.

Elderly and Frail Elderly

The OCWCOG keeps a record of the existing specialized housing for seniors and persons with disabilities, and accessible housing units that are affordable. Albany had 336 nursing home/Alzheimer beds, 306 assisted living units, and 48 beds in group care homes and 100 beds in adult foster homes. Approximately 200 accessible units are operated by Section 8 landlords.

A community survey of clients by OCWCOG indicated the elderly and disabled residents need affordable housing and require varying degrees of assisted housing and related supportive services. Finding housing that is both affordable and accessible is a basic challenge for seniors and others with physical disabilities. Some are restricted to seniors but not all. Twelve percent of households on the Section 8 voucher waiting list are elderly and 37 percent of households on the wait list have a disabled member (443 households).

Many seniors and disabled persons do not qualify for Medicaid or they exceed the asset limitations. These elderly, especially the frail elderly, will need long-term services and support, but will be challenged affording the care.

Helping residents stay in existing housing is often the most affordable and successful method. Volunteer Caregivers and Habitat for Humanity work with seniors to retrofit houses so they are safe and accessible to help residents age in their homes.

OCWCOG administers the Oregon Project Independence program locally, which helps older adults stay in homes through the assistance of home care workers and delays the application for Medicaid. OCWCOG also administers the Meals on Wheels and Senior Companion Programs that foster independent living by providing congregate and home-delivered meals, companionship, transportation, safety checks, and wraparound service referrals.

Needs of Persons with Physical, Mental and Development Disabilities

Oregon Housing and Community Services reports there were 2,909 chronically mentally ill persons residing in Linn County in 2016 and only 49 beds for persons with developmental disabilities and 24 adult foster

homes with a capacity of about 100 people. Linn County Mental Health (LCMH) works to keep adults and youth with developmental disabilities in their homes through residential programs, supported living and transportation programs. LCMHS operates a seven-bed residential treatment facility and contracts with multiple mental health residential service providers for an additional 34 beds.

Linn County made 53 youth foster home placements and 52 adult foster home placements in 2017.

Linn County Mental Health (LCMH) has a grant to provide housing, rental support and case management to 25 mental health residents. LCMH prioritizes people that have psychotic diagnosis and are deemed our most vulnerable residents, those who are at risk of hospitalization, and that that have increased contacts with legal and hospital systems. This assistance is good until another long-term housing assistance source is available, or residents can stay on the program indefinitely if they do not qualify for other long-term assistance.

LCMH has other funds that can help provide temporary housing at a motel or someone cannot pay rent due to a variety of reasons, or to help pay for group home room and board if a client has no income.

While some opportunities for appropriate, assisted housing exist, there is more supportive housing needs than there are resources for people with a mental illness transitioning from homelessness, and for people in need of a higher level of care and support. Transitional housing also needed, which would allow some placement even temporarily until a longer-term living situation and supports can be figured out.

Persons with Substance Abuse Issues

Linn County's Alcohol and Drug division (LCAD) provides housing vouchers for residents with alcohol and drug addictions. LCAD is working with the local coordinated care network to build on progress made to allow patient choice among treatment programs while providing LCAD with flexible funds to address gaps in the care system for residents with chemical dependencies.

There is currently no comprehensive detoxification and rehabilitation services facility in Albany to help make the transition out of addiction successfully to be able to live independently. The treatment facility in Corvallis is often full. Samaritan Health Services and Linn County recently committed to constructing a 16-bed drug and alcohol treatment and recovery facility in Lebanon, a neighboring city. The facility will be under construction before the end of 2019.

Staff at a local recovery support center (C.H.A.N.C.E.) indicate there is ongoing demand for drug free housing for recovering addicts in treatment.

Victims of Domestic Violence or Sexual Assault

There is no local shelter or service provider for victims of domestic violence or sexual assault. The Center Against Rape and Domestic Violence (CARDV) in Corvallis serves Albany residents. In 2018, CARDV reported there is enough safe housing to meet demands. Priority needs for CARDV include an office/store front in Linn County to increase access to services.

Child Abuse

There is an ongoing need to reduce the number of children entering foster care. Parents need coaching and training, help with addictions, and anger management. The Family Tree Relief Nursery (FTRN) reports a demand for supportive housing for parents recovering from addictions and that are at high risk for abusing their children.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the eligible MSA

According to Oregon HIV/AIDS database, there were 46 males and eight females living with AIDS in Linn County in 2017 and another 48 males and 25 females have HIV without AIDS. Hispanics are twice as likely

to have aids and HIV is more likely to progress to AIDS; however, they are five times less likely to access services. Between 1997 and 2017, a total 82 new cases of aids were reported in Linn County over the 20-year period. Linn and Benton counties share a staff person devoted to serving people with HIV/AIDS, their families, friends, and loved ones.

Special Needs Population Discussion

Albany is fortunate to be served by the various programs offered by the Linn County Health Services Department (LCHS) and the Senior and Disability Services Division of Cascades West Council of Governments (OCWCOG), the primary providers for Albany's special needs populations. These agencies coordinate with other service providers to deliver a comprehensive package of wrap-around support services. The prevention and comprehensive support services is providing positive results.

There is demand for more special needs housing and assistance to help these populations stay in stable housing. Moreover, many of these residents are in poverty or have very low incomes and finding affordable housing or affordable and accessible housing is challenging, even with housing choice vouchers or with supplemental housing or care assistance.

NA-50 Non-Housing Community Development Needs

Introduction

This section of the Needs Analysis collects information related to community needs for public facilities, public improvements, and public services.

Public Facilities Needs Determination

The City assessed public facility needs through consultations with city staff, inventory of city facilities, review of citizen comments provided in public forums and through citizen surveys.

Sunrise Park was most frequently mentioned as a facility that needs to be improved on survey responses and is one of the few city parks that has not been updated with new amenities. It is in one of Albany's low-income census tracts, Tract 208.01. CDBG funds have been allocated to remodeling the park, providing new play equipment, a parking lot, and new paths and lighting, in addition to needing new equipment. Bids came in over budget, so additional funding is needed to complete improvements to this park.

Public Improvement Needs Determination

The city's public improvements are identified in the City's five-year Capital Improvement Program (e.g., streets, water and wastewater and storm water systems, government buildings, parking facilities). Most street improvement projects are funded with Systems Development Charges, bonds, and the state gas tax, which provides barely enough to keep up with day-to-day maintenance and urgent repairs. There is little money available for significant reconstruction of major roads, let alone residential streets, sidewalks and curb ramps.

City staff and University of Oregon students surveyed Albany's low-mod Census Tracts to determine public improvement and accessibility needs. Several areas in the City that need sidewalk improvements accessible curb ramps. Priority improvements include areas where the City has received complaints of inadequate curb ramps and aging sidewalks along routes to schools, public facilities, and downtown.

Public Services Needs Determination

Albany has a network of public service providers and facilities; however, enhancement and expansion is a common need among providers to serve growing numbers. To date, the prioritization of funds for public services needs has been determined through agency consultations, citizen input, and competitive grant proposals.

The following public services are needed:

- Supportive services, case management, life skills and job skills training or homeless residents, including unaccompanied youth;
- Short term rental/housing related expenses assistance to keep residents in housing;
- Support services for families with children at risk of child abuse;
- Support services to help the elderly, frail elderly and persons with disabilities stay in their homes as long as feasible;
- Jobs training and skills development to help unemployed and underemployed persons gain better employment;

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

The Housing Market Analysis provides data and narrative information descriptive of the Albany housing market, the cost and condition of housing in Albany, homeless and non-homeless special needs facilities and services, barriers to affordable housing, and non-housing community development assets. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered over the next five years.

The U.S. Department of Housing and Urban Development (HUD) has compiled and provided most of the data found in this Consolidated Plan using 2009-2013 American Community Survey (ACS) data. City staff included the 2012-2016 ACS data when it was available.

According to the 2012-2016 ACS, Albany had 20,995 housing units, including 19,730 occupied units. Owner-occupied units accounted for 60 percent (11,754), and 40 percent (7,976) were renter-occupied. Housing tenure has stayed relatively flat since 2000.

In the 2012-2016 ACS, the homeowner vacancy rate was 1.3 percent and the rental vacancy rate was 4.1 percent.

Almost 10 percent of Albany's housing units are studio or one-bedroom units; roughly 30 percent are two-bedroom units, and 60 percent contain three or more bedrooms.

Assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Albany had 535 publicly supported affordable housing units reported in 2016, not including 24 beds in three properties for persons with developmental disabilities. This list includes 86 units with a subsidy that is set to expire in 2018.

Assessment of availability of housing units to meet the needs of the population.

The state estimated Albany needed 955 long-term affordable housing units in 2017. Albany has 535 publicly supported affordable housing units that are not expected to be lost from the affordable housing inventory in the short term. Currently 947 Albany households receive Section 8 housing choice vouchers from the Linn Benton Housing Authority. There are 1,193 Albany households on the waiting list for vouchers. Most of these households only qualify for one-bedroom units. Only 9.8 percent of Albany's housing stock are studios or one-bedroom units.

Due to the high percentage of the population experiencing housing cost burden, there is need for more affordable rental housing units. Census data indicates 28 percent of home-owners with a mortgage and 56 percent of Albany renter households experienced housing cost burden in the 2012-2016 census. Housing prices have increased substantially in the last two years, so the number of households experiencing housing cost burden have likely increased.

The state estimates Albany has 2,392 renters experience severe housing cost burden paying 50 percent or more of their income for housing.

Homeless and Non-Homeless Special Needs Facilities and Services

Albany has a comprehensive network of facilities and services to address the needs of individuals and families who are homeless or have other special needs. The system does not have the capacity to meet all needs. There is demand for housing that is affordable to residents not eligible for Medicaid; so additional services to the elderly and disabled would help them stay in their homes longer. There is a need for emergency shelter for Albany’s families with children and youth.

Addiction is a relatively serious issue in Linn County, with the county having a higher percentage than the state and nation overall.

MA-10 Number of Housing Units

General Characteristics of the Housing Market

The 2012-2016 ACS data reports a total of 20,995 Albany housing units with 19,700 occupied units of which 58 percent are owner-occupied and 42 percent are renter occupied. Housing tenure has stayed relatively flat since 2000. Of the 1,242 vacant units reported, there was a homeowner vacancy rate of 1.2 percent and a rental vacancy rate of 5.1 percent. Albany’s rental vacancy rates dropped to 4.1 percent in the 2012-2016 ACS data and in 2018, was estimated to be less than two percent.

According to the American Community Survey, Albany’s housing mix has not changed greatly over the last few decades. Looking at Table 26, the percentage of single-family detached units increased slightly between the 2009-2013 ACS and the 2012-2016 ACS – going from 63 percent to 66 percent, while the percentage of multi-family units declined. Almost 10 percent of Albany’s housing units are studio or one-bedroom units, roughly 30 percent are two-bedroom units, and 60 percent contain three or more bedrooms.

Half of Albany’s rental housing units are two-bedroom units, 27 percent are three or more-bedroom units, while 84 percent of owner-occupied units of three or more bedrooms.

Table 31 – Residential Properties by Housing Type / Unit Number

Property Type	2009-2013		2012-2016	
	Number	Percent	Number	Percent
1-unit detached structure	13,150	63%	13,887	66%
1-unit attached structure	969	5%	869	4%
2 units	2,738	13%	991	5%
3-4 units			1,087	5%
5-9 units			1,152	6%
10-19 units			801	4%
20 or more units	1,089	5%	1,019	5%
Mobile Home, boat, RV, van, etc	1,212	6%	1,189	6%
Totals	20,721	100%	20,995	100%

Data Source: 2009-2013 and 2009-2011 ACS Data

Table 32 - Unit Size (Number of Bedrooms) by Tenure for Occupied Units

	TOTAL	Owners		Renters	
	Number	Number	Percent	Number	Percent
No bedroom/Studio	340	72	1%	268	3%
1 bedroom	1,564	106	1%	1,458	19%
2 bedrooms	5,326	1,654	14%	3,672	47%
3 or more bedrooms	12,067	9,638	84%	2,429	31%
Total	19,297	11,470	100%	7,827	100%

Data Source: 2009-2013 ACS Data

Housing Assisted with Federal, State or Local Programs (Number and Targeting of Units)

Albany has 559 affordable housing units that were assisted with federal or state funds and tax credits and are restricted to households below 80 percent of the area median income. The funding requires different terms of affordability.

The most common form of affordable housing in Albany is the housing choice voucher. Vouchers are distributed to Albany households by the Linn Benton Housing Authority. Eligible households find their own rental units in the existing housing market that can pass a housing quality and safety inspection. Households pay a portion of the rent and utilities, generally equal to 40 percent of their adjusted monthly income. LBHA pays the landlord the balance of the rent on behalf of the families.

Units Expected to be lost from Affordable Inventory

Assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Housing units that received tax credits or other forms of assistance may be at risk of being converted to market rate housing upon maturity of the tax credits or the affordability period typically 30 to 50 years. Albany lost 60 affordable housing units to market rate housing since 2011.

Most affordable units are owned by non-profit affordable housing agencies and are expected to remain affordable in the long term. Staff estimates only three of Albany’s publicly supported affordable housing units are at risk of being lost from the inventory in 2019. Affordable housing agencies will often seek financial assistance for housing “preservation,” which extends the period of affordability, usually for 30 to 50 years.

Does the availability of housing units meet the needs of the populations?

As housing becomes less affordable, the number of households with incomes below 80 percent of the area median family income is increasing, going from 37 percent in 2009-2013 to 40 percent in the 2012-2016 ACS data.

In 2013, 3,125 of Albany’s renter households and 1,405 owner households earning less than 80 percent of the area median income experiencing housing cost burden. Most of these households earn less than 30 percent or 50 percent of area median income.

Table 33 - Housing Cost Burden by Household Size and Tenure

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	540	340	195	1,075	130	55	340	525
Large Related	55	60	10	125	0	10	60	70
Elderly	210	285	235	730	160	290	155	605
Other	540	405	250	1,195	65	35	105	205
Totals by Income	1,345	1,090	690	3,125	355	390	660	1,405

Data Source: 2009-2013 CHAS

According to the 2010-2014 CHAS, Linn County had a deficit of 2,875 units affordable to residents earning 30 percent of the area median family income (MFI), and a deficit of 4,285 for households earning less than 50 percent of MFI, and the County needed 1,130 more units affordable to households earning less than 80 percent of MFI.

Albany’s 559 regulated long-term affordable housing units include 264 units are for any age families (FAM), 207 are for elderly households (ELD), and 39 for persons with developmental or physical disabilities (DD).

Albany’s affordable rental housing units and 947 households with Section 8 housing choice vouchers falls short of the city’s demand for affordable housing. There are 1,193 Albany households on the Housing Choice Voucher waiting list indicating there continues to be a large demand for affordable housing. Section 8 voucher holders have had a hard time finding units that are affordable to rent and 60 percent of households on the waiting list only qualify for one-bedroom units.

Due to the high percentage of Albany renters and home-owners experiencing housing cost burden, the multi-year waitlist for Section 8 vouchers, and the shelters operating at full-capacity, there is need for more affordable housing of all types.

Discussion

The narratives in this section make it clear that Albany needs more affordable renter and owner housing and for Albany's special needs populations. Section MA-15 that follows will discuss housing affordability in detail.

Most of the housing constructed over the last five years has been single-family housing that is not affordable to residents earning less than the area median family income. Several market rate multi-family housing complexes are under construction, however very few one-bedroom units are being built.

MA-15 Cost of Housing

Introduction

Until recently, housing was affordable to most income levels. Low housing inventory and high demand have caused home prices and rents to steadily increase since the recession, and housing costs continue to rise. As a result, many Albany households are housing cost burdened (paying more than 30 percent of their incomes toward their housing costs) or severely cost burdened (paying more than 50 percent towards housing costs) than the 2009-2013 or 2012-2016 data reports.

Cost of Housing

The 2016 median sales price of an Albany house was \$239,000, which represents a 41 percent increase since 2011 when the average was \$170,000, the low point in the last decade for home sales. According to local realtors, Albany houses priced up to \$250,000, or priced well and in good condition, are selling quickly and often with multiple offers (Corvallis Gazette Times, Feb 19, 2017). Very few houses are currently on the market for less than \$250,000. The average sales price in December 2017 for an Albany house in Linn County was \$271,663, and \$340,807 in North Albany in Benton County.

Table 34 – Cost of Housing

	2000 Census (Base Year)	2009-2013	% Change (2000-13)	2012-2016 ACS	% Change (2000 -16)
Median Home Value	124,500	175,100	41%	179,900	44%
Median Contract Rent	512	658	29%	851	66%

Data Source: 2000 Census (Base Year) and 2009-2013 and 2012-2016 ACS Data

Table 35 - Owner Occupied w/Mortgage Payments in 2016

Amount Paid	2009-2013		2012-2016	
	Households	Percent	Households	Percent
Less than \$500	0	0%	134	1.6%
\$500-999	115	1.4%	1,155	13.8%
\$1,000-1,499	270	3.4%	3,949	47.2%
\$1,500-1,999	990	12.4%	2,184	26.1%
\$2,000-2,499	3,050	38.1%	627	7.5%
\$2,500 or more	2,176	27.2%	310	3.7%
Total	8,012	100.0%	8,366	100.0%

Not included in the prior table are the 3,596 Albany households without a mortgage and the amount they pay on housing costs: 1,400 paid less than \$400 and 2,196 paid more than \$400 a month.

Rents increased substantially over the last few years despite adding 392 multi-family units and 24 duplexes between 2013 and 2015. The 2016 American Community Survey estimated the median rent at \$851 up from \$658 in 2013, representing an increase of 29 percent. The median contract rent increased from \$597 in the 2009-2013 ACS data to \$851 in the 2012-2016 data. 2017 rents start at \$600 for a studio, to \$800-\$1100 for two-bedroom units, and \$1,000-\$1,800 or more for 3 or more-bedroom units or houses. The number of households paying less than \$500 for rent dropped from 1,644 in 2013 to 500 in 2016 while the number of households paying \$1,000 or more in rent increased from 10 percent of households in 2013 to 29 percent of households in 2016.

Table 36 - Rent Paid 2009-2013 compared to 2012-2016

Rent Paid	2009-2013		2012-2016	
	Households	Percent	Households	Percent
Less than \$500	1,644	21.0%	500	9%
\$500-999	5,390	68.9%	4,840	62%
\$1,000-1,499	714	9.1%	1,946	25%
\$1,500 -1,999	46	0.6%	218	2.8%
\$2,000 or more	33	0.4%	86	1.1%
Median Rent	\$597			
Total	7,827		7,782	

Data Source: 2009-2013 and 2012-2016 ACS

Housing Affordability

The data in table below provides the number of Albany housing units that were affordable to extremely low, very low, low, and moderate income households in Albany.

Table 37 - Housing Affordability

# Units Affordable to Households Earning:	Renter	Owner
30% HAMFI	290	No Data
50% HAMFI	740	265
80% HAMFI	4,205	1,150
100% HAMFI	No Data	2,675
Total	5,235	4,090

Data Source: 2009-2013 CHAS

Looking at the Housing Needs Assessment data provided earlier in the Plan, housing cost burden is an issue for many Albany's households earning less than 80 percent of the AMI; and 4,755 households in poverty (earning below 50 percent of HAMFI). These households include a mix of individuals, elderly, small and large households.

Table 38-Housing Cost Burden by Tenure and Area Median Income (AMI)

Tenancy Type	Extremely Low Income 0-30% AMI		Very Low Income 30-50%AMI		Low Income 50-80% AMI	
	Cost Burden > 30%	Cost Burden > 50%	Cost Burden > 30%	Cost Burden > 50%	Cost Burden > 30%	Cost Burden > 50%
Owner HHs	45	215	180	210	315	370
Renter HHs	130	1,125	465	730	915	125
Totals	175	1,340	645	840	1,230	495

Data Source: 2009-2013 ACS

The table below calculates 30 percent of Albany’s Household incomes as reported in the 2012-2016 ACS to determine the amount Albany households can afford to spend on housing-related expenses.

Table 39 - Albany Household Incomes (in 2016 inflation adjusted dollars)

Total households	19,730	100 %	30 % of Gross
			Monthly Income
Less than \$10,000	1,256	6.4%	\$250
\$10,000 to \$14,999	1,188	6.0%	\$250 - \$375
\$15,000 to \$24,999	2,257	11.4%	\$375 - \$625
\$25,000 to \$34,999	2,182	11.1%	\$625 - \$875
\$35,000 to \$49,999	2,964	15.0%	\$875 - \$1,250
\$50,000 to \$74,999	3,612	18.3%	\$1,250 - \$1,875
\$75,000 to \$99,999	3,083	15.6%	\$1,875 - \$2,500
\$100,000 to \$149,999	2,162	11.0%	\$2,500 - \$3,750
\$150,000 to \$199,999	551	2.8%	\$3,750 - \$5,000
\$200,000 or more	475	2.4%	\$5,000+
Median household income	\$50,135		

Data Source: 2012-2016 American Community Survey

Table 40 - 2017 Monthly Affordable Housing Costs by Household Size

Household Size	1	2	3	4	5	6
60% of median	\$579	\$662	\$744	\$827	\$893	\$960
80% of median	\$773	\$883	\$993	\$1,103	\$1,191	\$1,280
100% = median	\$966	\$1,103	\$1,241	\$1,378	\$1,489	\$1,600
120% of median	\$1,159	\$1,324	\$1,489	\$1,654	\$1,787	\$1,920

Data Source: HUD 2017 Income Limits

Almost 35 percent of Albany’s households earned less than \$35,000 in 2016. Comparing incomes with rents in the next section, very few households earning less than \$35,000 can afford fair market and HOME rents for a two-bedroom unit. Households earning less than \$35,000 struggle to afford efficiencies, one- and two-bedroom dwelling units.

Monthly Rent

Fair Market Rents (FMRs) are gross rent estimates that include rent *plus the cost of all tenant-paid utilities*. FMRs are set to the dollar amount at which 40 percent of the standard-quality rental housing units are rented, excluding non-market rental housing (e.g., public housing). The data is calculated at the county level and is used to set rents for subsidized housing. The fair market and HOME rents in Table 33 provide figures on housing costs that are affordable to Albany’s low-income residents. HUD provides a utility allowance based on the type of heat. Table 33a includes the current utility allowance range provided by HUD.

Table 41 – Monthly Rents: 2018 HUD Fair Market and HOME Rents

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
2017 Fair Market Rent (including utilities)	\$557	\$661	\$878	\$1,278	\$1,491
2017 High HOME Rent Limit (65% AMI)	\$651	\$699	\$842	\$964	\$1,055
2017 Low HOME Rent Limit (50% AMI)	\$513	\$550	\$661	\$763	\$851
2018 Fair Market Rent	\$584	\$689	\$916	\$1,332	\$1,512
2013 Fair Market Rent	\$469	\$543	\$734	\$1,069	\$1,172

Data Source: 2013, 2017 and 2018 HUD FMR and HOME Rents for Linn County, Oregon

Availability of Sufficient Housing at All Income Levels

Comparing household incomes with the cost of housing in Albany, it is easy to see why 2,550 Albany households earning 100 percent or less of the HAMFI experience housing cost burden of more than 50 percent. Affordable housing is least attainable for Albany’s households earning less than zero percent of the Hud area median family income (HAMFI).

- Earning 30 percent of HAMFI: 290 units were affordable to Albany renters earning 30 percent yet 1,340 households experienced sever housing cost burden earning.
- Earning 50 percent of HAMFI: 740 rental units and 265 owner units were affordable; yet 1,195 renter households and 390 owner households experienced housing cost burden.

Increased rents and housing prices, Albany has lost most of its affordable market rate housing. Albany’s housing market is not meeting the affordability needs of its residents. For example, a family of four earning 50 percent of the HAMFI earned \$29,850 in 2017 and could afford monthly housing costs of about \$750. There are very few two or more-bedroom units available at this price.

How is affordability of housing likely to change considering changes to home values and/or rents?

The cost of housing has risen more than incomes between 2013 and 2018. Between 2013 and 2018, Albany’s fair market rents increased between 27 to 29 percent. The 2018 HUD median income for the Albany MSA increased only 7 percent, from \$55,800 in 2013 to \$59,700 in 2018. Figures 4 and 5 show the percent change in median rent and median housing value by Census Tract. Most of the City experienced rent increases between 10-20 percent, with some areas increasing more than 25 percent. Housing values increased by more than 15 percent, with most areas seeing increases between 25 and 45 percent.

Vacancies are low, also affecting housing affordability, and very few houses were for sale in 2018. Areas with the highest increases in value are areas primarily zoned for single-family development.

Rising interest rates and the limited availability of contractors for repairs may affect the cost to rehabilitate Albany’s aging housing stock, which tends to be more affordable to rent or buy than newer construction.

More areas of the City are becoming more out of reach for Albany’s low- and moderate-income families. The lowest cost housing and areas with the smallest percent increases in values and rents are concentrated in the center of the City.

Figure 4. Percent Increase in Rents

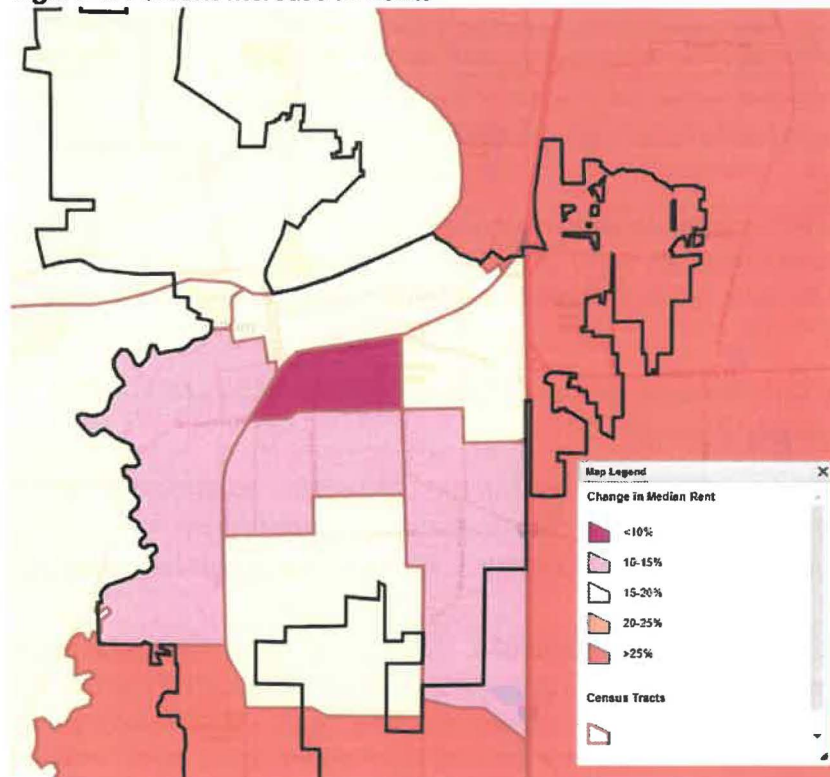
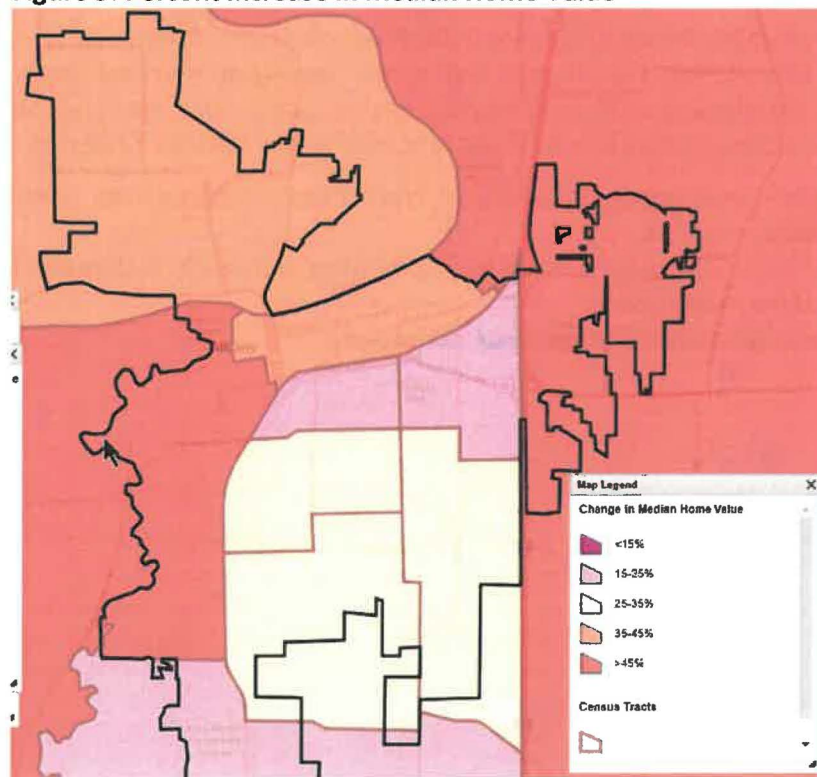


Figure 5. Percent Increase in Median Home Value



As housing prices increase, home ownership may become unattainable for many households. Interest rates are also increasing, making it costlier to own a home or to construct new affordable housing. Single-family homes are averaging more than \$250,000. A \$250,000 home would have a monthly mortgage of approximately \$1,700, assuming 10 percent down, a 4 percent interest rate for 30 years, and a 2 percent rate for taxes and insurance. Yet, single-family houses over \$250,000 are out of reach for most workforce households.

Albany's housing market is also influenced by housing markets in nearby communities. When Corvallis' vacancy rates are low, and housing is unaffordable, many Corvallis residents and college students look for housing in Albany. Albany has more housing variety than nearby Lebanon so many Lebanon area workers live in Albany.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The 2018 local fair market rents (FMR) are slightly higher than the 2017 FMR's published by HUD and reported in Table 31 for most unit sizes. Albany's vacant one-bedroom rents are higher, and vacant two and three-bedroom units are generally lower. Apartment rents are lower for older apartments and higher for newer complexes.

Albany's affordable housing stock is limited and in high demand. Consultations with affordable housing providers to assess needs for this Consolidated Plan found that more permanent supportive housing units, and more affordable housing were the greatest need over the next five years. Linn Benton Housing Authority staff noted a lack of land available for affordable housing and that increased rents means it is taking longer for housing choice voucher holders to find housing.

Discussion

Data indicates affordable housing is becoming less attainable for many Albany households and individuals. Over the five-year term of this Consolidated Plan, the City and community housing partners will need to work together to address housing affordability. Several housing-related goals were identified and incorporated into the strategic plan to increase affordable housing opportunities for Albany's residents.

1. Maintain and improve the quality and energy efficiency of affordable housing through housing rehabilitation and weatherization programs;
2. Support the acquisition of or new construction of affordable housing, especially to households earning less than 50 percent of the HAMFI; and
3. Assist low and moderate-income residents in becoming homeowners.

MA-20 Condition of Housing

Introduction

According to the 2012-2016 ACS data, 58.5 percent of Albany's housing units were built before 1980, representing 12,282 units. Due to the substantial age of most of the housing stock, many houses need rehabilitation, and many are likely to contain lead paint. Despite the high number of older houses, a relatively small number of homes were identified as substandard and not suitable for rehabilitation, and very few houses had three or more housing conditions, including housing cost burden and over-crowding.

Definitions - Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation"

Albany Municipal Code Article 18, Building Code Administration and Property Maintenance defines the term "**substandard**" as follows:

Substandard: in violation of any of the minimum requirements as set out in this title or in the building code in effect at the time the structure was built.

For the purposes of this Consolidated Plan, Albany will use the following definitions to determine houses suitable for rehabilitation.

Standard Condition: Housing is in standard condition if it is generally in good repair, with no substandard habitability elements (i.e., lacking complete plumbing or kitchen facilities) or exterior elements. Such units may be eligible for housing rehabilitation funding if interior conditions pose a threat to the integrity or livability of the unit. CDBG funds may be used to update or repair the following interior systems: heating, electrical, plumbing; and for energy efficiency and accessibility improvements.

Substandard Condition but Suitable for Rehabilitation: This category describes dwelling units that may have deferred maintenance or work without permits, but the units are both financially and structurally feasible for rehabilitation. Such units may be lacking complete plumbing or kitchen facilities and/or may have exterior elements in need of repair (e.g., a roof in need of replacement, siding in need of repair or replacement, or a missing or failing foundation). The unit value generally exceeds the cost of the repairs or upgrades that would be required to bring it to standard condition.

Substandard Condition and Not Suitable for Rehabilitation: This category describes dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation. Such units will typically have an improvement value that is less than the cost of addressing the habitability and exterior elements that cause its classification as "substandard" or will be unfit to occupy for reasons of safety by the City's Building Official.

Housing Condition

Table 42 displays the number of housing units by tenure based on the number of housing conditions per unit. Selected conditions are the same housing problems identified in the Needs Assessment and include: (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) has more than one person per room, and (4) cost burden greater than 30 percent. Housing cost burden was the Albany's biggest housing problem, accounting for most of the units listed in the Table 42. Only 331 housing units had two housing conditions and 21 had three conditions.

Despite the large number of Albany dwellings built before 1980, only 150 housing units were considered substandard by HUD lacking complete plumbing or kitchen facilities in the 2009-2013 CHAS (Table 7), and all were renter-occupied units. Comparing the figures in Table 7 to more recent 2012-2016 ACS data, 36

owner-occupied units and 155 rental units lacked complete kitchen facilities and 24 rental units lacked complete plumbing facilities.

Table 42 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
With one selected Condition	3,126	27%	3,945	50%
With two selected Conditions	67	1%	264	3.5%
With three selected Conditions	0	0%	21	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,277	72%	3,597	46.5%
Total	11,470	100%	7,827	100%

Data Source: 2009-2013 ACS Data

Table 43 - Year Unit Built, 2009-2013 CHAS

Year Unit Built	Owner-Occupied		Renter-Occupied		TOTALS	
	Number	Percent	Number	Percent	Number	Percent
2000 or later	2,901	25%	1,008	13%	3,909	20%
1980-1999	2,537	22%	2,209	28%	4,746	25%
1950-1979	4,349	38%	3,518	45%	7,867	41%
Before 1950	1,683	15%	1,092	14%	2,775	14%
Total	11,470	100%	7,827	100%	19,297	100%

Data Source: 2009-2013 ACS Data

Table 43 – Year Unit Built, 2012-2016 ACS

Year Unit Built	Owner-Occupied		Renter-Occupied		TOTALS	
	Number	Percent	Number	Percent	Number	Percent
2000 or later	3,044	25.9%	909	11.3%	4,115	19.6%
1980-1999	2,363	20.1%	1,922	24.1%	4,576	21.8%
1960-1979	3,679	31.3%	3,342	41.9%	7,369	35.1%
1940-1959	1,493	12.7%	1,061	13.3%	2,771	13.2%
1939 or earlier	1,175	10.0%	742	9.3%	2,141	10.2%
Total	11,754		7,976		20,995	

Data Source: 2012-2016 ACS

Albany has 12,282 housing units built before 1980, now over 38 years old. While many houses have been improved and updated, many units need updated heating, electrical, plumbing, and weatherization. Homes built before 1950 are likely to need lead-based paint abatement.

City staff estimate 50 trailers built before 1978 are located on lots or in trailer parks that are not suitable for rehabilitation. Many of these units have metal windows, lack adequate insulation and have issues with mold, among other things. Staff estimates 10 site-built houses are not suitable for rehabilitation.

Vacant Units

This section requires the City to estimate the number of vacant or abandoned buildings and whether the units are suitable for rehabilitation to the extent information is available.

A dwelling unit is defined as abandoned if one or more of the following conditions exist:

- mortgage, tribal leasehold, or tax payments are at least 90 days delinquent; or
- a code enforcement inspection has determined that the property is not habitable, and the owner has taken no corrective actions within 90 days of notification of the deficiencies; or
- the property is subject to a court-ordered receivership or nuisance abatement related to abandonment pursuant to state or local law or otherwise meets a state definition of an abandoned home or residential property.

In March 2018, staff inventoried 33 housing units known to be vacant or abandoned based on visual inspections, and foreclosures and real estate offerings.

Table 45 - Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	11	1	12
Abandoned Vacant Units	1	0	1
REO Properties*	21	0	21
Abandoned REO Properties*	unknown		

Data Source: City of Albany. *REO properties are those owned by lenders as a result of foreclosure.

According to RealtyTrac, there were 27 Albany properties in some state of foreclosure in February 2018, up 60 percent from 2017, with 14 bank-owned properties up for auction. Zillow reports Albany had 17 houses in foreclosure and 23 homes were noted as pre-foreclosures in March 2018. All bank-owned properties are in good condition or are suitable for rehabilitation. City staff was unable to determine if any REO properties were abandoned.

Need for Owner and Rental Rehabilitation

The Needs Assessment section of this Consolidated Plan concluded that the City’s most significant housing problems revolve around housing cost burden, and particularly renters and owners earning less than 50 percent of the AMI. Combined with the high cost of housing and the numerous housing units built before 1980, there are likely many housing units that need rehabilitation where property owners cannot afford to make necessary repairs or improvements.

A visual inspection of several neighborhoods around the City has confirmed at least one exterior issue (siding, roofing, foundation) and many units have more than one repair needed. Typically, the exterior condition is an indicator of the interior conditions that may need to be fixed or systems that may need to be replaced.

Estimated Number of Housing Units Occupied by Low or Moderate-Income Families with Lead Based Paint Hazards

Since lead-based paint was banned from residential use in the U.S. in 1978, housing units built before 1980 are more likely to contain lead hazards. According to HUD, lead-based paint was used more extensively on housing units built before 1950 and paint had a higher concentration of lead. Houses built after the 1950s may not have any lead-based paint; and/or subsequent painting and repairs over time may have removed or sealed that paint and any remaining potential for hazards. Table 34 estimates the number of housing units built before 1980 that may have children present and have lead-paint risk hazards.

Table 46 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
Total Number of Units Built Before 1980	6,032	53%	4,610	59%
Housing Units build before 1980 with children present	1,775	15%	1,000	13%

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

According to the 2012-2016 ACS data, Albany had 3,564 housing units that were constructed before 1950, and 9,028 units that were constructed between 1950 and 1979 (ACS Table S2504).

Looking at data mapped in Figures 6 Census Tract 204 has the highest concentration of housing units built before 1950 with the greatest risk of having lead. Census Tracts 204, 205 and 208.2 have a high concentration of housing units constructed between 1950 and 1980 per Figure 7. These census tracts are also the neighborhoods with more police incidents reported at residents, resulting in less safe neighborhoods.

Figure 6 - percent Rental Housing Built Before 1949

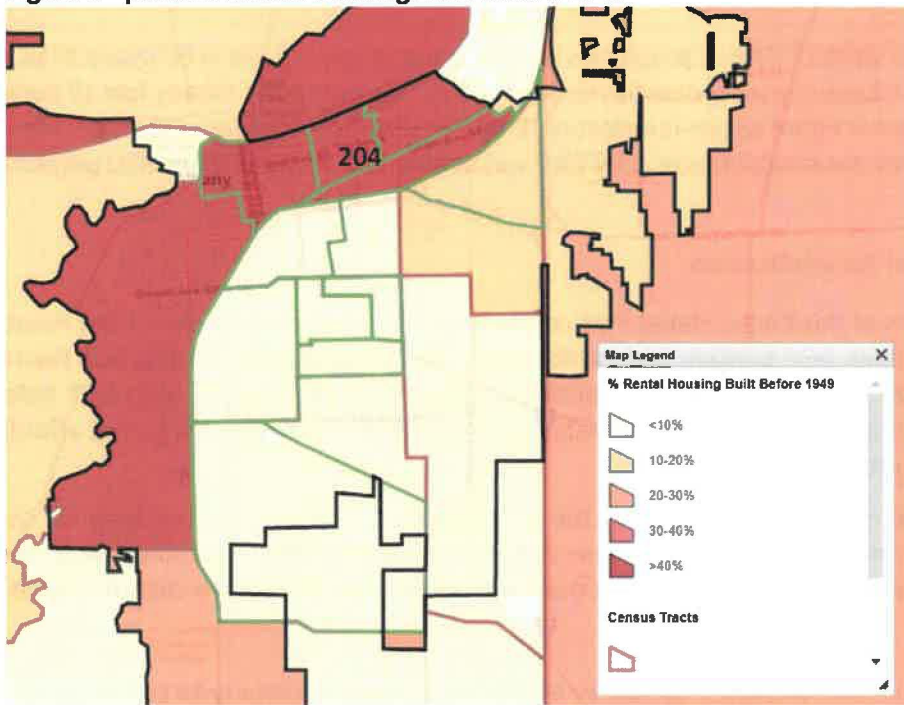


Figure 7 - Concentration of Rental Housing Built before 1980

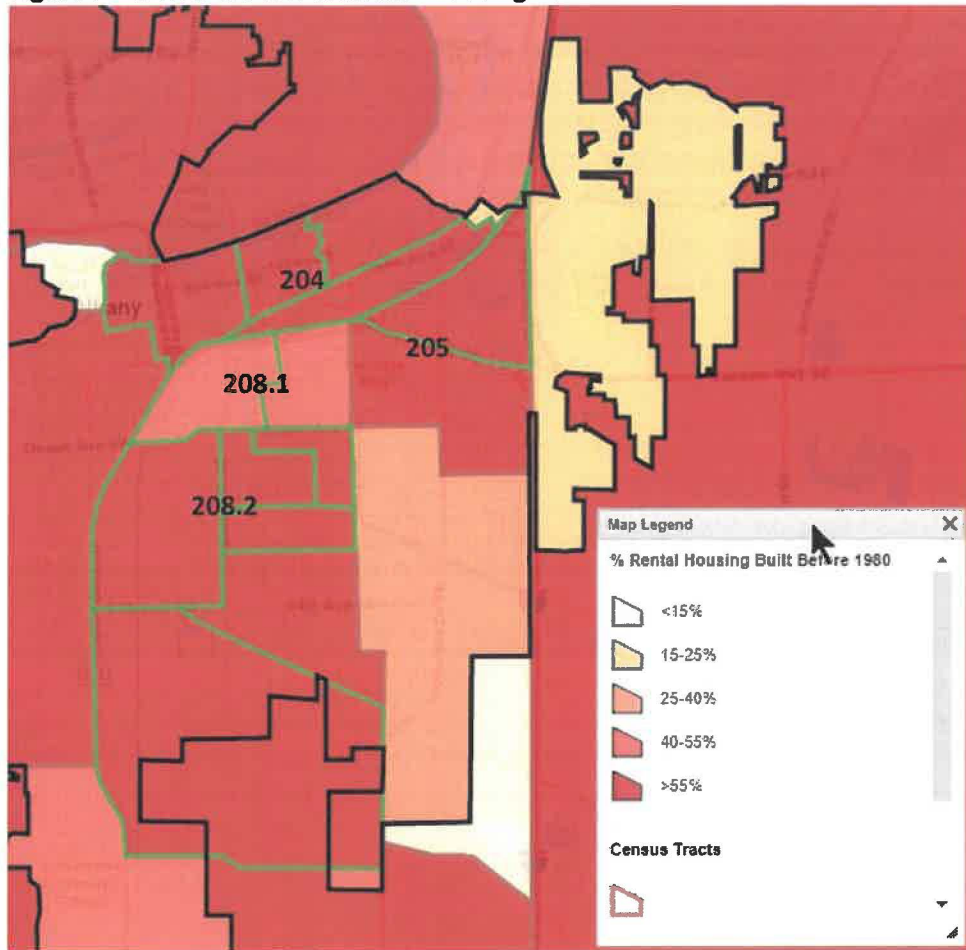
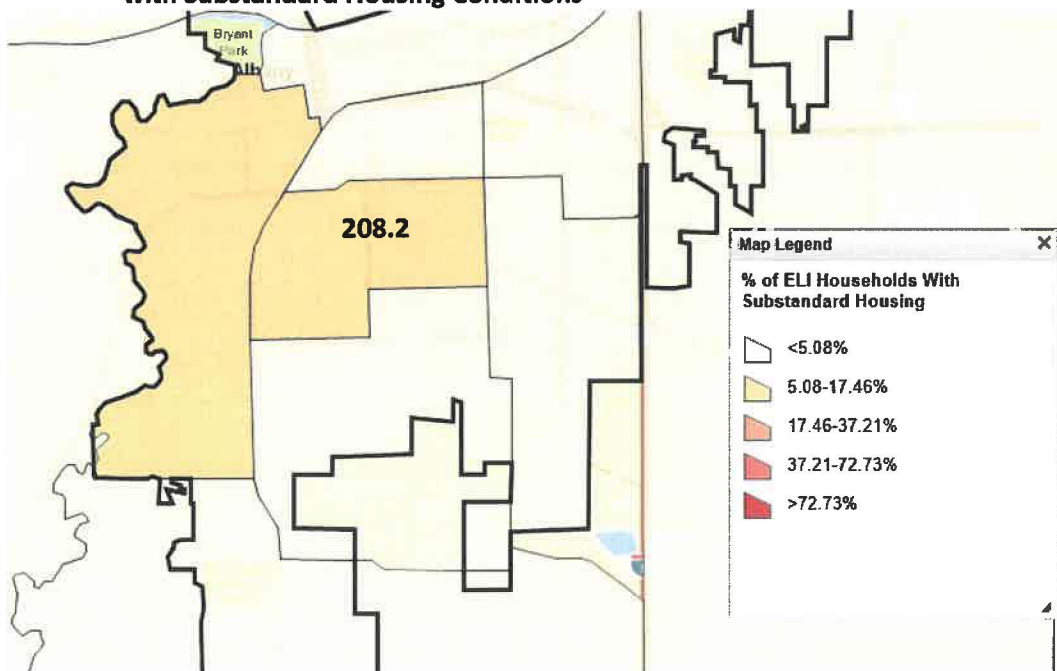


Figure 8 - percent Extremely Low Income (ELI) Households with Substandard Housing Conditions



Discussion

Due to Albany's aging housing stock, there is need for both owner and renter-occupied housing rehabilitation assistance to keep monthly costs affordable and increase the longevity of a home's useful life by addressing routine maintenance and needed systems repairs or upgrades and improving energy efficiency. In addition, there are several absentee landlords that are not maintaining their rentals thereby affecting the livability and safety of older neighborhoods.

Given the uncertainty about the exposure of children and elderly to the risks of lead-based paint, it will be important to ensure houses built before 1978 are tested for lead and lead safety standards and practices are followed regardless of the occupants.

MA-25 Public and Assisted Housing

Introduction

The Linn-Benton Housing Authority (LBHA) delivers assistance to low income renters in its two-county jurisdiction primarily through the HUD Section 8 Housing Choice Voucher program. LBHA currently has approximately 2,451 assistance vouchers in use in Benton and Linn counties. Approximately 3,300 households on the Housing Authority’s Section 8 Voucher waiting list in February 2018, including 1,193 Albany households.

Unlike many housing authorities, the Linn-Benton Housing Authority neither owns nor administers units of public housing. Instead, the Housing Authority provides Section 8 Housing Choice Vouchers to qualified families to subsidize their costs for housing in the two-county area. For that reason, the remaining portions of this Housing Market Analysis: Public and Assisted Housing section are not applicable.

Totals Number of Section 8 Assisted Units

Table 47 – Total Number of Units by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available	0	32		2,451	0	2,451	227	0	900
# of accessible units				200		200			

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five year, and Nursing Home Transition

Data Source: PIC (PIH Information Center) **Supply of Publicly Supported Housing**

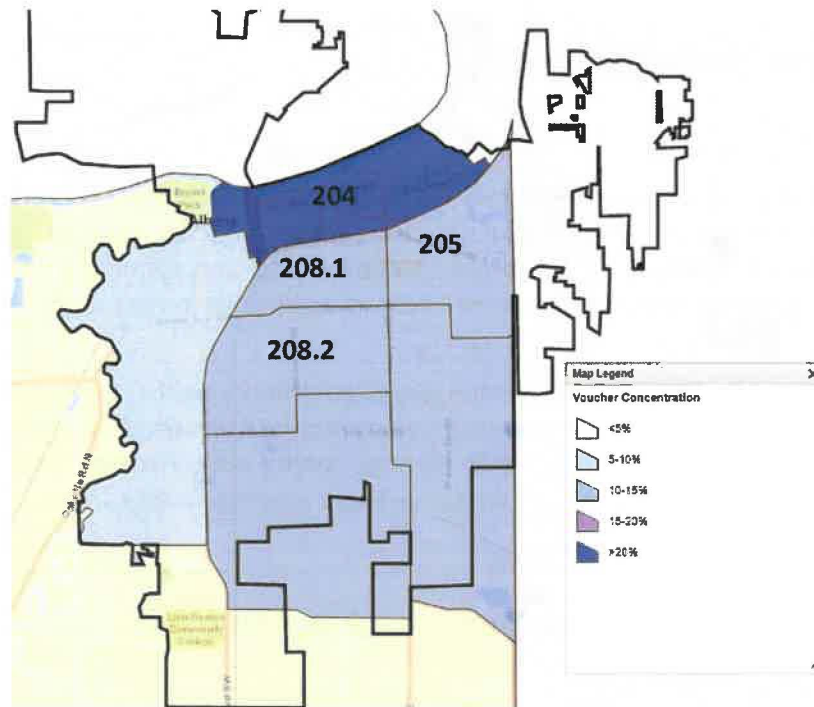
Albany has no public housing units as defined by HUD. LBHA owns and manages 105 units of long-term affordable housing in Albany that serve elderly and disabled residents.

Albany Partnership for Housing and Community Development owns 133 units of affordable housing and three units of permanent supportive housing. Innovative Housing owns 54 units of affordable housing. Kaiser Limited Partnership owns 96 units, and Brooklawn has 79 units.

Condition of Public and Affordable Housing

Albany’s long-term affordable housing ranges in age from the 1970s to the newest development completed in 2016. Compared to other housing of similar ages, Albany’s affordable housing is in relatively good condition based on an exterior visual assessment.

Many of Albany’s older long-term affordable housing units are being improved by owners, some with affordable housing preservation funds. Several complexes still need updates and improvements.



Restoration and Revitalization Needs

Several publicly assisted affordable housing complexes need to be painted and re-roofed. Some stairs and landings could be replaced to ensure they comply with current building codes.

Interiors were not assessed at all complexes; however, based on discussions with property owners, some units need updated kitchens, baths, and flooring.

Strategy of Improving the Living Environment of Low- and Moderate-Income Families

Albany has funded a housing rehabilitation and weatherization program to improve housing quality and livability. The City will try to acquire a few substandard housing units not suitable for rehab to replace the blighted units with new (or newer) affordable housing units.

The City is also using CDBG funds to improve public facilities and infrastructure in low- and moderate-income neighborhoods. Improvements to date include revitalizing a city park, providing infill sidewalk and curb ramps on routes to schools, replacing a dangerous bike path, and accessibility improvements.

MA-30 Homeless Facilities

Introduction

Albany is fortunate to have three homeless shelters and several agencies that assist residents that are homeless or at risk of becoming homeless. These providers, including the City of Albany and homeless advocates, participate in the Homeless Engagement and Resource Team (HEART). HEART members work closely to collaborate and coordinate services to avoid duplication and inefficiencies.

Facilities Targeted to Homeless Persons in Albany

The provision of shelter, transitional, and permanent supportive housing for homeless Albany residents is provided by several area non-profits, Oxford Houses and houses owned by faith-based organizations. Totals by housing type are included in the table below and discussed under the next section.

Table 48 - Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds	Seasonal / Overflow Beds		Current	Under Development
Individuals	106 AHH 97 SOV	35 (AHH)	17AHH 18 APH	62 OxH	0
Families	4 rooms (AHH) 4 rooms (SOV)	0		44 OxH 12-APH	0
Chronically Homeless Households	Incl above	0	Incl above	0	0
Veterans	Incl above	0	Incl above	0	0
Unaccompanied Child(ren)	10 (JSYS)	0	0	0	0

AHH=Albany Helping Hands; SOV = Signs of Victory Mission; APH = Albany Partnership for Housing & Community Development; OxH = Chapter 19 Oxford Houses; God’s Gear (GG)

Emergency Shelter Beds:

- *Albany Helping Hands (AHH)* at has capacity for 110 individuals, including 4 rooms set aside for families; however, families with children no longer stay at this shelter because AHH houses sex offenders. They have a seasonal warming center for 35 additional homeless persons.
- *Signs of Victory Mission (SVM)* recently opened a larger shelter for individuals and families with a capacity of 105.
- *Jackson Street Youth Shelter - Albany House* opened in 2015 with 10 beds for unaccompanied youth.

Not included in Table 40 are the following additional emergency shelter beds located in CORVALLIS supported Albany’s homeless populations and victims of domestic violence.

- *Community Outreach Inc.* provides 83 shelter and transitional beds for families, single men and women and wrap around services. They do not take sex offenders, so Albany’s homeless families and women are referred here.
- *Center Against Rape & Domestic Violence (CARDV)* provides 14 shelter beds for families and single women who are victims of domestic violence.

Transitional Housing:

- *Albany Helping Hands* has five transitional houses with a capacity of approximately 17 people/beds.

Permanent Supportive Housing:

- *Oxford House Chapter 19*– Albany has 10 clean and sober houses – one for women only, three for women with children, and six for men with a total capacity to serve 10 adults.
- *God Gear* owns eight recovery houses in Albany – two for women and six for men.
- *Albany Partnership for Housing and Community Development (APHCD)* provides permanent supportive “Step Forward” housing providing housing for formerly homeless residents, residents with mental illness or in recovery from addiction. Housing is free for one to two years while in the step forward housing/life skills program, but residents can continue to lease at the normal affordable housing rate once they graduate from the program. In 2018, six units provided supportive housing with capacity of one to four bedrooms of transitional housing that become available throughout the year with an estimate of 18 beds.
- *Linn-Benton Housing Authority (LBHA)*: LBHA owns two developments that provide permanent supportive housing developments serving Albany’s residents with mental and developmental disabilities.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Health Services

Samaritan Health Services provides, through the *Albany InReach Clinic*, provides adults and children in the greater Albany area with basic health care for those who do not have health insurance and regardless of their ability to pay. Services are currently provided once a week by appointment, and dental vans throughout the year.

Linn County Public Health (LCPH) services focus on prevention and select interventions to prevent the spread of disease and reduce health risk. LCPH also provides tobacco cessation and prevention services and maternal child health services to women with infants and children.

Linn County Alcohol, Drug and Addiction (LCAD) division is the primary provider of services and programs to homeless and non-homeless residents struggling with addiction issues.

LCAD provides both adult and adolescent outpatient treatment services including individual and family assessments, counseling, psychiatric consultation and medication management, referrals to residential treatments or other resources, drug-free housing assistance, transportation to treatment. LCAD also provides juvenile and adult drug court treatment and collaboration with the criminal justice system, which includes special services to help offenders break the cycle of substance abuse and associated criminal activity. Drug court participants receive out-patient treatment, sanctions and incentives to help them become productive, drug-free and responsible residents.

The Corrections Treatment Program was created to give persons on probation or post-prison supervision an opportunity to address their substance abuse and mental health issues. The corrections Treatment Program is committed to assisting in treatment and rehabilitation of offenders who desire to change circumstances in their lives and break the cycle of drug dependence, while also addressing mental health issues and criminal thinking and behaviors.

Mental Health Services

Many persons requesting homeless services in Linn County present behavior of mental illness in addition to substance abuse issues or dependency problems. Linn County Mental Health Services (LCMHS) provides mental health and alcohol and drug dependency services that include case management, crisis and protective services, treatment services, transportation, and housing vouchers. Crisis intervention is available 24 hours a day, seven days a week and at local community hospital emergency rooms. The Community Support Services team works with adults who have severe and persistent mental illness with the treatment goal of early intervention, recovery, illness management, and self-sufficiency.

Employment Services

The AHH shelter provides job skills training, resume and job search support to residents. SOV shelter also helps residents find employment and connect to services. C.H.A.N.C.E., an agency that works with residents in recovery, provides resume and GED support, and helps with identification.

Community Services Consortium works closely with the Oregon Employment Department and the Worksource Oregon centers to provide job search assistance, interview coaching, to residents that are unemployed, under-employed, dislocated from long-term employment, or youth just starting out their employment careers.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. *If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.*

More than 25 agencies work to provide supportive services to homeless individuals and families or those at-risk of becoming homeless. Services to adults included: case management, information and referral, life skills, transportation, advocacy, clothing, hygiene kits, work experience/job training, health services, re-entry veterans and counseling.

All three shelters provide hot meals daily and free clothing closets for homeless and non-homeless residents in needs, in addition to small household items. A couple of local churches also provide hot meals throughout the week and through Love Inc., support a clothing closet. Signs of Victory mission also provides weekly (monthly) food boxes to families in need.

Annual Homeless Resource Fair - The annual Heart to Heart homeless resource fair sponsored by HEART provides haircuts, free dental check-ups, whooping cough inoculations, bike repairs, nutrition information, help from service providers, and much more.

Chronically Homeless

Albany's emergency shelters provide shelter and services to the chronically homeless residents, many of which stay at the shelter while they wait or qualify for permanent supportive housing. Both shelters provide food, clothing, counseling, and employment counseling services.

- *Albany Helping Hands (AHH)*. In 2017, AHH had a total of 30,000 bed nights for 1,535 guests; of these, 376 were registered long-term guests that received supportive services. AHH has been acquiring houses in proximity of the shelter to provide transitional/permanent housing for chronically homeless and hard to house clients, such as sex offenders.

- *Signs of Victory Mission (SOV)*. SOV moved into a larger facility in 2017. Data was not available to determine how many chronically homeless are provided shelter. To date, the average stay is about 30 days.

Homeless Families with Children

Signs of Victory Mission and Community Outreach Inc.: These two shelters provide emergency shelter and transitional beds for families, single women, and single men; medical and dental clinics; childcare; day services; hot meals and food boxes; and case management.

Unaccompanied Youth

Jackson Street Youth Shelter: The Albany House provides 10 emergency shelter beds for homeless and runaway youths aged 10-17 who experience crisis in their lives; case management; mentoring and education programs; and independent living skills training. In 2018, the agency was in the process of adding 3 permanent supportive housing beds.

Other Services

Community Services Consortium (CSC) is the area’s non-profit Community Action Agency that develops, manages, and provides services and support to individuals and families who lack sufficient financial resources to meet their basic needs. CSC runs the rapid-rehousing program for homeless residents, provides rental assistance, utility assistance, job training, housing rehabilitation, and weatherization, and operates the local food bank.

FISH of Albany is a non-profit organization providing emergency services (food, clothing, car seats, baby food and formula, diapers, medicine, crutches, hygiene supplies, bicycles, and transportation) for those in need. FISH provides nutritious snacks to school age children who spend their weekends in homes experiencing food instability. The Snacks for Packs program began with seven packs at one school and are now providing over 90 packs to 5 schools weekly.

InReach Services is a community-based health care system serving the greater Albany area that provides basic health care to individuals and their families regardless of their ability to pay. Services are currently provided at a weekly drop-in medical clinic, weekly clinic at local homeless shelters, and dental vans throughout the year.

Greater Albany Public School District assists homeless and at-risk children in the district with hygiene, showers, food, and connection to services and housing.

Salvation Army offers emergency food boxes, clothing, rent, utility, prescription, and transportation assistance.

Needed Facilities and Services to Address Homelessness

Despite progress in adding facilities and services that work to address homelessness in Albany, the following gaps in facility needs have been identified:

- Shelter for Families with Children. According to agency consultations there is a need for emergency shelters for families with children. The new SOV shelter provides four rooms for families with children, but there is more demand for emergency shelter for families.
- Unaccompanied Youth. Jackson Street Youth Services’ Albany house opened in 2016 with 10 beds. The shelter is full on a regular basis. There is demand for emergency beds for youth ages 10 to 17 who face issues in their homes and for transitional housing for youth 18 to 24.

- Detoxification Facility and Addiction Services: Providers noted that many individuals seeking their services need substance abuse services and noted it keeps many individuals from accessing additional services without treatment.
- Housing Services. Permanent supportive housing for residents with mental health issues and housing for sex offenders, and short-term rental assistance to keep residents in their homes. Rental assistance is needed to prevent at-risk families and individuals from becoming homeless and/or to re-house them quickly in the event they become homeless.
- Agency Support. The biggest gap for program providers is staffing. Other significant gaps and needs are building space, life skills programs for participants, mental health services, and advocates for homeless clients.

MA-35 Special Needs Facilities and Services

Introduction

There are many agencies in the Albany area that offer a comprehensive set of supportive services to special needs populations including the elderly, frail elderly, or have mental, physical and/or developmental disabilities, people with alcohol or other drug addictions, and individuals and their families living with HIV/AIDS.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify and describe their supportive housing needs.

Need for Specific Types of Housing

Oregon Housing and Community Services collects data regarding the housing needs of the special needs populations around the state at the county level. The table below shows the projected needs in Linn County in 2012, while dated, is the most recent analysis conclusions available. There is no available data specific to the housing needs of Albany’s special needs populations. It is hard to determine exactly how many units are needed to accommodate those with special needs. Albany has numerous facilities for different special needs populations, primarily for the elderly and developmentally disabled; however, there is clearly demand for more special needs housing.

Table 49 - Linn County Housing Needs Analysis, 2012

Albany	Units	Population	Linn % w/ Housing Available	OHCS 2012 Priority	Oregon % w/ Housing Available
Alcohol & Drug Rehab	0	1,843	0.0%	1	1.5%
Chronically Mentally Ill	49	2,909	1.7%	1	2.2%
Developmental Disability	71	6,778	10.5%	2	8.7%
Domestic Violence	32	45	71.9%	3	11.0%
Elderly	454	4,626	11.3%	2	11.3%
Farmworkers	2	3,348	0.1%	1	2.1%
Frail Elderly	65	743	8.7%	2	16.5%
HIV / AIDS	0	59	0.0%	1	1.70%
Physically Disabled	22	381	5.8%	2	20.5%
Released Offenders	50	218	1.8%	1	7.9%

Data Source: Oregon Housing and Community Services Needs Analysis

Elderly and Frail Elderly Housing

The 2012-2016 ACS estimated 889 residents 65 and older with a cognitive difficulty, 1,720 with an ambulatory difficulty, 664 with a self-care difficulty, and 997 with an independent living difficulty.

Albany’s elderly housing opportunities include: 192 subsidized low income/affordable units set aside for the elderly or people with disabilities. 306 assisted living units; 336 nursing home or Alzheimer care facilities, and 100 beds in adult foster care homes. There are numerous market rate independent living facilities and congregate care facilities.

Although Albany area agencies and property owners provide a broad range of housing and supportive services for the elderly and frail elderly, the growing elderly population is likely to increase demand for supportive housing in the future. Many seniors and people with physical disabilities are below the poverty level, adding more challenges to finding affordable care and housing. Seniors and disabled residents that do not qualify for Medicaid or they exceed the asset limitations that need long-term services and support will be challenged to afford the care.

Helping residents stay in their homes as long as possible may be the most cost-effective option if services can be provided. The Senior Companion Program provided by Oregon Cascades West Council of Governments matches low-income mobile seniors 55 and over with home-bound seniors in exchange for a small stipend. The companions aid adults who have difficulty with daily living tasks, such as shopping or paying bills, and give families or professional caregivers much-needed time off. As a result, many seniors can remain independent in their homes instead of having to move to costlier institutional care.

Housing for Residents with Developmental Disabilities

Oregon Housing and Community Services reports there were 2,909 chronically mentally ill persons residing in Linn County in 2016 and only 49 beds for persons with developmental disabilities and 24 adult foster homes with a capacity of about 100 people. Additional units are needed to provide supportive housing for people with a mental illness transitioning from homelessness, and for people in need of a higher level of care and support.

Persons with Mental, Physical and/or Developmental Disabilities

Linn County Health Services (LCHS) expressed the need for more rental housing assistance with case management. LCHS has a rental assistance grant that serves 25 residents with mental health disabilities with housing, case management and peer support but more residents are in need. LCHS prioritizes support to the most vulnerable residents – those with psychotic diagnosis, those with increased contacts with the legal and hospital systems, and those that have difficulty communicating and negotiating their way in the community. A majority of Albany’s chronically homeless residents suffer from some form of mental illness.

LCMH’s Developmental Disabilities staff monitors residential program and foster care placements for adult and children with developmental disabilities. LCMH works closely with housing providers to provide case management, transportation, and vocational services people with disabilities. The department has helped to create 1,000 living wage jobs for residents with developmental disabilities in the three counties.

Drug & Alcohol Rehabilitation and Released Offender Housing

Linn County’s Alcohol and Drug (LCAD) division provides housing vouchers for residents with alcohol and drug addictions. Efforts are underway in Linn County to provide four detoxification rooms at the new Signs of Victory shelter facility locally and construction of a 16-bed regional facility in Lebanon, 12 miles from Albany, should be underway by the end of 2019.

HIV/Aids Housing

The 54 residents were living with AIDS in Linn County in 2017 live independently in the community. Linn and Benton counties share a staff person devoted to serving people with HIV/AIDS, their families, friends and loved ones.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Linn County Health Services coordinates care for persons returning from mental and physical health institutions to find placements for adults who are ready to transition into the community. In 2014, all residential mental health services became the responsibility of Samaritan Health Service's Inter Community Health Network. Samaritan and LCHS work closely together to support residents returning or being discharged from institutions.

Linn County Parole and Probation works closely with the local shelters and with C.H.A.N.C.E. to find housing for residents prior to being discharged.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Albany's CDBG program has set aside the maximum amount for public services funding in the first five-year Consolidated Plan. The City will continue to fund public services through a competitive application process and ongoing partnerships to select service providers to address the needs identified in the Consolidated Plan. In addition, funding is being allocated for housing rehabilitation to include addressing accessibility and other improvements needed for elderly and disabled persons, and for acquisition to add more affordable housing to the inventory.

MA-40 Barriers to Affordable Housing

Describe any negative Effects of Public Policies on Affordable Housing and Residential Investment

This section describes any negative effects of public policies on affordable housing and policies that may affect land and development costs and return on residential investment.

The Albany Comprehensive Plan polices promote a variety in housing choices and types that correspond to the needs of city residents and policies encourage the development of affordable housing and housing to meet the needs of residents with special needs. There is a policy to ensure an adequate supply of residentially zoned land. There is no Comprehensive Plan policy with negative effects on affordable housing.

The Albany Development Code includes residential development requirements and permitted types and densities of housing by zoning district. Over the years, the City has incorporated many affordable housing strategies into its land use regulations such as mixed-use zones, flexibility in lot sizes in subdivisions, accessory apartments, and density bonuses for housing constructed for households earning less than the area median income.

The primary issue is lack of affordable housing to Albany's very low-income and extremely low-income households (earning less than 50 percent or 30 percent of the area median income). This level of affordable housing is challenging to construct without financial assistance, flexibility from development standards or constructing with market rate housing.

Albany's 2006 housing needs analysis projected population growth out to 2025 and housing unit types based on incomes and housing mix to determine the residential land needs. The residential buildable land inventory indicates a lack of land zoned for medium density and multi-family development. Most of the vacant residential land is zoned for detached single-family. Housing demand has sparked interest in most of the remaining land zoned for multi-family within the City limits.

Land Development Policies

The City reviewed Albany's zoning districts, development standards, and housing policies for any negative effects of public policies on affordable housing and residential investment.

Residential Zoning Districts. The City has two medium-density residential zoning districts that allow for a variety of housing types with density up to 25 or 35 units an acre. The City does not have minimum density requirements.

The city has four single-family districts which primarily allow single-family detached housing, although one zone allows for smaller lot attached housing. Consequently, housing prices in the single-family districts are more expensive and there is a higher home-ownership rate.

Mixed Use Zoning Districts. Albany has numerous mixed-use zoning districts that provide options for developing a variety of housing types that are often found to be more affordable due to size and use of the land including small-lot housing, attached housing and apartments.

Accessory Dwelling Units. This form of infill housing can provide affordable housing options throughout the City and can be a source of income the primary homeowner. Albany currently allows accessory dwelling units subject to specific standards. The City is currently considering modifications to the standards to allow larger units and detached units where single-family housing is permitted.

Infill Development. New single-family dwelling units and duplexes on infill properties are required to provide a garage or carport if 50 percent or more of the houses within 150 feet have them. Garages can add cost to construction making housing less affordable.

Housing Variety and Density. Lot sizes in subdivisions to be up to 30 percent smaller if the average lot size meets the minimum. Planned developments or cluster developments allow for more variety in lot sizes and housing types in exchange for setting aside open space. New development is not required to provide a mix of housing sizes or types or meet minimum density standards. Some single-family developments have occurred in the RM medium density zones at a far lower density than the zone would allow.

Affordable Housing Incentives. The City has one sliding scale density bonus between 5 and 15 percent for projects that provide a percentage of units affordable to households with income up to 1.2 times the median income for the counties. The incentives do not specifically address housing for very-low and extremely-low income households, those earning less than 50 percent of the area median income.

Available Land. Albany’s residential buildable land inventory indicates a lack of housing for medium density and multi-family development in the next 20 years to accommodate the projected housing types. Most of the vacant residential land is zoned for detached single-family. Housing demand has sparked interest in most of the remaining land zoned for multi-family within the City limits.

Development Fees

Like other Oregon cities, the City of Albany has systems development charges for city utilities, transportation and for parks and recreation. The fees help offset the demand on these utilities or services created by new development. There is no policy to allow reduced fees for affordable housing development.

Tax Policies

The City does not have any tax policies that affect residential investments.

MA-45 Non-Housing Community Development Assets

Economic Development Market Analysis

Introduction

Economic development is a city and regional priority. The City works to strengthen partnerships, support businesses and industries, and create and attract more family wage and higher wage jobs.

Albany’s diverse economic landscape and educated workforce have much to offer businesses both small and large. Manufacturing industries include specialty metals, finished building products, transportation-related services, and agricultural products including foodstuffs and their processing. A primary comparative advantage in Albany is its location on I-5 and central location in the Willamette Valley. This makes Albany attractive to businesses that need easy access to I-5, and Highways 99, 20 and 34.

Despite the improved economy and increase in jobs, many residents are unemployed or underemployed and some industries are challenged to find skilled labor. The City will examine how to invest CDBG funding to leverage new jobs through workforce and small business development.

Business by Sector

The following tables from the American Community Survey report Albany’s jobs and employment data.

Table 50 - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Percent Share of Workers	Percent Share of Jobs	Percent Jobs less workers
Agriculture, Mining, Oil & Gas Extraction	673	29	4%	0%	-4%
Arts, Entertainment, Accommodations	2,079	1,870	11%	13%	1%
Construction	1,120	726	6%	5%	-1%
Education and Health Care Services	3,336	2,749	18%	18%	0%
Finance, Insurance, and Real Estate	819	909	4%	6%	2%
Information	296	238	2%	2%	0%
Manufacturing	2,707	1,909	15%	13%	-2%
Other Services	839	770	5%	5%	1%
Professional, Scientific, Mngmnt Services	1,176	678	6%	5%	-2%
Public Administration	0	0	0%	0%	0%
Retail Trade	2,374	2,419	13%	16%	3%
Transportation and Warehousing	718	553	4%	4%	0%
Wholesale Trade	741	329	4%	2%	-2%
Total	16,878	13,179	--	--	--

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Table 51 – Employed Population by Sector (2012-2016)

INDUSTRY	Population
Civilian employed population 16 years and over	22,654
Agriculture, forestry, fishing and hunting, and mining	509
Construction	1,446
Manufacturing	3,149
Wholesale trade	622
Retail trade	2,795
Transportation and warehousing, and utilities	846
Information	435
Finance and insurance, and real estate and rental and leasing	858
Professional, scientific, management, administrative and waste mngmt services	2,060
Educational services, and health care and social assistance	5,729
Arts, entertainment, recreation, accommodation and food services	1,836
Other services, except public administration	1,172
Public administration	1,197

Data Source: 2012-2016 American Community Survey, S2405

Unemployment dropped between the 2009-2013 and 2012-2016 data. Linn County’s unemployment rate has declined to a seasonally adjusted 4.8 percent in February 2018. **Table 52 - Albany Population in Labor Force**

	2009-2013	2012-2016
Civilian Employed Population 16 years and over	21,252	22,654
Unemployment Rate	11.7%	6.3%
Unemployment Rate for Ages 16-24	31.5%	n/a
Unemployment Rate for Ages 25-65	7.2%	n/a

Data Sources: 2009-2013 ACS and 2012-2016 ACS

Table 53- Occupations by Sector

Occupations by Sector	Number of People (2009-2013)	Median Income (2009-2013)	Number of People (2012-2016)
Management, business and financial	4,539	\$52,425	7,722
Farming, fisheries and forestry occupations	1,026	\$31,217	
Service	2,845	\$41,250	4,108
Sales and office	5,222	\$23,281	5,224
Natural Resource, Construction, extraction, maintenance and repair	1,549	\$42,029	2115
Production, transportation and material moving	910	\$42,465	3,485

Data Sources: 2009-2013 ACS and 2012-2016 ACS

Table 54-Travel Time to Work

Travel Time	2009-2013		2012-2016	
	Number	Percentage	Number	Percentage
< 30 Minutes	16,058	81 percent	16,566	78 percent
30-59 Minutes	3,169	16 percent	3,797	18 percent
60 or More Minutes	624	3 percent	860	4 percent
Total	19,851	100 percent	21,223	100 percent

Data Sources: 2009-2013 ACS and 2012-1016 ACS

Education

According to the 2012-2016 American Community Survey, 66.4 percent of Albany’s residents had some higher education attainment, with 40.0 percent of residents having some college or Associates Degree. At least 26.4 percent of the workforce population had a bachelor’s degree or higher. Just under 10 percent of the residents 25 and over received less than a high school education. Albany’s population had a higher percentage with some college or an associate degree than Oregon overall, but a lower percentage of residents had a bachelor’s degree or higher.

Table55 - Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	2009-2013			2012-2016		
	Civilian Employed	Unem-ployed	Not in Labor Force	Civilian Employed	Unem-ployed	Not in Labor Force
Less than high school graduate	1,404	261	1,069	1,362	337	828
High school graduate (includes equivalency)	3,947	449	1,991	3,787	451	1,888
Some college or Associates degree	7,657	950	2,706	7,947	748	2,477
Bachelor's degree or higher	4,688	233	998	5,486	241	1,321
Totals	17,696	1,893	6,764	18,582	1,777	6,514

Data Sources: 2009-2013 ACS and 2012-1016 ACS

Table 56 - Educational Attainment by Age, 2009-2013

	Age					Total	
	18-24	25-34	35-44	45-65	65+	25 +	Percent
Less than 9th grade	169	70	428	394	338	1,230	3.7%
9th to 12th grade, no diploma	676	631	489	722	565	2,407	7.3%
High school graduate, GED, or alternative	1,581	1,812	1,422	3,153	2,105	8,492	25.7%
Some college, no degree	1,669	2,386	2,154	3,620	1,739	9,899	30.0%
Associate degree	228	924	833	1,396	307	3,460	10.5%
Bachelor's degree	184	1,341	948	1,971	890	5,150	15.6%
Graduate or professional degree	0	297	475	916	686	2,374	7.2%

Data Source: 2009-2013 ACS

Table 57 - Educational Attainment by Age, 2012-2016

	Age	25 and older	
	18–24 yrs	Number	Percent
Less than 9th grade	540	905	2.6%
9th to 12th grade, no diploma		2,473	7.2%
High school grad, GED, or alternative	1,587	8,214	23.9%
Some college, no degree	2,295	10,289	29.9%
Associate degree		3,4704	10.1%
Bachelor's degree	220	5,801	16.9%
Graduate or professional degree	0	3,272	9.5%

Data Source: 2012-2016 ACS

“Simply having about the right number of bachelor’s degrees (for example) does not imply that we have the right number of people with the right bachelor’s degrees” (Pat O’Connor). The job preparedness of young people entering the job market does not correspond with the Oregon Employment opportunities.

Table 58 -Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months		Poverty Rate
	2009-2013	2012-2016	2012-2016
Less than high school graduate	20,287	\$21,430	21.5%
High school graduate (includes equivalency)	25,318	\$25,737	14.6%
Some college or Associate degree		\$32,081	12.9%
Bachelor's degree	45,848	\$41,517	4.6%
Graduate or professional degree	44,500	\$52,394	

Data Sources: 2009-2013 ACS and 2012-1016 ACS S1501

Based on the Business Activity tables, what are the major employment sectors within your jurisdiction?

Albany’s major employment sectors according to 2009-2013 ACS data in Table 39 include:

- education and health care services (2,749 jobs);
- manufacturing (2,707 jobs);
- retail trade (2,419 jobs)
- arts, entertainment, and accommodations (2,079 jobs); and
- professional, scientific, management, administrative and waste management services (1,176 jobs).

2012-2016 ACS data presented in Table 39a shows the occupations of Albany residents by industry sectors. The median income for jobs in these sectors is \$22,835, excluding manufacturing, which is well below the national average of \$37,180 for these sectors (American Community Survey and Bureau of Labor Statistics).

From February 2017 to February 2018, Linn County’s private sector gained 2,360 jobs and the public sector lost jobs. The largest job gains were in

- Education and Health Services (1,250, 21.9 percent),
- Manufacturing (480, 6.2 percent), and

- Construction (250, 9.6 percent).

Linn County’s seasonally adjusted unemployment rate was 4.4 percent in December 2017, down from 10.5 percent in 2013.

Table 59 - Albany’s Major Employers

Employer	Jobs
Samaritan Health Services	2,527
ATI	1,300
Greater Albany Public Schools	1,035
Linn Benton Community College	974
Linn County	690
Target Distribution Center	425
Selmet	420
Mennonite Village	417
OFD Foods	400
City of Albany	384

Data Source: AMEDC website

Describe the workforce and infrastructure needs of the business community

Albany area manufacturers and the construction industry have workforce development needs. Skilled workers are needed in the rare metals and specialty alloys industry, food processing, healthcare, and industries with engineering and fabrication capacity.

A 2017 survey of entrepreneurs and start-ups that have attended Oregon Regional Accelerator and Innovation Network (RAIN) events indicates demand for shared work space.

Workforce Development

The City of Albany participated in a workforce development taskforce with the Albany Area Chamber of Commerce, the Albany-Millersburg Economic Development Corporation, Linn-Benton Community College, area schools, and local companies to coordinate the needs of manufacturers with training and education providers to train students for the existing and future needs of area employers. This is a community-wide approach to proactively focus on workforce solutions for current and future openings. The goal is to develop a training pathway for the 70 percent of K-12 students who will not go on to four-year institutions. The Task Force has created an industry-funded position to link students in local high schools with training, internship, and career-day opportunities with our local manufacturers.

In 2015, the City of Albany award funding to Linn Benton Community College (LBCC) for workforce development program. The funding request came from local industries and the workforce development taskforce partnership was formed. LBCC worked with area industries to identify workforce development needs and to develop and implement several certificate and degree programs to address local industrial workforce needs. Specifically, City funds were provided to purchase equipment to implement two-year degrees, one-year certificates, and increase training capacity for manufacturing, construction mechatronics.

Numerous area industries, educational institutions and local governments have collaborated to develop and implement the Pipeline to Jobs program. The program is a partnership between educational

institutions, local industries exposing local students to industrial job opportunities. The program allows employers to feature jobs within their companies in the classroom at the high school and college level, enables students to explore different industry trades and helps to connect students with future employment opportunities

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period.

The goal of the Workforce Development Program funded by the City of Albany beginning in 2015 is to produce 500 graduates within five to seven years to fill industry positions. This investment in workforce development will help retain and grow existing industries and encourage family-wage jobs.

The City of Albany’s urban renewal district has provided funding to businesses within the district to support business growth and job creation. In addition, urban renewal funds supported the Historic Albany Carousel and Museum, which opened in August 2017, drawing thousands of visitors to downtown. Funds are also supporting a large streetscape project to be completed in June 2018 that includes replacement sidewalks; curb ramps and street lighting to improve accessibility; and safety and walkability in the downtown core.

Describe any needs for workforce development, business support or infrastructure these changes may create.

The Pipeline to Jobs program is a collaboration of local industries, the community college, school districts, and government agencies is working together to define the needs of local industries and develop a plan to provide more comprehensive training options for local students. The program is coordinated by the Albany Area Chamber of Commerce. The City of Albany provided funding for workforce development to establish several one-year and two-year certificate programs targeted to develop a trained workforce to meet local needs.

The Small Business Development Center at Linn Benton Community College offers support to existing businesses and emerging microenterprises. They partner with the Employment Department, Community Services Consortium, and Albany Chamber of Commerce to enlist Albany residents in the programs. They are working on expanding the partnership to the Albany Downtown Association to help integrate these new downtown entrepreneurs get on solid ground and integrated into the business community.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the local Workforce Investment Board (WIB) report, Albany needs workforce training in the following sectors:

- ***Manufacturing*** – There is significant need to bring more people into all the skilled trades and to encourage young people to consider careers in manufacturing. Manufacturing is experiencing growing demand for an emerging technical skill set required for electro-mechanical maintenance, automated production, and warehousing.
- ***Healthcare*** – frequently identified job needs include nurses, nursing assistants, medical technologists, and physical therapists. These occupations are identified as some of the 17 healthcare occupations identified as “shortage” occupations in Oregon. Skills needed – basic computer skills, electronic charting, interpersonal communication skills, and customer service. Soft skills include problem solving, good work ethic, and interpersonal communication.

The skills interviewees most frequently identified as needed are basic computer skills, electronic charting, interpersonal communication skills, and customer service. The Community Services Consortium has partnered with the National Career Readiness Certificate program to place job seekers with businesses. However, with “the high number of workers projected to reach retirement age in the next few years, nearly three-quarters of all projected openings will be for replacement jobs while only about one-quarter will be new jobs created by business startups or expansions”¹.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan

There are many referral and work training programs in Albany that were established through local, state, and federal resources. Local organizations, such as the Community Services Consortium (CSC), Oregon Cascades West Council of Governments (OCWCOG), and the Linn-Benton-Lincoln Workforce Investment Board work collaboratively with Linn Benton Community College (LBCC) and WorkSource Oregon to connect potential employees to industry.

CSC provides several programs to promote workforce development. Vocational scholarships are available (funded by the Workforce Innovation and Opportunity Act) to help students with tuition and fees, books, and supplies. CSC coordinates on-the-job training opportunities that reimburse the employer for the training they provide intended to lead to regular jobs upon successfully completing the training. initiatives The CSC manages several youth programs that provide opportunities for work readiness, skill building, academic improvement, and construction skills through career tech charter high schools, conservation crews, in the youth garden, or with YouthBuild. YouthBuild provides a chance for participants to learn appropriate work behaviors and gain valuable job experience while earning a wage with partner employers. CSC also has funding for a youth construction crew.

In addition to the Pipeline to Jobs program and the recent collaborative efforts to add more targeted courses to address workforce demand, LBCC has implemented “education ‘clusters’ that enhance students’ opportunities to develop a broader knowledge and skill foundation for future employment or further education. The college also offers professional development classes and employee training programs to give the workforce and businesses the skills they need to succeed.

LBCC offers job training programs in addition to providing support services to established businesses and helps startups gain traction through sound business plans. Through their Micro-Enterprise Program and Small Business Center Small Business Management Program, select businesses that provide family wage jobs to Albany’s residents enabling them to expand. The microenterprise program offered through Linn Benton Community College is one such example, providing training and support for aspiring entrepreneurs in the community.

LBCC identified a gap in assistance and training in Spanish-speaking residents and Albany’s emerging Hispanic/Latino entrepreneurs. Literacy and poor English create barriers for minorities to participate in existing programs.

The table that follows outlines the different job training programs, skill development, job searching assistance, on the job training, and business workshops and classes offered to Albany residents.

¹ (Workforce Investment Board)

Table 60

Organization	Training Program	Description
Albany Chamber of Commerce, LBCC, area industries, City, County	Pipeline to Jobs	Expose students to careers in manufacturing and healthcare, create certificate programs at Linn Benton Community College (LBCC), job training and shadowing programs
Albany Helping Hands	Transitional jobs program for homeless	Training opportunities, and on-the-job trainings.
LBCC Small Business Development Center	Business advising and courses, microenterprise development	Business advising and training, workshops business classes, licensing & continuing education, and online courses for entrepreneurs, microenterprises and businesses.
Community Services Consortium	On the job training	One-on-one assistance for resources, referrals, etc. to assist job seekers. Group workshops Youth Programs- YouthBuild, conservation crews
Linn Workforce Development Center	Various	Multiple workshops to enhance job-searching skills, iMatchSkills (employer-job seeker matching), one-on-one assistance, veterans assistance, Training Unemployment Insurance, referrals to partner agencies: Vocational Rehabilitation, LBCC, Community Services Consortium, Experience Works, etc.
WorkSource Oregon Albany - Linn Workforce Development Center	Training and skill development	Statewide program offering free courses, healthcare skills, OSHA training, workplace, occupational skills as well as science career exploration and training.
St. Vincent de Paul	Various self-sufficiency services	Job search center, supported work experience, employment and training for homeless veterans, vocational rehabilitation.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Albany is a member of the Cascades West Economic Development District and is a participant in that entity’s Comprehensive Economic Development Strategy (CEDS). One area in which the economic development initiatives of the CEDS will be supported by and coordinated with this Consolidated Plan is in the development and support of microenterprise opportunities for low income Albany residents.

This Consolidated Plan strategy will align with the CEDS goal to “build on the region’s entrepreneurial culture and assets” by developing funding mechanisms to provide microenterprise financing.

It is anticipated that the City will work closely with Linn Benton Community College, Albany-Millersburg Economic Development Corporation, the Albany Chamber of Commerce, Oregon Cascades West Council

of Governments, Oregon Regional Accelerator and Innovation Network, Oregon State University, and the Linn Benton Lincoln Workforce Investment Board to identify and act on collaborative opportunities to enhance regional economic development efforts.

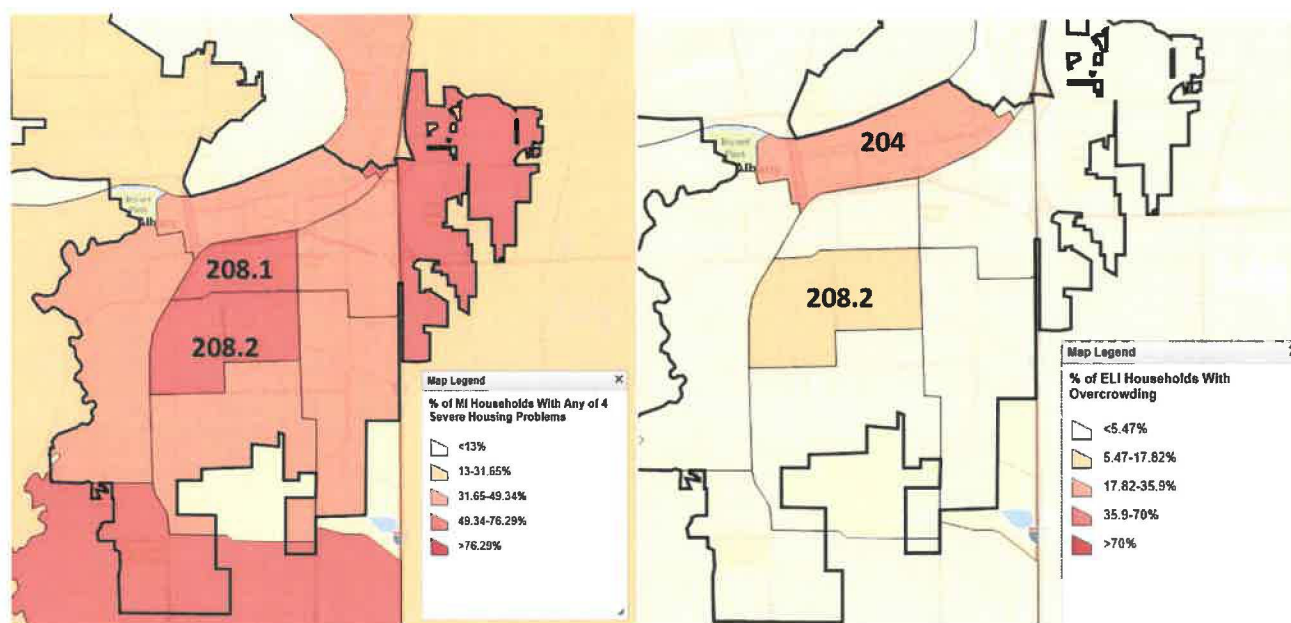
MA-50 Needs and Market Analysis Discussion

Are there any populations or households in areas or neighborhoods that are more affected by multiple housing problems?

For purposes of this discussion a concentration of households with multiple housing problems is considered to occur when the percentage of households with multiple problems in a Census Tract is ten or more points higher than the percentage for the City of Albany as a whole.

According to the HUD CHAS 2009-2013 data, there were three Census Tracts that were more affected by multiple housing problems than the City overall – tracts 204, 208.1, and 208.2. The housing problems included: having one or more housing problem (lacking complete plumbing facilities, lacking complete kitchen facilities, housing costs greater than 30 percent of income, and more than one person per room).

Figure 10 – Households with Severe Housing Issues **Figure 11 Households with Overcrowding**



Minority and Hispanic/Latino residents and extremely low-income (ELI) households are more affected by housing problems than residents citywide.

Are there areas in the Jurisdiction where these populations are concentrated?

Minorities are concentrated in Census Tracts 208.2 with 24.5 percent of Hispanic origin, followed by Tract 208.1 with a 21.8 percent Hispanic/Latino population. Tract 204 includes the next highest concentration of persons of Hispanic origin at 18 percent.

Poverty rates are higher in these tracts. Tract 208.1 had a poverty rate of 43.6 percent, and 208.2 had a rate of 34.7 percent compared to a poverty rate of 19.5 percent citywide. Tract 204 had a poverty rate of 27.7 percent.

Figure 11 - Concentration of Persons of Hispanic Origin

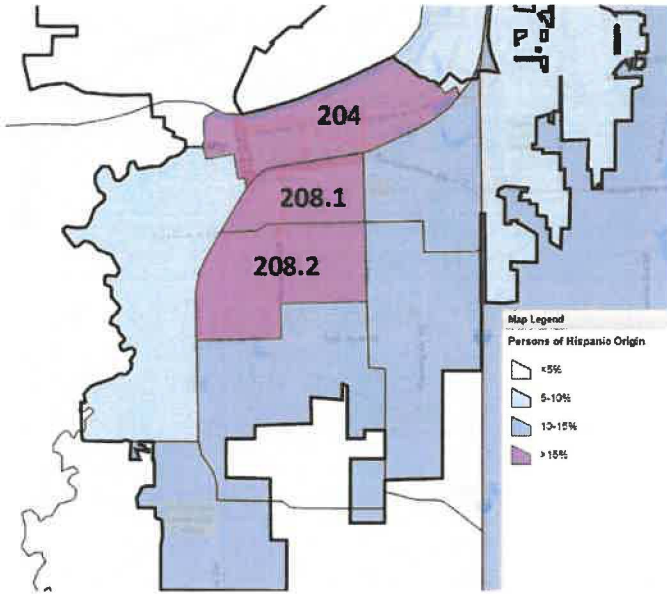


Figure 12 - Concentration of Persons in Poverty

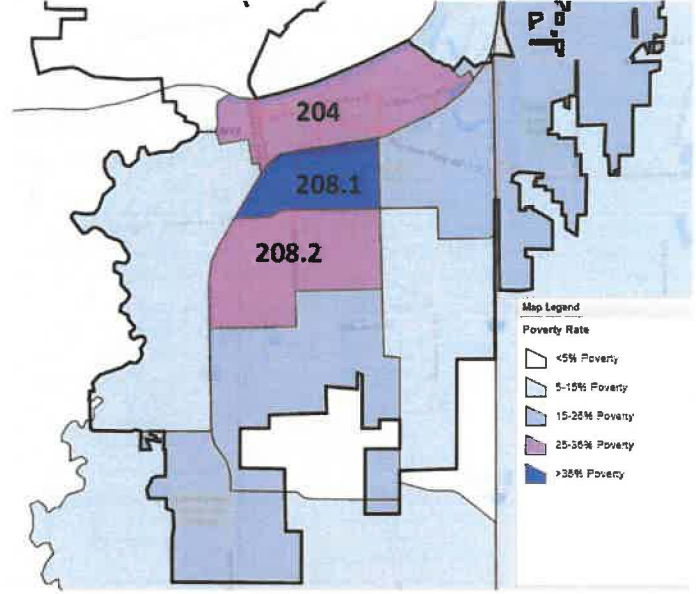


Figure 13 - Concentration of Albany's ELI Households (earning < 30% of AMI)

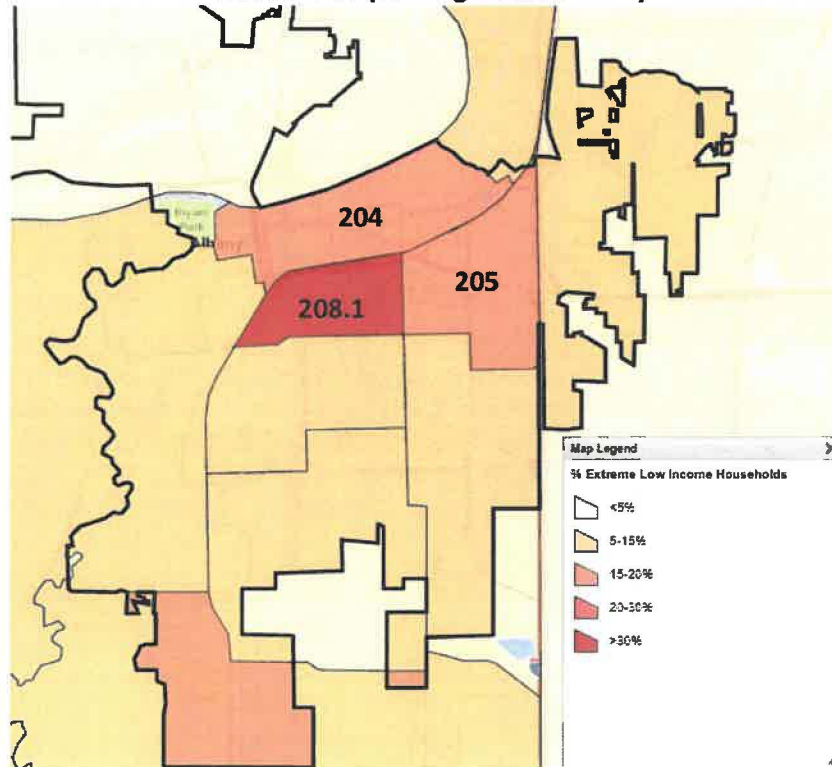


Figure 14. Concentration of Albany's Very Low-Income Households (earning 30-50% of AMI)

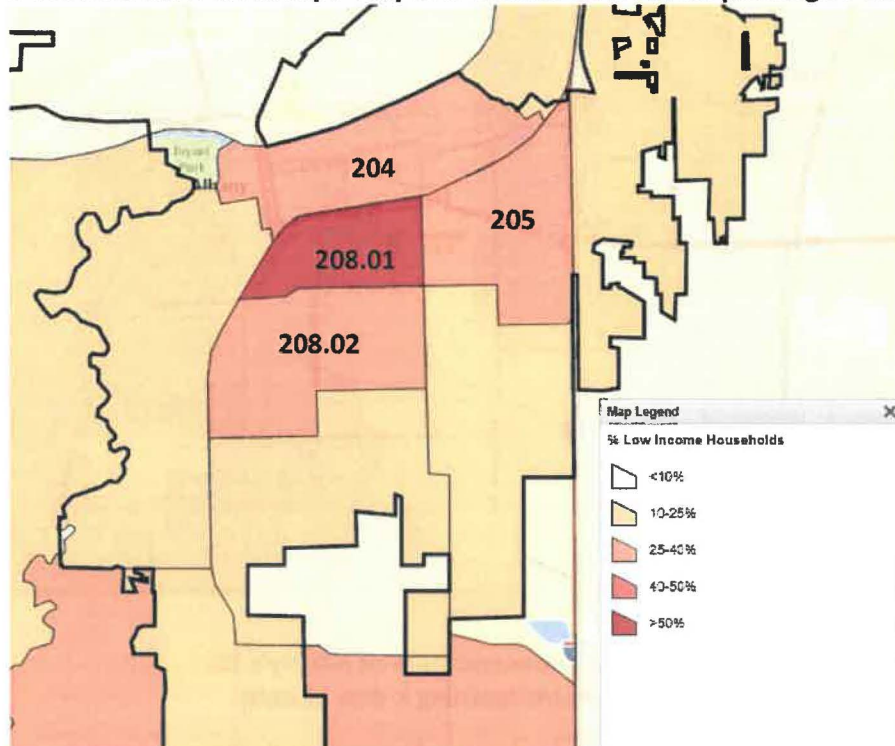
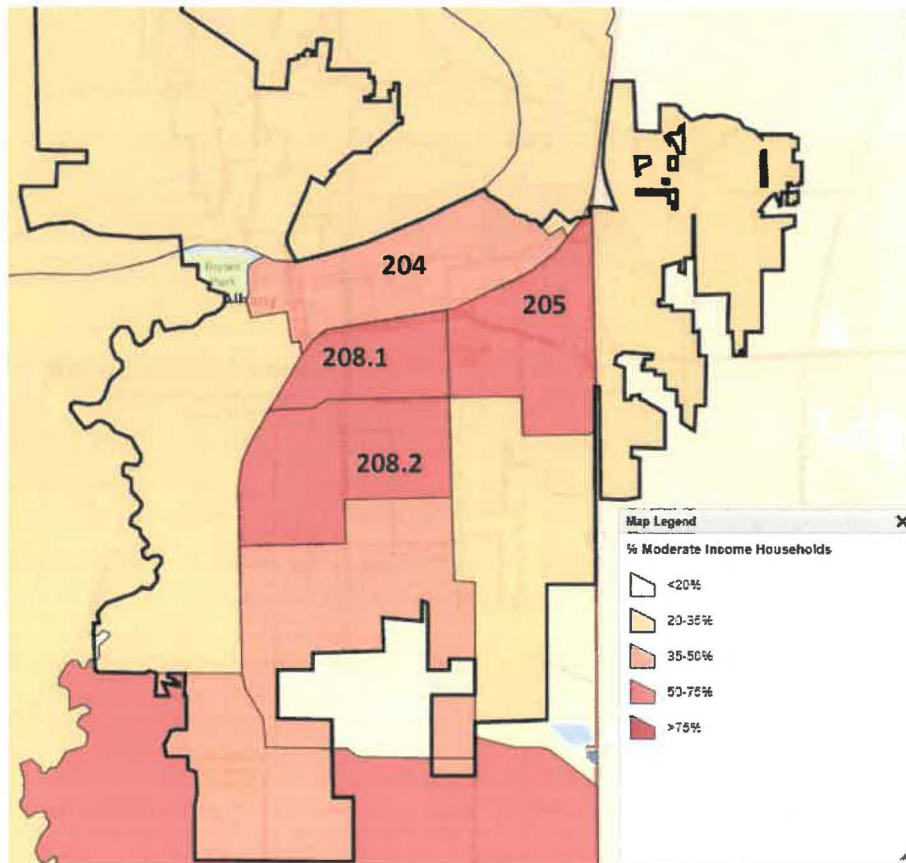


Figure 15 - Concentration of Moderate Income Households (earning 50 to 80% of the median income)



What are the characteristics of the market in these areas/neighborhoods?

Census Tract 204 had the highest concentration of housing built before 1950 at 53.5 percent. Census Tract 208.2 had 66 percent of housing units built between 1950 and 1979.

Census Tracts 208.01 and 208.02 have a high concentration of renters at 65 and 76 percent respectively compared to 40 percent citywide.

The median value for owner occupied units in Census Tracts with higher concentrations of poverty and minorities are also lower than the city average. The median value in Tract 208.1 was \$136,100, \$143,900 in Tract 208.2, and \$139,200 in Tract 204 compared to \$175,100 citywide.

Are there any community assets in these areas/neighborhoods?

Census Tract 204 includes Albany’s downtown with numerous amenities and services: retail and offices, City Hall, Linn County Courthouse, Department of Human Services, Worksource Oregon, Carnegie Library, Albany Senior Center, Monteith Park, the Dave Clark path along the Willamette River, the community garden, Swanson Park and Cool Pool.

The tract is in the Central Albany Revitalization Area urban renewal district. The tract includes the train station, one emergency shelter, and several emergency food spots. Most of the housing types are primarily single-family residential but many are rented. There is an affordable senior housing complex.

Census Tracts 208.1 and 208.2 border Tract 204 to the south. They contain the Linn County jail, the larger emergency shelter, a large industrial corridor along 99E to the west, and is close to community shopping districts. The tracts include Sunrise Park, Kinder Park and the Periwinkle Path, schools, and the Albany Boys and Girls Club. In addition to having easy access to employment at major retail centers, the neighborhood is served by Sunrise Elementary School and Calapooia Middle School, a dual-immersion Spanish/English school with outreach and education programs for Hispanic students and families. Publicly supported affordable apartments are in the tract.

Are there other strategic opportunities in any of these areas?

As noted earlier, Census Tract 204 is in Albany’s urban renewal district. There are opportunities to leverage urban renewal funds and to concentrate public investments into a small area to improve blighted conditions.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan summarizes the City of Albany's community development, housing and economic development priorities, goals, and strategies for program years 2018 through 2022 that will be the focus of Community Development Block Grant program funds and partnerships with local organizations.

The CDC assessed existing programs, local capacity, resources and partnerships to identify eligible activities that could be undertaken to address goals identified in the Consolidated Plan. The City and the CDC are committed to supporting activities that have the greatest impact in addressing these needs given the limited amount of funding.

Geographic Priorities

The City plans to target funds for residential property acquisition, housing rehabilitation, and public accessibility improvements into Albany's Low and Moderate Income qualified census tracts – 204, 205, 208.1 and 208.2. The City is not seeking HUD approval for a Neighborhood Revitalization Strategy Area currently.

Priority Needs

This Consolidated Plan has identified the following priority needs that will provide the programming focus over the next five years:

1. Increase the supply of affordable housing through home ownership programs, property acquisition and rehab or new construction.
2. Preserve and improve the quality and energy efficiency of existing affordable housing to reduce housing cost burden and remove blighting influences in neighborhoods.
3. Address issues around homelessness to reduce the number of homeless residents.
4. Support non-homeless residents with special needs with public services.
5. Provide economic opportunities for LMI residents.
6. Improve access to opportunities, services, and amenities for LMI residents.
7. Remove blighting influences to strengthen neighborhood livability in LMI neighborhoods.

Influence of Market Conditions

Decent and Affordable Housing. Housing prices and rents in the Albany area have increased in the last few years leaving a shortage of affordable housing units. Housing cost burden is the greatest needs for Albany's LMI households. Albany's aging housing stock needs rehabilitation to provide livable environments for many of Albany's LMI households.

Economic Opportunities. Albany's economy recovered over the last five years, adding back lost jobs, and creating job vacancies in area industries. Industries have an aging workforce and area employers need to attract new workforce and skilled laborers. Small businesses and entrepreneurs need ongoing support to help them grow and thrive.

Anticipated Resources

The City's 2018 CDBG program year allocation is \$410,906. The City projects that funding levels will be slightly reduced through the period of this Consolidated Plan, for a total of approximately \$1.9 million in CDBG funding over the five-year life of the Plan, averaging \$380,000 a year.

Institutional Delivery Structure

The City of Albany will work with local agencies, non-profit organizations, and City departments to implement the programs and projects that will address priority needs identified in this Consolidated Plan. Resources will be invested to improve existing affordable housing, create new housing opportunities, improve accessibility and walkability, increase economic opportunities, and support agencies that serve Albany's homeless, low-income, and special needs populations.

Goals

This following Consolidated Plan goals were identified to be addressed during the five-year between 2018 and 2022:

GOAL 1: Create affordable housing opportunities.

GOAL 2: Preserve and improve affordable housing.

GOAL 3: Reduce and prevent homelessness.

GOAL 4: Provide needed public services.

GOAL 5: Enhance economic opportunities for LMI residents.

GOAL 6: Improve access to opportunities.

GOAL 7: Remove blighting influences to revitalize and strengthen neighborhoods.

Barriers to Affordable Housing

The Consolidated Plan analysis concluded that there is not sufficient affordable housing available for Albany residents and especially for Albany's households earning less than 50 percent of the HAMFI. The City of Albany will invest CDBG funds into programs to increase affordable housing opportunities for residents including down payment assistance for home buyers, acquisition of blighted properties for affordable housing, and housing rehabilitation to maintain existing affordable housing stock.

The City will be updating zoning standards to allow accessory apartment units in more situations, which can create affordable infill housing without needing available land.

The City will collaborate with other housing providers and service providers to determine the most successful strategies to remove barriers to affordable housing over the plan period.

Homelessness Strategy

The City of Albany takes an active role in supporting agencies programs that move Albany's homeless residents into safe shelter with services, and eventually into permanent housing.

The document provides goals and objectives and a set of strategies to reduce homelessness and address causes of homelessness in Albany.

Lead-Based Paint Hazards

Lead-based paint hazards are primarily present in residential rehabilitation projects and in acquisition of residential properties. The City requires subrecipients that administer housing rehabilitation and down-payment assistance programs to use a lead-safe housing checklist and distribute on housing constructed before 1978. The checklist outlines the federal requirements for the Residential Lead-Based Paint Hazard Reduction Act and includes evaluation, testing, implementing safe work practices, compliance with the EPA's Renovator, repair and painting laws, clearance exams or risk assessments as required. CDBG subrecipients provide a copy of "Protect Your Family from Lead" brochure recipients of a housing rehabilitation loan or grant or down-payment assistance when housing was constructed prior to 1978. Lead safety pamphlets are available on the City's website and at City Hall.

Anti-Poverty Strategy

The City of Albany's anti-poverty strategy for the 2018-2022 Consolidated Plan period will include allocating CDBG resources to programs that:

- Increase economic opportunities workforce, microenterprise, and small business development;
- Support social service agencies that work to improve the livelihood of low income and special needs residents; and
- Improving existing affordable housing and creating affordable housing opportunities.

Monitoring

The City of Albany Community Development Department will monitor the activities of subrecipients of CDBG funds. The City will also carefully screen subrecipients prior to awarding funding to ensure agencies have the experience and capacity to meet applicable CDBG and HUD regulations. The purpose of monitoring will ensure that the intended community benefits of the City's investments are being achieved, and that the federal regulations that apply to those investments are being followed. As needed the City will provide technical assistance and training to make sure recipient agencies have the capacity and understanding needed to achieve compliance.

SP-10 Geographic Priorities

Geographic Area

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction.

The City of Albany has elected to direct CDBG investments into the city's Low and Moderate-Income Census Tracts – tracts 204, 205, 208.1 and 208.2 as identified by the American Community Survey and CHAS data. These Census Tracts have the highest rates of poverty and the largest concentration of minorities.

Qualified applications for housing rehabilitation programs and accessibility needs will be prioritized from these areas. Residential property acquisition and redevelopment will be limited to these areas.

CDBG funds will be allocated to improve sidewalks and add or repair curb ramps in the target area census tracts. Sections of these census tracts either have no sidewalk and curb ramps, or the ramps do not meet current ADA standards, sidewalks pose safety hazards (raised, chipped, cracked, and/or broken due to age of the concrete and/or tree root intrusion). Navigation can be difficult for those with disabilities.

Local Target Area Boundaries

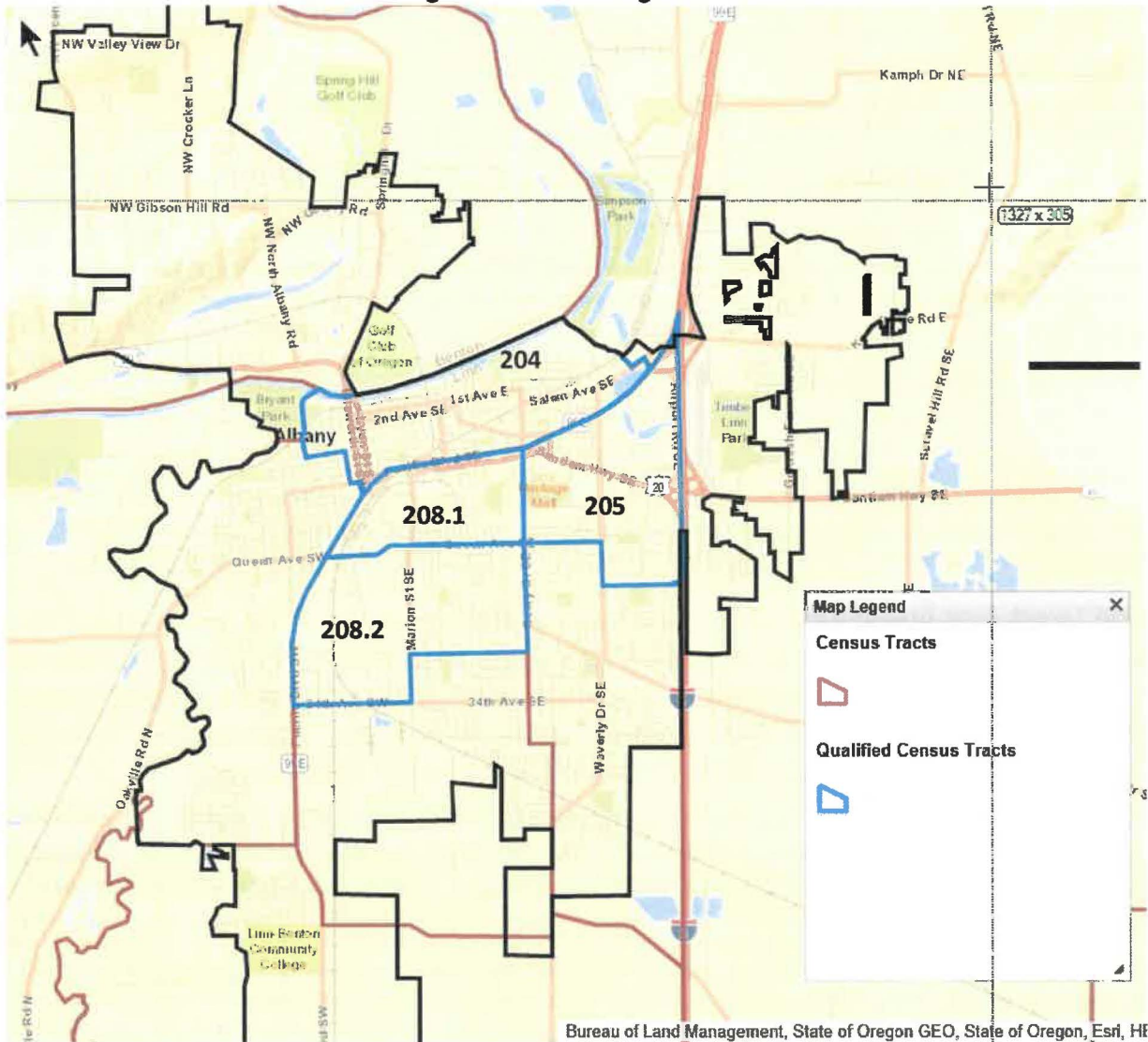
Tract 204 encompasses some of Albany's oldest neighborhoods along the Willamette River to the north. The tract extends east along the river to the City limits along Cox Creek until it meets Pacific Boulevard (State Route 99E), the southern boundary, and extends west to the Ellsworth and Broadalbin Streets and jogs down to 5th Avenue SW, then west to Vine Street and north to the Calapooia River.

More than half of the housing units in Tract 204 were built before 1950 (56 percent) and another 31 percent were built between 1950 and 1979. Due to the age of the housing stock and public improvements, there are blighted conditions in the area including unlivable housing and areas with no sidewalks or curb-ramps.

Tract 204 includes Albany's historic downtown commercial district and some a few smaller pockets of commercial. Most of the commercial buildings in downtown were built before 1950 and the other commercial properties were developed in the 1970s and 1980s. A large portion of **Tract 204**, including the downtown commercial area is in the City's urban renewal district, the Central Albany Revitalization Area (CARA). The CARA urban renewal district plan is aimed at alleviating blighting conditions in the area and improving sustainability of the districts resources, housing and building stock.

Tract 205 is a triangle-shaped area that is bordered by Pacific Boulevard to the north, Interstate 5 to the east, 21st Avenue and Queen to the South and Geary Street to the west. The district includes most of Albany's large retail areas including Heritage Mall, Costco, WinCo, Fred Meyer, Bi-Mart, and strip commercial along the highways. The area includes well-established single-family neighborhoods and numerous apartment complexes clustered around the retail corridors. Tract 205 has the highest percentage of households with one or more residents 60 years or older and the highest percentage of one-person households (see Table on page 90). Tract 205 has the highest percentage of mobile homes and RVs at 14 percent compared to six percent citywide. The tract also has the highest homeownership rate of the local target areas at 53 percent.

Figure 16 – Local Target Areas



Tract 208.1 and 208.2 are centrally located within the City and contains a lot of the rapid development that occurred in the 1970s and into the 1980s. 208.1 is bordered by Pacific Boulevard to the west and north, touching Tract 204 to the north. The east boundary is Geary Street SE to Queen Avenue SE and Queen Ave is the southern boundary. Tract 208.1 contains railroad tracks, the train station, train switching yard, the jail and old police department and some industrial and warehousing uses. The two emergency shelters are in this tract. Strip commercial is located along Pacific Boulevard, the northern boundary, and some offices and the Boys and Girls club are in this tract.

Tract 208.1 had the highest poverty rate (44 percent) of the four low-mod Census Tracts and compared to 20 percent citywide.

Tract 208.2's northern boundary is Queen Ave, east boundary is Geary where it then heads south, then jogs over to Marion Street before it jogs south to 34th Avenue SE, the southern boundary continues along 34th Avenue until it connects with Pacific Boulevard to the west. Tract 208.2 contains a large portion of Albany's industrial land on the west side of the district near the train tracks and several areas of medium density residential land (zoned RM and RMA) and single-family zoned land. More than two-thirds of the

housing units were constructed before 1980, with most during the housing boom in the 1970s. Public improvements, including the parks, trails and schools are also dated.

Tract 208.2 has the highest percentage of households with one or more children under 18 years of age, at 46 percent, and the second highest poverty rate of 35 percent. Tract 208.2 also has the lowest homeownership rate of the four low-mod districts, at 35 percent.

Target Area Characteristics

The following table outlines demographic and housing characteristics of each LMI census tract.

Neighborhood Characteristics	Tract 204	Tract 205	Tract 208.1	Tract 208.2	Citywide
Total Population	4,508	3,639	2,555	6,327	50,828
Total Households	1,691	1,626	916	2,211	19,297
Total Housing Units	1,936	1,800	2,309	2,309	20,721
Homeownership Rate	45%	53%	38%	35%	59%
Median Household Income	\$31,659	\$32,241	\$18,879	\$34,390	\$47,612
Median Family Income	\$38,199	\$45,740	\$22,083	\$34,732	\$55,756
Median Non-Family Income	\$26,484	\$24,663	\$14,417	\$25,355	\$28,666
Persons in Poverty	1,239	734	1,107	2,144	9,779
Poverty Rate	27.7%	20.4%	43.6%	34.7%	19.5%
% Households with 1 or more under 18 years	35.1%	26.5%	34.4%	45.9%	35.1%
% Households with 1 or more 60 years and over	27.9%	46.5%	33.4%	19.4%	32.6%
% 1-person households	30.1%	47.1%	29.6%	21.1%	26.3%
Households with 1.51 or more occupants per room	34	18	0	101	202
Substandard Housing (lacking complete plumbing or kitchen)	70	30	0	20	355
Housing cost burden >50% of income	265	165	2,065	495	2,930
Housing cost burden > 30% of income	345	295	1,730	220	3,710
Median value of owner-occupied units	\$139,200	\$154,000	\$136,100	\$143,900	\$175,100
Median Age of renter-occupied structures	1958	1976	1981	1976	1977
% Housing units built before 1980	83%	64%	60%	71%	55%
% Structures with 2 or more units	39%	41%	48%	54%	26%
% Minority population	26.3%	21.4%	22.6%	26.0%	19.2%
% Persons of Hispanic Origin	21.4%	14.6%	17.4%	17.9%	12.7%

Data Source: 2009-2013 CHAS

SP-25 Priority Needs

The City identified the following needs to be addressed over the five-year plan period. The table that follows describes priority needs.

- Increase the supply of affordable housing
- Improve existing affordable housing
- Reduce/address homelessness
- Help residents with special needs
- Provide economic opportunities for LMI residents
- Improve access to services and amenities
- Remove blighting influences to strengthen neighborhood livability

Table 61 – Priority Needs Summary

1	Priority Need Name	Increase the supply of affordable housing
	Priority Level	High
	Population	Extremely Low, Low, Moderate-Income Households Large Families Families with Children Elderly Individuals Mentally Ill Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	Geographic Areas Affected	Census Tract 204, Census Tract 205 Census Tract 208.1, Census Tract 208.2
	Associated Goals	Create affordable housing opportunities
	Description	Increase the supply of affordable housing for Albany's low and moderate-income residents through down payment assistance to LMI Albany home buyers and support the acquisition of residential properties for rehabilitation or new construction of affordable housing units.
	Basis for Relative Priority	Albany does not have enough affordable housing to meet the needs of residents.
	2	Priority Need Name
Priority Level		High
Population		Extremely Low, Low and Moderate- Income Households Small Families Large Families Families with Children Elderly

	Geographic Areas Affected	Census Tract 204, Census Tract 205 Census Tract 208.1, Census Tract 208.2
	Associated Goals	Preserve and improve affordable housing Removing blighting influences
	Description	The City will continue to support housing rehabilitation of single-family units owned and occupied by LMI households and long-term affordable publicly-supported multi-family housing units.
	Basis for Relative Priority	Many of Albany's housing units, especially dwellings built before 1980, need repairs to improve the structural integrity, safety, air quality, and energy efficiency. Many LMI home owners cannot afford to maintain their housing. Some of Albany's publicly supported affordable housing units need repairs and improvements that non-profit agencies cannot afford. Rehabilitating existing affordable housing and improving energy efficiency will reduce housing cost burden for LMI households and improve the livability and sustainability of Albany's lowest income neighborhoods.
3	Priority Need Name	Reduce and prevent homelessness
	Priority Level	High
	Population	Extremely Low-Income Persons Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Unaccompanied Youth
	Geographic Areas Affected	Census Tract 204, Census Tract 205 Census Tract 208.1, Census Tract 208.2
	Associated Goals	Reduce and prevent homelessness
	Description	The city will continue to support programs at local emergency shelters through public services grants for operating expenses, case management, life skills programs, and more.
	Basis for Relative Priority	Lack of affordable housing has increased the number of homeless residents and families with children.
	4	Priority Need Name
Priority Level		High

	Population	Extremely Low, Low, and Moderate-Income Persons Elderly Frail Elderly Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	Geographic Areas Affected	Citywide
	Associated Goals	Provide needed public services
	Description	Support public service agencies that provide new or increased access to programs that serve highly vulnerable and underserved populations.
	Basis for Relative Priority	Albany's low- and moderate-income and special needs residents need supportive services to prevent homelessness, help residents in recovery, prevent child abuse, provide job skills training, and short-term rental assistance.
5	Priority Need Name	Enhance economic opportunities for LMI residents
	Priority Level	Low
	Population	Extremely Low, Low, and Moderate-Income Persons Persons with Physical Disabilities Micro Enterprises Small Businesses
	Geographic Areas Affected	Citywide
	Associated Goals	Enhance economic opportunities
	Description	Enhance economic opportunities by investing in job readiness services, microenterprise development, and economic development programs that create jobs principally for low- or moderate-income residents.
	Basis for Relative Priority	Many Albany households live in poverty. Lack of sufficient income is a leading cause of homelessness. Many Albany area industries need skilled laborers.
6	Priority Need Name	Improve accessibility to opportunities
	Priority Level	Low
	Population	Extremely Low, Low and Moderate-Income Persons Elderly Frail Elderly Persons with Physical Disabilities Non-housing community development
	Geographic Areas Affected	Tract 204, Tract 205 Tract 208.1, Tract 208.2

Associated Goals	Increase access to opportunities.
Description	Improve access to opportunities in Albany's low-income areas to services, employment, schools, transportation, quality housing, and amenities by investing in safety and accessibility improvements.
Basis for Relative Priority	Residents and University of Oregon students identified street and sidewalk repairs and safety improvements needed in Albany's low-income census tracts.

Narrative (Optional)

The priority goals and strategies identified in the City's 2018-2022 Consolidated Plan are based on the needs identified in the Needs Assessment and Market Analysis sections of this Consolidated Plan. Those sections include analysis of Census data that was refined with local statistics and community input through agency consultations and citizen participation.

The goals and strategies are intended to address the needs of the community by supporting efforts to create and retain affordable housing opportunities, address the needs of homeless residents - especially homeless families and young adults, support community members with special needs, and to benefit low income residents. The City intends to target CDBG funding to activities that will address these priority needs and that will primarily benefit those with the lowest incomes or the lowest income neighborhoods. Many program activities identified in the five-year Consolidated Plan period will address more than one of these needs.

SP-30 Influence of Market Conditions

Influence of Market Conditions

Describe how the characteristics of the housing market influenced the City's decisions regarding allocation priorities among the types of following types of housing assistance:

Table 59

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<p>Tenant Based Rental Assistance (TBRA)</p> <p>TBRA for Non-Homeless Special Needs</p>	<p>TBRA programs are funded with federal HOME funds through Oregon Housing and Community Services (OHCS). Community Services Consortium (CSC) has provided Tenant Based Rental Assistance to Albany residents with funds from OHCS.</p> <p>Housing market conditions will likely increase demand for TBRA and may deplete the funds CSC has to offer this assistance.</p> <p>CSC can request CDBG public services grant funding for short-term rental assistance.</p>
<p>New Unit Production</p>	<p>More affordable housing is needed. The City will allocate a large portion of CDBG funds for property acquisition and construction of new affordable units in this Consolidated Plan.</p>
<p>Rehabilitation</p>	<p>The City proposes to continue supporting housing rehabilitation programs to improve Albany's affordable housing stock and reduce housing costs burden for LMI residents.</p>
<p>Acquisition, including preservation</p>	<p>Acquisition of residential property for affordable housing is an activity anticipated in this Consolidated Plan period.</p>

SP-35 Anticipated Resources

Introduction

The City will receive CDBG funds in the amount of \$410,906 in PY 2018. The City anticipates grant awards averaging \$380,000 per year over the five years covered in this Consolidated Plan. Program income will be estimated in future years based on anticipated repayments to the City from loans provided to property owners, businesses, and housing providers. Very little income is anticipated in the first five years.

Anticipated Resources

Table 60 - Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Administration Acquisition Housing Public Services Economic Development Public Improvements	\$410,906	\$0	\$240,000	\$650,906	\$1,500,000	The CDBG funds will leverage private funds, grant funds and other public funds.

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

The City anticipates providing CDBG funding to a variety of programs and activities over the five-year Consolidated Plan period. Each program or activity will be assessed for need, performance outcomes, agency capacity, and availability to leverage other resources, and ability to complete the activity.

- Funding for public improvements to remove barriers to accessibility is expected to leverage local funds and may leverage city street repair funds, and possibly state or private funds depending on the activity.
- The housing rehabilitation program will develop a revolving loan fund and will be paired with federal weatherization fund grants.
- Down payment assistance loans and grants will leverage private savings of homebuyers.
- Affordable housing and economic development projects are expected to leverage other local, state, federal and/or private funds.
- Emergency and transitional housing loans or grants will leverage private sources and foundations and may leverage other state and federal funding sources.
- Microenterprise assistance will leverage state education funds and federal small business funding as well as private investments.

- Funds allocated for public services are often very small grants that are matched by subrecipients that will provide the balance of funds needed to carry out the activity.

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

The City of Albany owns a few properties in one of the City's low and moderate-income Census Tracts, Tract 204. The tract runs south from the Willamette River to Pacific Boulevard and includes downtown. It is possible that a City-owned property may be used to address needs identified in the Consolidated Plan.

Discussion

The City will use CDBG funds in partnerships with subrecipients to leverage private and public funds to address the goals and strategies outlined in the Consolidated Plan. The public improvement projects will leverage federal, state, and local grant funds and donations for improvements. Grants to subrecipients for public services or economic development are anticipated to leverage other funding sources.

The City has developed a strategy that distributes some of the CDBG resources as loans rather than grants to generate program income for other eligible activities. For example, the housing rehabilitation revolving loan activity will likely be in the form of no-interest repayable loans that will generate program income in future recipients.

SP-40 Institutional Delivery Structure

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

The City of Albany will carry out the 2018-2022 Consolidated Plan activities through a collaborative effort with public and private partners.

Housing rehabilitation and down payment assistance programs are continuing in this Consolidated Plan and existing partnership with Willamette Neighborhood Housing, Linn-Benton Housing Authority and Community Services Consortium to carry out these activities.

Public services grants have been competitive to date, and requests for proposals are anticipated to determine priority needs for Albany’s special needs and homeless populations.

The City is currently partnering with Albany Area Habitat for Humanity to acquire one residential property. Permanent partnerships for property acquisition and new construction have not been decided. Depending on the opportunities that arise, the City will engage in partnerships with non-profit housing providers for acquisition and new construction.

Economic development programs will be carried out by the City departments and with Linn-Benton Community College’s Small Business Development Center.

Public improvements will be planned and coordinated with the City’s Public Works and Parks and Recreation departments.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

As described in Section NA-45 of this Plan, numerous Albany area agencies provide services targeted to homeless persons and persons with HIV/Aids.

Table 60 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	X
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

There are several service providers in Albany working to address the needs of homeless persons and families. All services are available to Veterans and persons with HIV.

Samaritan Albany InReach Services operates a health clinic on Thursday evenings for persons who do not have health insurance. Linn County Health Services department provides counseling and screening services for persons with HIV and accounts for all the services identified in the “Targeted to People with HIV” column in the table above. Linn County Health Services also serves persons with mental health and substance abuse issues.

Albany’s two adult/family homeless shelters serve homeless individuals with counseling, transportation, life skills training, healthcare navigation, and most of the services listed in the above tables. Each shelter provides counseling and case management, meals, hygiene products, blankets, and clothing to anyone, including the chronically homeless individuals.

Signs of Victory Mission has a wellness center that provides a needle exchange and wellness services in partnership with Samaritan Health Services.

Jackson Street Youth Services operates a shelter and drop-in center in Albany for homeless and at-risk youth.

The Center Against Rape and Domestic Violence, an agency that provides emergency and transitional shelter for individuals and families fleeing domestic violence, also provides advocacy and supportive services for clients in shelter or living elsewhere in the community.

The State Department of Human Services local office also offers counseling and assistance for families. The Family Tree Relief Nursery offers counseling and parenting classes to parents of children at risk of abuse.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including but not limited to the services listed above

Albany is fortunate to have strong collaboration among non-profit and government agencies that serve Albany’s homeless and special needs residents. Most area agencies participate in monthly HEART meetings, which provide an opportunity for networking and collaboration on addressing needs and in program delivery. Linn County Health Services divisions staff - including mental health, alcohol and drug, and developmental disabilities – have formed numerous partnerships with other agencies to deliver programs that provide comprehensive supportive services, treatments, and care.

The primary gap in service delivery relates to the availability of affordable housing. More families and households with children are experiencing homelessness. The new Signs of Victory shelter provides four shelter rooms for families and women with children in Albany, but demand exceeds capacity.

There is a need for housing for persons recovering from drug and alcohol addiction and a medical detoxification facility to avoid transporting residents out of the area to be served.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Consolidated Planning process has identified numerous priority needs within the City and the Community Development Commission (CDC) developed goals and identified and developed programs with area agencies to address priority needs.

The City of Albany staff and CDC members will continue to collaborate with service providers to strengthen partnerships among agencies already providing services and to leverage CDBG funds with other sources. The City will oversee CDBG subrecipients through regular reporting and monitoring of the activities and outcomes.

SP-45 Goals Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Create affordable housing opportunities	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Provide affordable housing Address homelessness	\$476,700	Housing units constructed or acquired: <i>4 housing units.</i> Direct Financial Assistance to Homebuyers: <i>10 Households Assisted.</i>
Preserve and improve affordable housing	2018	2022	Affordable Housing Non-Homeless Special Needs	Local Target Areas (Census Tracts 204, 205, 208.1 and 208.2)	Rehabilitate affordable housing stock; Increase energy efficiency Reduce housing cost burden	\$400,000	Homeowner Housing Rehabilitated: <i>15 units</i> Rental units rehabilitated: <i>10 units</i>
Reduce and prevent homelessness	2018	2022	Homeless Non-Homeless special Needs	Citywide	Prevent residents from becoming homeless Help homeless residents into housing	\$150,000	Public service activities other than Low/Moderate Income Housing Benefit: <i>500 Persons Assisted.</i> Homeless Person Overnight Shelter: <i>500 Persons Assisted.</i>
Provide needed public services	2018	2022	Affordable Housing Non-Homeless Special Needs Fair Housing Non-Housing Community Development	Citywide	Homelessness assistance. Help Low Income and special needs populations. Further fair housing.	\$117,900	Public service activities other than low/moderate income housing benefit: <i>500 persons benefited</i>
Increase economic opportunities	2018	2022	Non-Housing Community Development	Citywide	Microenterprise and business assistance; Job creation	\$87,600	Businesses assisted: <i>10</i> Residents assisted: <i>50</i>
Remove barriers to accessibility	2018	2022	Non-Housing Community Development	Local Target Areas (Census Tracts 204, 205, 208.1 and 208.2)	Sidewalk, curb ramp and infrastructure improvements in LMI areas; remove barriers in public facilities	\$138,000	Public infrastructure activities other than LMI housing benefit: <i>1,000 persons benefited</i>

Table 62 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City does not receive federal HOME funds, so this section is not applicable.

Narrative (Optional)

The priority goals and strategies identified in the City's 2018-2022 Consolidated Plan are based on the needs identified in the Needs Assessment and Market Analysis sections of this Consolidated Plan. Those sections include analysis of Census data that was refined with local statistics and community input through agency consultations and citizen participation.

The strategies are intended to address the needs of the community by supporting efforts to create and retain affordable housing opportunities, address the needs of homeless residents - especially homeless families and young adults, support community members with special needs, and to benefit low income residents. The City intends to target CDBG funding to activities that will address these priority needs and that will primarily benefit those with the lowest incomes or the lowest income neighborhoods. Many program activities identified in the five-year Consolidated Plan period will address more than one of these needs.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The local housing authority, the Linn-Benton Housing Authority, is a public housing authority that aids renters in Albany but does not own or operate any public housing.

This narrative is not applicable.

Activities to Increase Resident Involvements

Not applicable.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to Affordable Housing

Barriers to Affordable Housing

Section MA-40 of the market analysis reviewed any negative effects of public policies on affordable housing and residential investment. The primary barrier to affordable housing is lack of affordable housing. Until about 2015, Albany's market rate housing was relatively affordable compared to other areas.

The price of housing in the region impacts the ability of households to live close to where they work. Transportation costs affect monthly budgets. Housing prices in neighboring Corvallis are higher than prices in Albany; so many people who work in Corvallis cannot afford to live there. Oregon State University students put additional pressure on the availability of affordable rental housing in Corvallis sending students to Albany for housing.

The review of City land use and housing policies found that in general, Albany's policies do not present barriers to development of affordable housing, but lack of available land and incentives may be factors in why more affordable housing is not being built.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The following strategies were identified for evaluation over the five-year Plan period to determine if future policy changes could create opportunities for affordable housing.

Accessory Dwelling Units. Accessory dwelling units can provide additional housing units typically at a much lower cost since they utilize existing infrastructure. In response to a state mandate, the City is in the process of modifying standards to allow accessory dwelling units anywhere a single-family residence is allowed. New regulations will allow larger units and reduce other requirements to make them an attractive way to add additional housing units.

Available Land. Housing market pressures from Corvallis and other areas where housing has been more expensive has fueled increases in Albany's rents and home values. The city has experienced an uptick in development of multi-family and single-family units and there is very little land available for medium and higher density housing. The City should evaluate its residential land supply to ensure there is enough land available to meet the needs of Albany residents by providing more affordable housing choices.

Zoning Standards. The City should evaluate the types of housing units allowed in its zoning districts, including traditional single-family districts, to allow more variety and flexibility in housing types and rather use performance zoning or maximum densities by zone and design standards for compatibility of infill development. Development standards such as minimum parking, minimum lot sizes, maximum lot cover and heights in Albany's residential and mixed-use zones should be evaluated to remove barriers to achieving the minimum density standards. The City could consider minimum density requirements to achieve the highest and best use of available land.

Infill Development Standards. The City should evaluate the infill development standards to ensure they are not creating barriers to affordable housing, such as requiring garages or carports.

Affordable Housing Incentives. The City allows a sliding-scale density bonus for housing that is affordable to households earning up to 1.2 times the area median income (more density for housing that is more affordable). The City should evaluate these incentives and develop incentives for housing that is affordable to households earning less than 50 percent of the area median income.

The State of Oregon has been pro-active in adopting new laws to promote affordable housing. With the ban on inclusionary zoning lifted, local governments can require up to 20 percent of new units to be affordable housing in new multifamily developments with at least 20 units so long as they also offer incentives to defray

builders' losses. The state now allows cities and counties to levy a construction excise to subsidize affordable projects and help for first-time homebuyers.

Additional Discussion

The following actions are recommended over the Consolidated Plan period:

1. Update the residential buildable land inventory and project housing needs for the next 20 years.
2. Educate the community and policy makers about Albany's affordable housing needs.
3. Educate the community and policy makers about Fair Housing laws and equal opportunities.
4. Evaluate the Comprehensive Plan policies related to affordable housing and fair housing.
5. Evaluate the Zoning Map for opportunities to provide medium density housing.
6. Evaluate residential and mixed-use zoning district standards, allowed housing types, minimum and maximum density standards, and infill development standards.

SP-60 Homelessness Strategy

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

Albany has a network of agencies and organizations that work together to deliver shelter and related services to homeless individuals and families in Albany, such as hot meals, clothing, and hygiene products. Many of the agencies that provide services and support to Albany's homeless individuals are members of the Homeless Engagement and Resource Team (HEART). HEART meets monthly to coordinate outreach, needs, and service delivery to the homeless residents and residents at-risk of becoming homeless.

Community Services Consortium (CSC) is the area Continuum of Care agency that plans and coordinates a network of services provided in Linn, Benton, and Lincoln counties. As the state and federally recognized action agency for the region, CSC acts as a conduit for federal and state homeless program funding and coordinates the annual point in time counts. CSC coordinated the development of the *Ten-Year Plan to Address Issues Around Housing and Homelessness in Linn County* (Ten-Year Plan) published in 2009 and coordinated the 2012 update. The Ten-Year Plan identifies numerous strategies to reach out to homeless persons, especially the chronically homeless persons, and unaccompanied youth, to assess their needs. The following priority goals were identified from the Ten-Year Plan:

- Prevention services for those at risk of homelessness;
- Increase capacity of homeless persons to become self-supporting or get into supportive housing;
- Create an education and awareness program to remove societal stigma about homelessness as well as to advocate for answers.
- Create a system of collection technology and methodology to better account for homeless program outcomes.

Since the Ten-Year Plan was published, HEART member agencies have worked to implement these strategies and to identify the gaps and needs in services to the homeless. Progress on goals include:

- Annual homeless resource fair reaches out to unsheltered to provide opportunities to engage in services with area service providers;
- Jackson Street Youth Services opened the Cornerstone Outreach center to reach at-risk youth and a 10-bed youth shelter opened in Albany in 2015 for unaccompanied youth;
- Signs of Victory Mission has expanded into a larger facility with 97 beds, four rooms for families, and one detoxification room which has brought residents off the streets;
- A coordinated data collection system was developed and is being implemented by CSC and other agencies.
- Linn County Health Services provides counseling and support to persons in jail with mental health issues to address needs and develop plans prior to their release. Linn County also provides crisis services on-site and off-site and an afterhours crisis line.

Most of the chronically homeless populations suffer from some form of mental illness. The Plan calls for more transitional living programs for those suffering from mental illness and more permanent supportive housing units are needed for the mentally ill.

Addressing the emergency and transitional housing needs of homeless persons

Albany has two emergency shelters for adults and families that can accommodate 206 people and a youth shelter that provides 10 beds. Signs of Victory Mission (SOV), expanded into a larger facility and has four rooms for

families with children. Albany Helping Hands (AHH) serves Albany's homeless and chronically homeless sex offenders, felons, and several residents with mental illness. AHH refers families with children to SOV, and likewise, SOV refers sex offenders and felons to AHH.

Lack of affordable housing is increasing the length of stay at shelters. Residents at AHH stay between 6 and 9 months. More transitional housing with supportive services is needed to help transition people out of homelessness, including housing for women with children, families, sex offenders and persons in recovery.

Addiction is a leading cause of homelessness and a leading cause of domestic violence and sexual assault, which can lead to homeless victims. There is need for more alcohol and drug rehabilitation housing with recovery support, counseling, and case management services.

Several agencies are working together to fund and build a local detoxification facility in Linn County. Residents with addictions often become chronically homeless. Successful detoxification and rehabilitation are essential in success of residents in recovery that have integrated back into society.

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

According to the 2017 point in time homeless count results, the leading causes of homelessness included: insufficient income, lack of affordable housing, drug and alcohol use, poor rental history/evictions, and criminal history.

Preventing homelessness and re-entry into homelessness is a primary goal of the Consolidated Plan. According to the 2017 point in time homeless count results, the leading causes of homelessness included: insufficient income, lack of affordable housing, drug and alcohol use, and poor rental history/evictions and criminal history.

Shelters and agencies that work with the homeless note that homeless families and individuals often need more than 30 days to resolve homeless issues and causes. The shortage of affordable housing is increasing shelter stays. Stays at one shelter were averaging 6 to 9 months in 2017. Shelter operators indicate a need for more transitional housing, especially for households with children, felons, and persons with mental illness, until more permanent affordable housing is available.

The 2018 survey of homeless residents and providers also said that first and last month's rent and security deposit assistance is needed to help subsidize and stabilize persons and families transitioning out of homelessness. More case management and skills training are needed to help persons to increase the capacity of homeless and at-risk persons to be self-supporting.

Strategies to address issues related to homelessness include:

- Drug and alcohol treatment and recovery programs;
- Rapid-rehousing assistance;
- Transitional supportive housing; and
- Coordinated crisis management and counseling.

Plans for a local comprehensive detoxification and rehabilitation services facility are underway. Linn County and Samaritan Health Services have committed to constructing a 16-bed treatment and recovery facility in neighboring Lebanon before the end of 2019.

The Albany House youth shelter operated by Jackson Street Youth Services works with Albany are unaccompanied youth to help them safely reunite with family members or into other stable housing. In 2017, 26 of the 28 Albany residents served at the shelter successfully existed homelessness. Jackson Street needs more shelter beds for youth ages 10-17 and transitional supported housing for older youth ages 18-24. Jackson Street works with youth to keep them in school and develop life skills to help them live successfully on their own, graduate and pursue careers.

As noted in the Needs Assessment of this Plan, several area agencies work with at-risk populations to prevent homelessness or re-entry into homelessness:

- Community Services Consortium (CSC) provides rent and utility assistance, job training, unemployment services, and manages federal ESG funds and a rapid rehousing program for homeless residents.
- C.H.A.N.C.E. and Linn County Alcohol and Drug and Mental Health assist individuals with mental health and/or substance abuse related issues who are seeking recovery and positive change get housing and to become productive members of the community.
- Family Tree Relief Nursery works with parents and children in families with high-risk factors for child maltreatment to strengthen their skills, so their children can live safely at home and reach kindergarten ready to learn. Most families they support have problems with drug and alcohol abuse or had domestic violence issues or suffer from depression or mental illness. FTRN served 65 families in 2017; 133 were on the waiting list for services.
- The Center Against Rape and Domestic Violence (CARDV) helps victims of domestic violence or sexual assault to provide safe transitional housing and helps clients navigate the legal system.

In 2017, CSC led efforts to develop a better data collection and coordination system that could be used agencies to reduce duplication and time on intake and to coordinate care and resources among agencies. This coordinated intake and assessment system should improve needs assessments and coordinated care delivery.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs

Linn County Parole and Probation provides individuals being discharged from jail a housing voucher for one month. CHANCE coordinates housing placements for residents in recovery. HEART provides informational/supply bags to the Linn County jail for distribution to released convicts that includes referral information to help them connect to services and shelter upon release. Linn County Mental Health works with the State Hospital to find placements for adults who are ready to transition into the community through the Community Integration Team.

Linn County received a “jail diversion” grant in 2016. The purpose of the grant was to intervene, and as appropriate, divert individuals with mental illness from the criminal justice system. LC provides a full time Mental Health Specialist to the Linn County Correctional facility to perform mental health assessments, provide treatment to inmates with mental health issues and offer ongoing behavioral health consultation to jail staff and leadership. In 2016, this program served 1,284 Linn County jail residents.

The hospital coordinates with local shelters and Linn County Health Services staff to pick up homeless persons discharged from hospitals and coordinate needs and housing placements.

It is much more cost-effective and less disruptive to keep a family or individual in existing housing than to place them back into housing after a period of homelessness. Homelessness can create a domino effect on a household’s resources and abilities. Homeless prevention through services that allow residents to maintain their current housing status or get into housing is a top priority. Strategies to help those at risk include:

- Foreclosure counseling or refinance assistance;
- Financial management/budgeting classes;
- Housing rehabilitation and energy-efficiency improvements to reduce monthly housing costs;
- Senior housing retrofits to help seniors age in place;
- Job skills training and microenterprise assistance; and
- Life skills, parenting, healthy living and nutrition classes.

Discussion

As stated in the Homeless and Non-Homeless Special Needs Assessment sections of the 2018-2022 Consolidated Plan, there are numerous supportive services in the community managed by other organizations for the homeless and non-homeless special needs populations. The City has maximized the distribution of Public Service funding allowances to partner with organizations that serve the homeless and non-homeless special needs populations in the community. The City has ongoing consultations with providers to assess other needs that could be eligible for CDBG funding.

SP-65 Lead Based Paint (LBP) Hazards

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Albany is committed to reducing lead-based paint hazards in Albany's older housing stock built before 1978. Lead-based paint is most commonly found on windows, trim, doors, railings, columns, porches, and exterior walls, and can be found in buildings before lead-based paint was phased out of homes by 1978. Albany has thousands of homes built before 1950. Lead based paint hazards are a highly likely in many of these homes as well as in those constructed through the 1970s.

Children are the most susceptible to lead poisoning as they often put their hands and other objects into their mouth which may have lead on them. Their growing bodies absorb more lead and their brains and nervous systems are more sensitive to the damaging effects of lead.

The City took steps the last five years to provide lead safety information to owners of older homes and to develop and revise program procedures for residential projects that receive CDBG funding to include lead testing, lead-safe work practices, and lead hazard reduction measures.

The City will take the following actions to reduce lead-based paint hazards and risks during the 2018-2022 Consolidated Plan period:

- Educate residents in dwelling units built before 1980 about lead-based paint hazards and lead-safe improvements, how to test for lead and safely remove lead-based paints with brochures published by the Environmental Protection Agency and the Oregon Health Authority;
- Maintain lead paint safety information and links to resources on the City's website;
- Housing built before 1978 receiving CDBG funding will be tested for lead and proper procedures followed for compliance with state and federal lead paint safe work standards and the HUD Renovation, Repair and Painting Rule (RRP), which requires contractors receive RRP certification and ongoing training.

How are the actions listed above related to the extent of lead poisoning and hazards?

The Linn County Health Services Department used to conduct lead paint screenings on request; however, lead tests are now performed by physicians and test results are unavailable. County staff recollects that in the many years of doing lead testing only a couple of cases of elevated blood levels were found. That said, any case of elevated blood levels is one too many when preventive measures can be taken to reduce or eliminate lead-based paint hazards.

It is unknown if the number of lead poisoning cases is reduced from earlier years since the City became an entitlement grantee.

State and federal lead-certification and training requirements for contractors should reduce the incidents and exposure to lead poisoning and hazards.

How are the actions listed earlier integrated into housing policies and procedures?

The City and area partners and CDBG subrecipients will follow federal policies and procedures related to preventing lead-based paint poisoning for housing assistance and rehabilitation grant and loan programs. The City's Lead Safe Housing Procedures were taken from federal requirements found in 24 CFR Part 35, "Lead-based Paint Poisoning Prevention in Certain Residential Structures," and from state requirements found at OAR 333-070, "Pre-renovation Education and Renovation, Repair, and Painting Activities Involving Lead-based Paint."

All housing assistance program policies require compliance with both state and federal lead paint regulations, and

stipulate specifically that “all contractors, owners, and volunteers performing lead paint-related work on the property must have completed the applicable training requirements and must perform the work in compliance with both HUD's *Lead Safe Housing Rule* and the Environmental Protection Agency's (EPA) *Renovation, Repair, and Painting Rule*.”

Summaries of these rules and their requirements for housing owners/operators/developers/sponsors will be provided in writing to entities applying for housing project funding through an applicant guidebook, and verbally through onsite inspections and evaluations of projects where lead hazards are or may be present.

City CDBG staff will closely monitor projects involving residential units built before 1978.

SP-70 Anti-Poverty Strategy - 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Through preparation of the 2018-2022 Consolidated Plan, the City of Albany developed goals and strategies to help reduce the number of families and individuals in poverty.

American Community Survey data and maps provided by HUD helped the City understand the characteristics of residents in poverty and where they live.

Albany had a poverty rate of 21 percent in the 2012-2016 American Community Survey. Albany's minority populations have a much higher incidence of poverty than White non-Hispanic or Latino residents, with a 44 percent for persons of Hispanic or Latino origin and 46 percent for other races. Educational attainment is also a factor in poverty rates – 28 percent of persons without a high school degree or equivalent were in poverty, compared to only five percent of those with a bachelor's degree or higher were in poverty. Most residents in poverty are renters.

Table 63- Albany Poverty Statistics, 2012-2016

Poverty Statistics	Total	Number in Poverty	Percent in Poverty
Total Population	50,346	10,540	21%
AGE			
under 18 years	12,645	4,385	34.7%
18 to 64 years	31,341	4,654	34.1%
65 years and over	6,360	501	7.9%
RACE			
White, not Hispanic or Latino origin	41,128	6,950	16.9%
Hispanic or Latino origin (of any race)	5,706	2,571	45.1%
Other Race	2,394	1,098	45.9%
Households	19,996	3,501	17.5%
Families	12,180	2,145	17.6%
Owner occupied	8,299	216	2.6%
Renter occupied	4,511	1,929	42.8%
EDUCATIONAL ATTAINMENT (Pop. 25 yrs+)			
Less than high school graduate	3,242	899	27.7%
High school graduate or equivalent	8,762	1,532	17.5%
Some college, Associate degree	13,683	1,941	14.2%
Bachelor's degree or higher	7,525	383	5.1%

The City's anti-poverty goals include:

- Reducing the number of Albany residents living in poverty over the Consolidated Plan period; and
- Providing services to residents in poverty to keep them housed, provided with nutritious food and clothing, healthcare, parenting skills and support, and educational and job skills opportunities to improve their livelihood and sustainability.

The following objectives and strategies will be used over the five-year Plan period to reduce poverty and improve the self-sufficiency of Albany’s lowest income residents.

Expand Economic Opportunities for Albany’s Low-Income Persons

1. Support Job Creation. The City will work with area businesses and economic development related agencies to develop or expand programs that create jobs, offer microenterprise assistance, business assistance or training. The City will also provide grants to small businesses to assist in job-creation.
2. Support workforce development. Support efforts to expand job training and career development programs to fill vacancies in local industries and professions and connect residents to local career opportunities.

Provide Services that Support Self-Sufficiency. Individuals and households in poverty struggle to provide basic needs such as a safe home, heat, food, transportation, health care, and education.

1. Support programs that help persons improve self-sufficiency by providing access to education, employment, health care, food, and financial stability.
2. Support programs that address risk factors for homelessness such as alcohol and drug addiction and gambling.

Expand and Improve Albany’s Affordable Housing Supply and Improve Living Conditions. Persons below the poverty level may live in substandard housing, or in housing that has safety issues, or is inefficient. The following strategies will be employed.

1. Support housing rehabilitation and weatherization programs that reduce monthly housing costs and improve housing conditions.
2. Support programs that prevent foreclosure.
3. Support money management and savings classes and programs.
4. Help Low-Income residents become homeowners.

How are the Jurisdiction’s poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The City of Albany’s poverty goals and programs are incorporated into the following Consolidated Plan strategies summarized below.

Create Affordable Housing Opportunities by supporting home ownership and opportunities to build equity and assets.

Preserve Affordable Housing Supply. CDBG funds are allocated for housing rehabilitation and weatherization to improve living conditions and reduce monthly housing costs.

Provide Needed Public Services. The City will support agencies that provide services to Albany’s poverty-level families.

Enhance Economic Opportunities. The City will support microenterprise training and development programs, help businesses create jobs for low or moderate-income persons, and support workforce development and job skills training programs.

SP-80 Monitoring

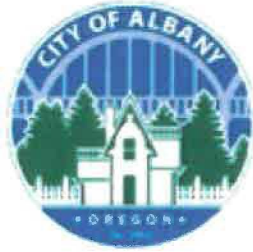
Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Albany Community Development Department will be responsible for monitoring the regulatory compliance of all CDBG-funded activities. The City will provide training and technical assistance to sub-recipients to ensure understanding and compliance of HUD regulations related to fair housing and meeting national objectives and other procurement and project-related requirements.

The City will use a multi-step monitoring process including the following steps:

1. Pre-Assessment. During the application process, sub-recipients will be evaluated on the capacity of the organization to complete the project as described and will be scored appropriately.
2. Monitoring. All activities will be monitored on an ongoing basis by the City of Albany. Beneficiary income verification will be conducted during reviewing project applications for all housing and economic development activities under the CDBG program to ensure compliance with a National Objective. Each of the agencies receiving funding will be required to submit monthly reports documenting both the expenditures being reimbursed with CDBG funds, and the characteristics of the clients they are serving (incomes, which priority population they fall within, race and ethnicity). Agencies will provide quarterly reports on the progress they are making toward achieving the outcomes they identified in their requests for funding. A review of the sub-recipient's progress and capacity will be conducted at all stages of the activity.
3. Risk Analysis. Each program year, sub-recipients will be identified for on-site monitoring and additional training based on findings from desk monitoring, subrecipient experience and capacity using and managing federally-funded projects, and prior monitoring issues.
4. On-Site Monitoring. In addition to ongoing monitoring, the City will conduct on-site visits to review sub-recipient records for program and/or financial compliance. All construction projects will be monitored on-site to ensure compliance with federal contracting, environmental laws and permits. A checklist will be used at these site visits.
5. Lead-Based Paint Monitoring. Compliance with lead paint regulations and applicable housing quality standards will be verified for each housing activity through inspections conducted prior to the provision of assistance, and then again both during construction (for interim clearance) and after construction work is complete (for final clearance) for rehab projects to which these regulations apply.
6. Ongoing support and technical assistance. The monitoring process will be further enhanced by regular contact between the CDBG grant staff and the CDBG sub-recipients. Constant communication and technical assistance will be offered at all stages of the program from application to close-out to ensure compliance with appropriate regulations.

The City will review quarterly reports prior to processing draw requests to ensure compliance with national objectives.



CITY OF ALBANY

DRAFT **2018 ACTION PLAN**

FOR THE CITY OF ALBANY **COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS**

PREPARED BY THE CITY OF ALBANY, OREGON
COMMUNITY DEVELOPMENT DEPARTMENT

Executive Summary

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

1. Introduction

The City of Albany is an entitlement jurisdiction receiving a federal formula grant from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program. The purpose of the CDBG program is to provide decent housing, a suitable living environment, and to expand economic opportunities, primarily for low- and moderate-income residents.

All CDBG-funded activities must meet one of three HUD-defined National Objectives:

- Benefit to low- and moderate-income (LMI) persons;
- Aid in the prevention or elimination of slums or blight; and
- Meet urgent needs to alleviate emergency conditions.

CDBG statutes require recipients to spend 70 percent of all CDBG funds to benefit LMI persons. In addition, CDBG program activities, when considered as a whole, must not benefit moderate-income persons (those earning 50 to 80 percent of the median income) to the exclusion of low-income persons (residents earning less than 50 percent of the median income).

The 2018 Action Plan is the City's first plan that outlines how the City will target program year 2018 CDBG funds to address needs and goals identified in the 2018-2022 Consolidated Plan. The CDBG program require entitlement jurisdictions to prepare five-year strategic plans to identify housing, community, and economic development priorities. The plan priorities are a result of agency consultations, citizen participation, and analysis of data and trends of a comprehensive set of variables that affect livability and sustainability.

Each year, entitlement jurisdictions must submit an Action Plan to HUD that describes the specific planned uses for CDBG funding and how program requirements will be satisfied.

2. Summarize the objectives and outcomes identified in the Plan

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

The 2018 Annual Action Plan (2018 Plan) is the first plan to address goals and objectives identified in Albany's 2018-2022 Consolidated Plan. The 2018 Plan objectives and outcomes were developed through citizen participation and agency consultations over the past year and an assessment of needs identified in the 2018-2022 Consolidated Plan.

The City will use 2018 CDBG program funds to address the following Consolidated Plan goals and objectives with the proposed activities.

- Create affordable housing opportunities - through home buyer assistance programs for Albany's low and moderate-income residents and residential property acquisition that would provide new affordable housing in the Consolidated Plan period.
- Preserve and improve existing affordable housing – through housing rehabilitation loans and grants and energy efficiency improvements that improve the integrity, safety and livability of existing housing occupied by LMI residents.
- Reduce homelessness - through public services grants to shelters for general operation costs including meals, case management, life skills/employment training for homeless youth and adults.
- Provide services to special needs and low-income residents – through child abuse prevention services, food boxes and furniture to homeless and low-income residents, senior companion program for elderly adults, and fair housing education, outreach, and monitoring.
- Increase economic opportunities for Albany's low- and moderate-income residents – through technical assistance and training to microenterprises and entrepreneurs to help them establish businesses and add local jobs; and support and grants to small business to offset costs to add employees.
- Improve access to opportunities – through public accessibility and infrastructure improvements at Sunrise Park and in Albany's target area Census Tracts.
- Remove blighting influences- and revitalize and strengthen neighborhoods by investing in housing needs.

The 2018 Action Plan activities will primarily benefit Albany's LMI residents, with funding priorities to agencies that work to prevent homelessness.

Expected Resources

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

Introduction

As an entitlement jurisdiction, the City of Albany receives an annual Community Development Block Grant (CDBG) fund from HUD. The City’s 2018 annual formula grant is \$410,906. The City estimates \$240,000 of prior year resources will be unspent on June 30, 2018. The City expects that all of the prior year activities will be completed by December 31, 2018.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$410,906	0	\$240,000	\$650,906	\$1,500,000	Unspent funds from earlier program years will be depleted this year.

Table 1 - Expected Resources – Priority Table

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

Anticipated leveraged resources for programs proposed in the 2018 Action Plan are identified below.

- Public Services – all public service subrecipients will provide a match of at least 100 percent; the City estimates a leverage of \$100,000. The primary source of matching funds is private donations but includes some other state and federal funds.
- Housing Rehabilitation and Down Payment Assistance – programs will leverage roughly \$50,000.
- Sunrise Park Public Improvements – will leverage local City parks and recreation funding of \$50,000.
- Economic Opportunities – microenterprise assistance is anticipated to leverage \$20,000 in private funds.

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

Not Applicable.

Discussion

None.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create Affordable Housing Opportunities	2018	2022	Affordable Housing	Citywide	Increase Affordable Housing Opportunities Acquire or create new affordable housing	\$20,000 \$45,000	Direct Financial Assistance to Homebuyers: <i>2 Households Assisted</i> Acquisition: <i>1 Properties</i>
2	Preserve Affordable Housing	2018	2022	Affordable Housing	Tract 204 Tract 205 Tract 208.1 Tract 208.2	Affordable Housing Condition	\$90,000	Homeowner Housing Rehabilitated: <i>3 Household Housing Units</i>
3	Reduce Homelessness	2018	2022	Homeless		Homelessness	\$35,900	Homeless Person Overnight Shelter: <i>170 Persons Assisted</i>
4	Serve Special Needs and LMI residents	2018	2022	Homeless Non-Homeless Special Needs		Homelessness Special Needs Populations LMI Households	\$22,000	Public service activities other than Low/Moderate Income Housing Benefit: <i>250 Persons Assisted</i>
5	Enhance Economic Opportunities	2018	2022	Non-Housing Community Development	Citywide	Microenterprise development, advising and technical assistance (Spanish and English)	\$18,000	Non-Housing Community Development: <i>20 Persons Assisted</i>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Increase Access to Opportunities	2018	2022	Non-Homeless Special Needs	Tract 204 Tract 205 Tract 208.1 Tract 208.2	Public facility accessibility improvements, safe routes to schools	\$98,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Benefited

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Create Affordable Housing Opportunities
	Goal Description	In PY 2018, new affordable housing opportunities will be created through home buyer down payment assistance programs and acquisition of residential property for future construction of affordable housing.
2	Goal Name	Preserve and Improve Affordable Housing
	Goal Description	Maintain and improve the quality of Albany's affordable housing stock through housing rehabilitation programs.
3	Goal Name	Reduce Homelessness
	Goal Description	Reduce homelessness by supporting agencies that help homeless residents transition out of homelessness. PY 2018 CDBG activities will include: <ul style="list-style-type: none"> Youth shelter services and case management to reconnect youth with families or to live successfully on their own. Support overnight shelter operations.
4	Goal Name	Provide Needed Public Services
	Goal Description	Support agencies that provided needed services to Albany's LMI and special needs populations. In the 2018 Action Plan, the city will provide public services grants to four agencies for different programs. Two programs are being reported under the Homelessness goal. The remaining two public service activities include the following: <ul style="list-style-type: none"> Family support intervention program to prevent child abuse and foster care placements; and Food boxes and furniture for low-and-moderate income residents.
5	Goal Name	Create Economic Opportunities
	Goal Description	2018 program year funds will be used to provide small grants to small businesses for job creation and will enable low-mod residents to access microenterprise and small business development courses at the community college for free.

6	Goal Name	Increase Access to Opportunities
	Goal Description	Sidewalk, curb ramp and intersection safety improvements will be made in public rights-of-way or at public facilities in Albany’s low-mod Census Tracts.
7	Goal Name	Remove Blighting Influences
	Goal Description	The City will finish the Sunrise Park remodel that removed blighted and unsafe conditions in low-mod Census Tract 208.2 and will acquire blighted residential property.

Table 3 – Goal Descriptions

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

The City does not receive HOME funds.

AP-35 Projects – 91.220(d)

Introduction

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

#	Project Name
1	2018 Home Buyer Assistance
2	2018 Property Acquisition and Clearance
3	2018 Housing Rehabilitation
4	2018 Youth Shelter Case Management Services
5	2018 Emergency Shelter Operations
6	2018 Child Abuse Prevention Services
7	2018 Food and Furniture Distribution
8	2018 Senior Companion Program
9	2018 Microenterprise Development
10	2018 Sunrise Park Public Improvements
11	2018 Sidewalk and Curb Ramp Program
12	2018 CDBG Administration and Planning

Table 4 – Project Information

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

The Community Development Commission (CDC) evaluated performance of existing programs, assessed community needs through agency consultations and public surveys, and reviewed applications for public services to determine allocation priorities for PY 2018.

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

Projects

AP-38 Projects Summary

Project Summary Information

Table 5 – Project Summary

1	Project Name	2018 Home Buyer Assistance
	Target Area	Citywide
	Goals Supported	Create Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$20,000
	Description	This project will help low and moderate-income Albany residents become homeowners.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	At least two low-mod Albany households will become homeowners.
	Location Description	Yet to be determined.
	Planned Activities	Willamette Neighborhood Housing Services will provide "Extra-Step Down Payment" assistance to Albany residents to help them qualify for a mortgage. The down payment assistance is structured as a \$10,000 zero-percent deferred loan.
2	Project Name	2018 Acquisition and Clearance
	Target Area	Census Tracts 204, 205, 208.1, 208.2
	Goals Supported	Create Affordable Housing; Remove Blighting Influences
	Needs Addressed	Improve the quality and livability of Albany's affordable housing
	Funding	CDBG: \$45,000
	Description	One of Albany's priority needs in the 2018-2022 Con Plan is to create affordable housing. The City hopes to do this through acquisition of blighted residential properties and clearance to make way for new affordable housing units.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	At least one household will eventually be provided affordable housing.
	Location Description	Yet to be determined.
	Planned Activities	Acquire one residential property and clear dilapidated structures and junk/debris from the site if funds remain.

3	Project Name	2018 Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	Preserve Affordable Housing
	Needs Addressed	Improve the condition and livability of existing affordable housing
	Funding	CDBG: \$90,000
	Description	This activity will provide housing rehabilitation services to preserve housing occupied by LMI households and will improve housing conditions and longevity and will reduce housing-cost burden for the benefiting household.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Three LMI households will benefit from this activity
	Location Description	Multiple locations, yet to be determined.
	Planned Activities	Willamette Neighborhood Housing Services will manage a revolving loan fund program that will provide no-interest deferred loans to low-mod households for housing rehabilitation and energy efficiency improvements.
4	Project Name	2018 Youth Shelter Case Management Services
	Target Area	Census Tract 204
	Goals Supported	Homelessness Public Services
	Needs Addressed	Homelessness
	Funding	CDBG: \$15,000
	Description	This Public Services activity will provide emergency shelter, case management and supportive services to runaway, homeless, and at-risk youth ages 10 to 18.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 20 Albany youth who are homeless or at risk of becoming homeless.
	Location Description	1260 7th Ave SE; Albany, OR 97321
	Planned Activities	The Albany House shelter has beds for 10 youth. Youths enter one of two different program tracks depending on their needs, strengths, and situations. Each youth works with trained staff to create a case plan. Most homeless youth are approved for a 72-hour stay, which can be extended as circumstances require. The "transitional living" program is a second option for youth ages 15 to 18 that are unable to return to a suitable home. This program encourages self-sufficiency through the Positive Youth Development approach, giving young people opportunities to exercise leadership, build skills, and get involved in their communities.

5	Project Name	2018 Emergency Shelter Operations
	Target Area	Census Tract 208.1
	Goals Supported	Homelessness
	Needs Addressed	Homelessness Special Needs Populations
	Funding	CDBG: \$20,900
	Description	Public Services grant for emergency shelter operations of the new expanded homeless shelter operated by Signs of Victory Mission (SOV)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This activity is estimated to benefit at least 150 unduplicated homeless residents.
	Location Description	450 11 th Avenue SE; Albany, OR 97322
	Planned Activities	SOV's 110-bed facility will provide emergency shelter to Albany area residents and work with residents to regain independence and move into housing. The shelter provides family style meals that are open to anyone three times daily, clothing, hygiene, laundry, transportation and support to help residents become self-sufficient.
6	Project Name	2018 Child Abuse Prevention Services
	Target Area	Citywide
	Goals Supported	Prevent Homelessness Provide Needed Public Services
	Needs Addressed	Prevent child abuse and foster care placement
	Funding	CDBG: \$14,000
	Description	Family Tree Relief Nursery (FTRN) will use a CDBG Public Services grant to prevent child abuse through the Therapeutic Childhood Program and home-based services provided to high-risk families with children under the age of three.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This public services activity is estimated to benefit 30 Albany residents in 10 households identified as at-risk for child abuse.
	Location Description	Not site specific.
	Planned Activities	A trained interventionist educates parents impacted by domestic violence and substance abuse in how to make safe choices to build healthy families and prevent foster care placements. The program also prepares children for kindergarten by developing their physical, social, and emotional skills. The agency also offers many complementary services in collaboration with other agencies, such as distribution of food boxes to their low-income clients.

7	Project Name	2018 Food and Furniture Distribution
	Target Area	Citywide
	Goals Supported	Provide Needed Public Services
	Needs Addressed	Homelessness Special Needs Populations Extremely Low Income and Low Income
	Funding	CDBG: \$6,000
	Description	Provide healthy food boxes and furniture to low-mod households.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This activity is estimated to benefit 200 low-income unduplicated Albany residents.
	Location Description	Citywide
	Planned Activities	Furniture Share will deliver healthy food boxes with fresh fruits and vegetables and quality used furniture to low income individuals and families in need to reduce housing costs. Recipes and conversation starters are included. The goals of the program are to encourage healthy habits and lifestyles.
8	Project Name	2018 Senior Companion Program
	Target Area	Citywide
	Goals Supported	Provide Needed Public Services
	Needs Addressed	Provide services and companionship to elderly residents to help them remain independent as long as possible.
	Funding	CDBG: \$2,000
	Description	Pubic Services grant to Cascades West Council of Governments to pay for transportation costs incurred by the volunteer companions.
	Target Date	6/30/19
	Estimate the number and type of families that will benefit from the proposed activities	50 elderly residents will benefit from this activity.
	Location Description	Citywide
	Planned Activities	The Senior Companion Program matches low-income (200% poverty level) mobile seniors aged 55+ with home-bound seniors in exchange for a small stipend (other funds). Companions provide friendship and assistance to adults who have difficulty with daily living tasks, such as shopping or paying bills, and also give families or professional caregivers time off. As a result, many seniors can remain independent in their homes instead of having to move to more costly institutional care. Roughly 10 companions will serve 15-40 hours per week.

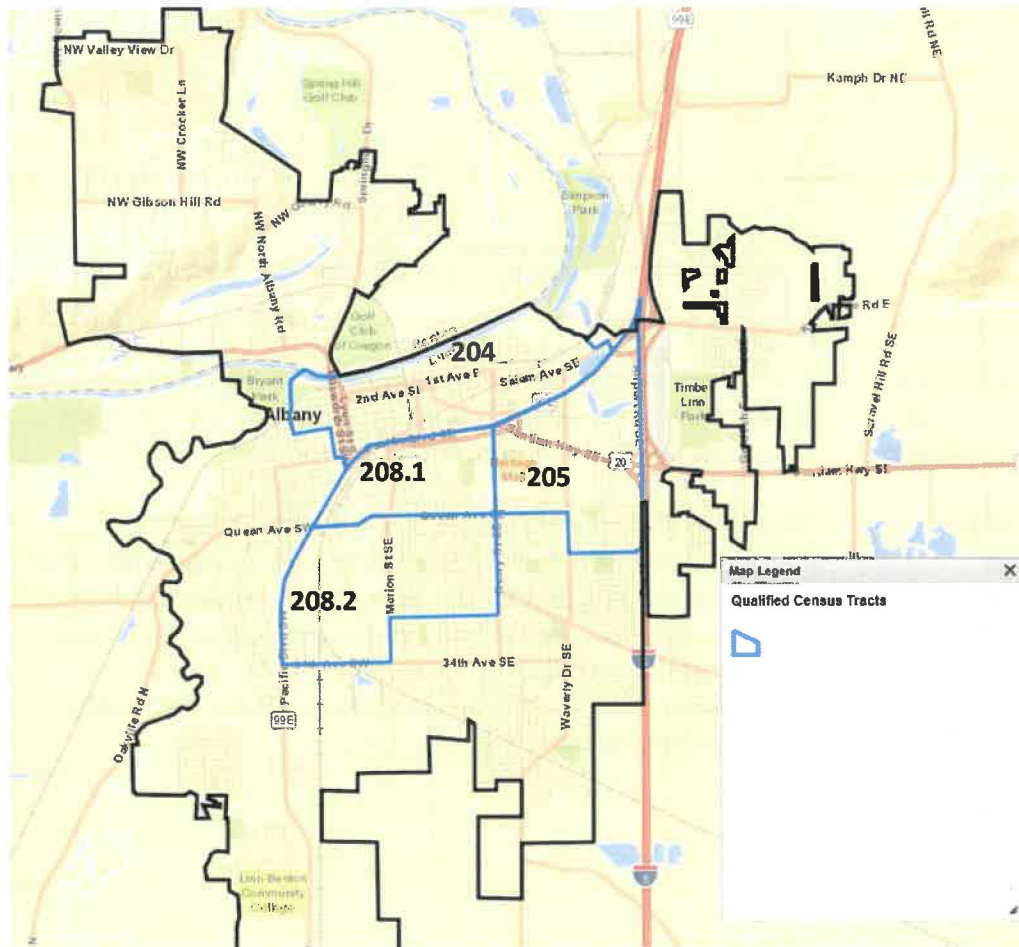
9	Project Name	2018 Microenterprise Development
	Target Area	Citywide
	Goals Supported	Create Economic Opportunities
	Needs Addressed	Support small business development and provide employment opportunities for Albany's low and moderate-income residents.
	Funding	CDBG: \$18,000
	Description	Provide entrepreneurs and existing microenterprises (businesses with 5 or fewer employees) with advising, technical assistance and small business grants to support business growth and create jobs for LMI residents.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	20 low or moderate-income residents will benefit from this activity.
	Location Description	Linn Benton Community College; 6500 Pacific Blvd SW
	Planned Activities	CDBG funds will enable low-mod Albany entrepreneurs and microenterprises to receive technical assistance, education and one-on-one advising to start and sustain a business and create low-mod jobs through free or reduced cost tuition at Linn Benton Community College.
10	Project Name	2018 Sunrise Park Public Improvements
	Target Area	Census Tract 208.2
	Goals Supported	Increase Access to Opportunities Remove Blighting Influences
	Needs Addressed	Accessibility
	Funding	CDBG: \$40,000
	Description	Install a new path with lighting in Sunrise Park.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	These public improvements in the Sunrise Park and Sunrise Elementary School area are expected to benefit 500 LMI area residents.
	Location Description	2275 Thurston St SE; Albany, OR 97322
	Planned Activities	CDBG funding will put a new path with lighting in Sunrise Park in LMI Census Tract 208. This project will remove blighting influences in the park, improve the safety and livability of areas around Sunrise Park and Sunrise Elementary School, and provide a safe route to schools.
11	Project Name	2018 Sidewalk and Curb Ramp Program
	Target Area	Census Tracts 204, 205, 208.1, 208.2
	Goals Supported	Increase access to opportunities Removing Blighting Influences
	Needs Addressed	Safe and accessible sidewalks and curb ramps, safe routes to schools and amenities
	Funding	CDBG: \$58,000

	Description	City staff, residents and University of Oregon students identified areas in Albany's low-mod Census Tracts where curb ramps and sidewalks are needed along several pedestrian and cycling routes to neighborhood schools, parks, services and other amenities. Several busy intersections are not well-identified to warn motorists of pedestrians crossing.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that accessibility improvements will benefit 100 residents in the Sunrise Park and school area neighborhood.
	Location Description	Undetermined public right-of-way
	Planned Activities	This activity will provide infill and replacement sidewalk and curb ramps in low-income census tracts.
12	Project Name	2018 Program Administration and Planning
	Target Area	
	Goals Supported	All
	Needs Addressed	All
	Funding	CDBG: \$82,006
	Description	2018 program administration and planning expenses and fair housing activities.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This activity will provide the administration and support needed to carry out the other Action Plan activities that will provide direct benefits to families and individuals.
	Location Description	Albany City Hall, 333 Broadalbin St SW, Albany, OR 97321
	Planned Activities	Prepare CAPER, next Action Plan, update citizen participation plan, run PR reports, process IDIS reimbursements, prepare subrecipient contracts and reporting forms, monitor subrecipients and grant projects, prepare environmental review records, agency consultations, attend agency meetings, coordinate fair housing education and outreach, etc.

AP-50 Geographic Distribution – 91.220(f)

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

The City of Albany has four census tracts that HUD has qualified as low-income tracts with over 50 percent of the households with incomes less than 80% of the area median income. The qualifying Census Tracts are: 204, 205, 208.1, and 208.2. These tracts are concentrated in older areas of the City where housing, public infrastructure and public facilities are older and often in need of improvements or replacement.



Geographic Distribution

Target Areas	Percentage of Funds
Tract 204	50%
Tract 205	
Tract 208.1	
Tract 208.2	

Table 6 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Residents in the target area low-mod Census Tracts have higher rates of poverty and lower rates of homeownership than citywide. Median family incomes are lower than citywide. The target areas also have a higher concentration of residents of Hispanic Origin and other minority populations.

In the 2018 Action Plan, the City will focus funding on improving housing units, removing blighting influences, and improving accessibility and access to opportunities in the target area Census Tracts. The City estimates 50 percent of its 2018 CDBG entitlement award will be spent in these areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

The City of Albany’s low-income housing rehabilitation program will help improve the quality and livability of Albany’s existing affordable housing stock. The City will allocate funds to continue the down payment assistance programs to promote home ownership.

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

Table 7 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	3
Acquisition of Existing Units (Homebuyer Assistance)	2
Total	5

Table 8 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

There are no public housing units in the City of Albany. Section AP-60 is not applicable.

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

Not applicable.

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

Not applicable.

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

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

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

Introduction

The Albany region has a network of agencies that provide homeless and non-homeless special needs residents with emergency shelter, case management, job and life skills training, support for victims of domestic violence, child abuse prevention, medical and dental support, soup kitchens, food and clothing pantries. Public agencies provide needed services to residents with mental illness, developmental disabilities, addictions, Veterans and seniors. Community Services Consortium receives and manages Emergency Homeless Assistance and Emergency Solutions Grants to prevent homelessness and provide rapid-rehousing assistance for homeless residents.

Despite these efforts, the lack of affordable housing has increased the number of days residents are homeless finding and affording permanent housing making it more challenging to transition out of homelessness. Increased housing costs are causing more residents to become homeless due to increased housing costs.

The City of Albany uses a competitive grant application process to identify the activities that will address priority unmet needs and provide the most benefit to Albany's homeless and non-homeless special needs residents.

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

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

The 2017 Point-in-Time Count found 180 homeless residents in Linn County, with 113 being sheltered and 67 unsheltered, including 56 being chronically homeless residents. Many of the unsheltered homeless residents suffer from mental illness and/or addiction and are homeless by choice. The McKinney Vento 2016-17 school year count of Greater Albany Public School District students was 272, including 80 unaccompanied youth.

Since the 2017 count, Signs of Victory Mission(SOV) opened a larger shelter tripling its capacity to serve Albany residents – providing 97 beds and 4 rooms for families with a capacity of 110. All shelters reported being at capacity through the winter months of 2017-2018.

The City prepared a survey for shelter providers to distribute in December 2017 in hopes to capture input from unsheltered individuals. Fifty-two homeless persons completed the survey while using the SOV day warming center. The purposes of the survey were to identify causes of homelessness, greatest needs, and to determine if individuals had sought services and stayed in area shelters. Responses indicate lack of affordable housing and lack of income as the biggest barriers to getting into permanent housing. Evictions, credit history and addiction were also leading causes. Most responders want to be in permanent housing and have stayed at area shelters.

The following actions to reduce and address homelessness and reach out to homeless persons will be

ongoing during the 2018-2022 Consolidate Plan:

1. Actively participate on the Homeless Enrichment and Rehabilitation Team (HEART) for ongoing planning, coordination and consultation around addressing issues around homelessness.
 2. Support efforts to identify and address causes of homelessness and reasons unsheltered homeless are not in shelter.
 3. Support the annual homeless resource fairs. These fairs provide a variety of services (medical, dental, vision screenings, healthcare sign ups, identification, shelter services, haircuts, etc.) to Albany's homeless and extremely low-income residents at risk of becoming homeless.
 4. Work with the Albany Police Department to identify and monitor Albany's homeless camps to encourage residents to seek supportive services.
- ***Addressing the emergency shelter and transitional housing needs of homeless persons.***

The City consults with shelters and service providers annually and participates in community conversations and HEART meetings to keep a pulse on shelter and transitional housing needs and potential projects. The City uses a competitive grant application process to identify the activities that will address priority unmet needs and provide the most benefit to Albany's homeless and non-homeless special needs residents. Applications were received for shelter operations, but none were received for transitional housing needs.

The City awarded 2018 Public Services grants to Signs of Victory Mission to support operations at the new shelter and to Jackson Street Youth Services for case management at the youth shelter.

Albany Helping Hands shelter has successfully acquired property to provide transitional housing for sex offenders and a separate facility for women with children. Jackson Street Youth Services is in the process of acquiring property to add transitional beds for youth 18 to 24.

Since the 2017 count, Signs of Victory Mission(SOV) opened a larger shelter tripling its capacity to serve Albany residents – providing 97 beds and 4 rooms for families with a capacity of 110. All shelters reported being at capacity through the winter months of 2017-2018.

Over the past ten years, the City has provided CDBG resources and other funding and support to both of Albany's adult homeless shelters and the youth shelter to help address emergency and transitional needs of homeless residents.

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

The City of Albany's 2018 Action Plan goals to help homeless persons make the transition to permanent

housing and to preventing future homelessness include the following projects/services):

- Homeless and Unaccompanied Youth Support Services –A CDBG public services grant will provide emergency and transitional housing, case management, and support services for 20 of Albany’s unaccompanied youth. The shelter programs promote self-sufficiency using the Positive Youth Development approach and work to reunite youth with family or ensure they exit shelter services into a safe environment.
- Homeless Adults – CDBG public service funds will provide operational support to the new SOV shelter. The shelter has implemented milestones for residents to achieve to help them secure jobs, housing or other needs to move them out of homelessness.

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

The following programs and services provided by Albany agencies help prevent Albany’s low-income and at-risk residents from becoming homeless. These agencies did not request CDBG funding this program year for the described services.

2018 CDBG funds will support efforts to prevent child and infant abuse and foster care placements. *Family Tree Relief Nursery (FTRN)* will use a Public Services grant to provide a home-based intervention service for high-risk families struggling with domestic violence and substance abuse. The FTRN works with parents and children to strengthen and keep families together and to prevent abuse and foster care placements.

2018 Public Services funds will be granted to *Furniture Share* to deliver healthy food boxes and quality used furniture, beds, pillows and sheets to Albany households through their Beds for Kids and Feeding Our Future programs. Furniture Share estimates it will serve 100 Albany households with a dinner table and chairs, 1,800 individuals with a healthy food box, 650 beds, pillows, sheets and blankets to children who are currently sleeping on the floor, and 750 individuals with basic furniture and household items. Most households served are extremely low-income and many are physically or developmentally disabled, frail, elderly, escaping domestic violence, homelessness, addictions, and mental illness. These services help to provide a suitable living environment for residents and a foundation for improved family experiences and meal time. Children who sleep in beds with a pillow, sheets and a blanket sleep better, have improved health and performance in school. Studies show that family time around a table several times per week can reduce a teen’s risk for substance abuse and teens have improved relationships with their parents and siblings.

These agencies did not request CDBG funding this program year for the described services.

- Ten Albany Oxford Houses that provide housing for more than 130 people recovering from drug and alcohol addiction. Many of these individuals have also been incarcerated and have difficulty

finding and staying in permanent housing on their own once released from jail.

- The CSC provides utility assistance, rental assistance, financial fitness classes, and help to renters and homeowners through several programs. They administer federal emergency housing grants to provide emergency housing assistance and rapid re-housing assistance to area homeless and at-risk residents.
- FISH of Albany manages the “toto” fund that helps people return home to their local support systems if they have become homeless in Albany. FISH provides birth certificate or identification services, snack packs for kids, food boxes and baby formula and diapers, medication, transportation vouchers, and clothing to children and families in need.
- The ABC House provides counseling to parents and family members to reduce the incidences of child abuse and consequent homelessness for children and families.
- Willamette Neighborhood Housing Services provides financial fitness assistance and foreclosure prevention counseling for homeowners.

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

Introduction

Thousands of Albany households are experiencing high housing cost burden. Rents have also increased substantially over the last two years, reducing Albany's supply of affordable housing units. The largest barrier to affordable housing in Albany is lack of land available for affordable housing and lack of affordable housing supply that meets the needs of Albany's residents, such as the need for one-bedroom apartments.

Identifying potential barriers to affordable housing is easier than developing strategies and tools to overcome them due to the complexity of making policy changes and amending development regulations.

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

The Market Analysis Section MA-40 and Strategic Plan Section SP-55 of the preceding 2018-2022 Consolidated Plan provide more information on the analysis and the City's proposed strategies to remove or ameliorate the barriers to affordable housing over the five-year plan period.

The City will take the following actions in 2018 that are anticipated to ameliorate some barriers to housing affordability:

- Adopt amendments to the accessory dwelling unit standards to allow them where single-family residences are permitted and to allow more flexibility in their size, design, and development standards.
- Adopt standards that will reduce the time the City has to process and approve applications for affordable housing developments.
- Analyze results of the updated residential buildable land inventory and begin to assess residential land needs. Future actions will include developing strategies to increase the supply of land or tools available to encourage development of affordable housing.

Discussion

Housing affordability is a growing issue for Albany residents; as Albany's market rate housing costs continue to rise, there are long waiting lists for publicly supported housing units. The issue is complex as many variables affect housing affordability, including pressure from neighboring housing markets.

The City's efforts to evaluate the code for barriers to affordable housing and assess residential land availability in 2018 will help the city assess affordable housing policies and develop strategies for implementation.

AP-85 Other Actions – 91.220(k)

Introduction

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

Actions planned to address obstacles to meeting underserved needs

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

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

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

Affordable housing is one of Albany's greatest needs, especially for Albany's households earning less than 50 percent of the area median income. The City consulted with area housing providers to assess agency capacity and resources for housing rehabilitation programs, property acquisition and construction of new housing to determine the most feasible activities that could be carried out in 2018 and planned within the five-year Consolidated Plan period.

Actions planned to foster and maintain affordable housing

In the 2018 program year, the City will use CDBG funds to continue housing rehabilitation programs to improve owner-occupied housing. These programs help to both improve and maintain Albany's existing affordable housing supply and reduce operating and rehabilitation costs for low and moderate-income households.

Over the 2018-2022 Consolidated Plan period, the City plans to invest CDBG funds into a few blocks of Census Tract 204 where blighted conditions exist and there is a concentration of dilapidated trailers with substandard living conditions. In the first two years, the City will acquire a few of the most blighted properties with code violations and uninhabitable living conditions to bank land for new affordable housing in years three through five. In 2018, CDBG funds will be used to acquire at least one property.

Actions planned to reduce lead-based paint hazards

The City of Albany currently distributes lead-hazard information pamphlets to any resident seeking

information regarding housing repairs in historic districts and provides links on the City's website.

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

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

Actions planned to reduce the number of poverty-level families

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

- Provide services that support self-sufficiency;
- Increase economic opportunities for residents in poverty; and
- Increase and improve Albany's affordable housing supply.

In the 2018 program year, the City will provide public services grants to two shelters and two other agencies that serve Albany's homeless residents and Albany's lowest-income households.

- Signs of Victory Mission and Jackson Street Youth Services will use CDBG grants to provide case management and emergency shelter services to Albany's homeless adults and unaccompanied youth. Both agencies work with clients to develop action plans that outline goals and steps to take to improve their housing and economic situations.
- The Child Abuse Prevention program provided by Family Tree Relief Nursery described earlier will help parents of families in poverty gain skills to make safe choices for their family and help them recover from domestic and substance abuse situations.
- Furniture Share provides Albany's lowest income households with healthy food, dining table and chairs, and necessary furniture to help these households establish healthier lifestyles that can foster economic stability.

The City will continue to expand economic opportunities for Albany residents in FY 2018-18 with current year and prior year CDBG resources through the following two programs:

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

residents.

Actions planned to develop institutional structure

Albany is fortunate to have agencies with well-established service delivery structures within the City.

The City works closely with area agencies to identify needs and select subrecipients to carry out activities that address priority needs identified in the Consolidated Plan and in the community. Coordination and communication result in partnerships and collaboration among agencies and ensure successful implementation of the CDBG programs and desired outcomes.

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

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

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

During the 2018 program year, the City's efforts to enhance coordination between public and private housing and social service agencies will include:

- Attending HEART meetings; and
- Meeting with other social service providers and housing providers to assess community needs, identify opportunities to address them, and plan projects for both short- and long-term implementation.

Program Specific Requirements

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

Introduction

The City of Albany has not generated any program income to date.

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%



MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager *PT 6/7*
Jeff Blaine, P.E., Public Works Engineering and Community Development Director *JB*

FROM: Rob Emmons, P.E., Assistant City Engineer *RE*

DATE: June 1, 2018, for the June 13, 2018, City Council Meeting

SUBJECT: Public Hearing Regarding Adjustments to System Development Charges, Connection Charges, and Post-Construction Stormwater Quality Program Fees

Action Requested:

Staff recommends Council hold a public hearing to receive public input and consider adoption of the attached resolutions on proposed adjustments to System Development Charges (SDCs), Connection Charges, and Post-Construction Stormwater Quality (PCSWQ) Program Fees.

Discussion:

Background

The basic principle behind the application of SDCs and Connection Charges is to have all customers pay their fair share for the services and infrastructure that are available to them. The collection of SDCs and Connection Charges helps pay for existing and future infrastructure costs associated with meeting the demands of growth in the City. If these fees were not collected, existing residents and rate payers would be required to pay for all infrastructure improvements required for current and future capacity. In addition, without SDCs there would be no mechanism to collect funds that can be used to assist developers with infrastructure improvements triggered by their development.

SDCs and Connection Charges have historically been adjusted annually, effective the first day of July. Although the Albany Municipal Code (AMC) (AMC 15.16.050(5)) states that annual adjustments for SDCs should be made automatically each July 1, recent Council practice has been to hold a public hearing prior to considering any adjustments. The AMC, the adopted SDC methodologies, and the current pertinent resolutions all identify the process to make annual adjustments to the SDCs.

There are also construction related fees for the PCSWQ program that are important to adjust for inflation. These fees provide flexibilities to the developer by shifting responsibility to the City. Annual adjustments are necessary for the City to cover anticipated costs.

Proposed Adjustments

The adjustments presented for Council consideration reflect the increased cost of construction (inflation). Because these charges are closely tied to construction costs, the City uses a construction cost indicator as the basis for annual adjustments and updates these fees to reflect the changing cost of constructing public improvements. The Engineering News-Record (ENR), an engineering and construction industry trade

cityofalbany.net



publication, publishes a regional Construction Cost Index (CCI). This index is routinely used by local agencies to represent the annualized inflationary impact for construction projects. The details of proposed adjustments are provided in Attachment A.

The table below shows all Public Works SDCs, both current and after the proposed adjustment, with a total at the bottom of the table.

	Current SDC	Proposed SDC
Transportation (SFR)	\$3,675	\$3,941
Water (3/4-inch)	\$2,508	\$2,690
Sewer (SFR)	\$3,070	\$3,330
Stormwater	\$0	\$0
Total	\$9,253	\$9,961

Recent History of Adjustments

The table below summarizes adjustments made over the past five years to water, sewer, and transportation SDCs, Connection Charges, and PCSWQ Program Fees. The proposed adjustments for 2018 are also shown and follow the requirements in the AMC and previous direction provided by Council.

Fee/Charge	2013	2014	2015	2016	2017	2018 (Proposed)
Water SDC	4.14% Increase	7.55% Increase	2.41% Increase	1.85% Increase	1.11% Increase	7.25% Increase
Sewer SDC	5.00% Increase *	9.04% Increase *	2.84% Increase *	2.17% Increase *	1.30% Increase *	8.47% Increase *
Transportation SDC	20% Increase	22% Increase	13% Increase	1.85% Increase	1.11% Increase	7.25% Increase
Connection Charges	4.14% Increase	7.57% Increase	2.41% Increase	1.85% Increase	1.11% Increase	7.25% Increase
PCSWQ Program	N/A	N/A	Fee Implemented January 2015	4.13% Increase **	1.11% Increase**	7.25% Increase**

**The debt service credit portion of the sewer SDC is not subject to adjustment, so the total adjustment is higher than the overall ENR change.*

***Only applies to off-site PCSWQ fee and transfer of landscaping responsibility.*

Economic Considerations

While SDC and Connection Charges are a direct cost to development projects, they can also provide a funding source for the City to partner with developers to fund portions of infrastructure required to fulfill development requirements. The 2012 Oak Street improvement project is an example of this sort of partnering. Without adequate SDC funding, these sorts of opportunities could be jeopardized.

For both water and sewer SDCs, there is an obligation to partially fund existing debt payments for investments the community has made in infrastructure. As documented in previous presentations to Council, sewer SDC

revenue is not likely to keep pace with the sewer SDC debt payment obligation; meaning either rate revenues or other funding sources will need to be used to pay SDC's share of both debt service and SDC-eligible projects that are constructed. Using rate money to cover SDC's share of debt service will mean that either less money is available for capital projects or additional rate increases will be required. If SDCs are not adjusted to keep pace with inflation, this situation will only get worse.

The following table shows the estimated impact on SDC revenues if the adjustments are not adopted by Council and the fees remain at their current levels. The estimate is based on the development of an equivalent of 150 single-family units.

	Estimated Revenue with Adjustment	Estimated Revenue if no Adjustment is Made	Estimated Loss of Revenue
Water	\$403,500	\$376,200	\$27,300
Sewer	\$499,500	\$460,500	\$39,000
Transportation	\$591,200	\$551,300	\$39,900

Recommendation

The AMC, adopted methodologies, and implementing resolutions direct that these fees and charges be adjusted in accordance with inflation. Staff recommends Council adopt the attached resolutions implementing the increases accordingly.

This memorandum only discusses the proposed fee changes and summarizes the recent history of adjustment to these fees and charges. Please refer to Attachment A and the attached resolutions for more detailed information concerning the intent and history of the specific charges or fees.

Budget Impact:

If adopted, the SDC and fee adjustments will become effective on July 1, 2018. Actual revenue amounts will depend on development activity over the next fiscal year.

JMR:RE:kc

Attachments (9)

- c: Jerry Running, Willamette Valley Homebuilders
- Janet Steele, Albany Chamber of Commerce
- John Pascone, AMEDC

ATTACHMENT A

Current System Development Charges (SDCs)

State law (ORS 223.297-314) authorizes collection of SDCs to provide equitable funding for capital improvements to water, sewer, parks, transportation, and stormwater management systems. Albany has adopted long-range plans outlining the capital improvements needed to develop and maintain its water, sewer, parks, and transportation systems. These plans form the basis for the City’s existing SDCs. The current SDC fees for a new single-family home in Albany are shown in the following table:

	Maximum Allowable ¹	Current SDC ¹	% of Max	Reimbursement Amount	Improvement Amount
Transportation	\$14,846	\$ 3,675	25	\$ 539	\$ 3,136
Water (3/4-inch)	\$ 2,788	\$ 2,508	90	\$ 360	\$ 2,148
Sewer	\$ 3,070	\$ 3,070	100	\$ 130	\$ 2,940
Stormwater	n/a	n/a	n/a	n/a	n/a
Parks	\$293.33 + 0.56 ²	\$ 1,720 ³	100	\$ 0	\$ 1,720
Total		\$ 10,973			

¹ Maximum allowable and current SDC for a single-family house effective with the most recently adopted resolutions;

² Per bedroom cost plus square-foot costs;

³ For a 1,500 square foot, 3-bedroom home.

Proposed System Development Charges

System development charges (SDCs) are initially considered for adoption after completion of a public facility plan or master plan and development of a related Capital Improvement Plan (CIP) for the completion of proposed public improvements. The adopted methodology for each SDC includes a specific list of proposed capital construction projects. The initial maximum allowable SDC for each system is based on the cost of those proposed projects plus the value of the available capacity in the existing system.

The annual July adjustment is typically based on the year-over-year change to the ENR Construction Cost Index (CCI) for April. For example, Albany’s proposed 2018 water SDC adjustment is based on the change in the CCI between April 2017 and April 2018.

The fee adjustments detailed below have been rounded to the nearest dollar. To avoid the compounding effect of annual rounding of the fees, the amount listed in the “current calculated fee” column has been adjusted by the appropriate percentage and is listed below as the “proposed calculated fee.” The “proposed calculated fee” is rounded to the nearest dollar and listed in the “proposed fee” column. Each year, the amount listed in the “proposed calculated fee” column will be used for calculating the following year’s annual adjustment.

Water SDC Adjustment. A three-year effort of the Mayor’s Water Task Force culminated in adoption of a new Water SDC methodology and Water SDC fee effective November 2004. In accordance with Chapter 15.16.050 of the Albany Municipal Code (AMC) and the Water SDC methodology, the ENR cost index adjustment is applied to the Water SDC-R (reimbursement fee) and the Water SDC-I (improvement fee) to reflect the increase in construction costs.

The most recent adjustment to the Water SDC was in July 2017. Adjusting the Water SDC using the one-year change in the ENR cost index, results in the following fee for a ¾-inch meter:

Water SDC	Current Calculated Fee	Current Fee	Proposed Calculated Fee	Proposed Fee
SDC-R (reimbursement fee)	\$ 359.81	\$ 360	\$ 385.90	\$ 386
SDC-I (improvement fee)	\$2,148.35	\$2,148	\$2,304.07	\$2,304
Total Water SDC	\$2,508.16	\$2,508	\$2,689.97	\$2,690

Transportation SDC Adjustment. The transportation SDC methodology and Transportation System Plan list, originally adopted in 2010-2011, were modified in 2013, 2015, 2017, and again in 2018 to reflect new or modified projects or priority levels. The SDC methodology documents the calculation of an improvement and reimbursement fee that results in a maximum allowable fee of \$14,846 adjusted for inflation. In the interest of promoting economic development, Council deemed it desirable to charge less than the legally allowable charges. This was accomplished by editing the funded project list to limit the number of SDC-eligible projects.

The most recent adjustment to the Transportation SDC was in July 2017. Adjusting the Transportation SDC using the change in the ENR cost index results in the following fee for a residential customer:

Transportation SDC	Current Calculated Fee	Current Fee	Proposed Calculated Fee	Proposed Fee
SDC-R (reimbursement fee)	\$539.03	\$539	\$578.11	\$578
SDC-I (improvement fee)	\$3,135.76	\$3,136	\$3,363.10	\$3,363
Total Transportation SDC	\$3,674.79	\$3,675	\$3,941.21	\$3,941

Sanitary Sewer SDC Adjustment³. The Sanitary Sewer SDC is made up of three components: the reimbursement fee (SDC-R), the improvement fee (SDC-I), and the debt service credit. In accordance with Resolution 4292, the resolution adopting the sewer SDC methodology, the ENR cost index adjustment is applied to the base sewer SDC-R (reimbursement fee) and sewer SDC-I (improvement fee) but is not applied to the debt service credit (a reduction to the SDC-I for future debt service payments made by new customers through sewer rates). In adopting the sewer SDC methodology, the City Council determined the debt service credit should be averaged for a five-year period and applied to the sewer improvement fee portion of the SDC.

The most recent adjustment to the Sanitary Sewer SDC was in July 2017. Adjusting the Sewer SDC using the change in the ENR cost index results in the following fee for a residential customer:

Sewer SDC	Current Calculated Fee	Current Fee	Proposed Calculated Fee	Proposed Fee
SDC-R (reimbursement fee)	\$ 129.93	\$ 130	\$ 139.37	\$ 139
SDC-I (improvement fee)				
Base	\$3,456.08	\$3,456	\$3,706.65	\$3,707
Debt Service Credit	(\$516)	(\$516)	(\$516)	(\$516)
Net SDC-I (base minus credit)	\$2,940.08	\$2,940	\$3,190.65	\$3,191
Total Sewer SDC (SDC-R plus Net SDC-I)	\$3,070.03	\$3,070	\$3,330.02	\$3,330

Stormwater SDC (Information Only). Albany does not have Stormwater SDCs. A Stormwater Master Plan is under development and when completed, an SDC will be one of the funding tools available should Council decide to adopt a Stormwater SDC.

Proposed Connection Charges

For properties that have not previously participated in the cost to construct available public facilities, connection charges are applied at the time those properties connect to these facilities. Water, sewer, storm, and street connection charges were implemented in 2003.

The City uses the same CCI as the basis for annual adjustments, and the most recent adjustment was in July 2017. The one-year change in the cost index is equal to a 7.25 percent increase. The fee adjustments detailed below have been rounded to the nearest dollar as previously described.

Street Connection Charge Adjustment. The Street Connection Charge is designed to recover the equivalent cost of constructing that portion of a local street that benefits a connecting property. A local street is the basis for calculating the fee. Adjusting the Street Connection Charge using the change in the ENR cost index results in the following fee:

Connection Charge	Current Calculated Fee	Current Fee	Proposed Calculated Fee	Proposed Fee
Street	\$95.19	\$95 per front foot	\$102.09	\$102 per front foot

Sanitary Sewer Connection Charge Adjustment. The Sanitary Sewer Connection Charge is designed to recover the equivalent cost of constructing that portion of the sewer system that benefits a connecting property. An eight-inch pipe is the basis for calculating the fee. Adjusting the Sewer Connection Charge using the change in the ENR cost index results in the following fee:

Connection Charge	Current Calculated Fee	Current Fee	Proposed Calculated Fee	Proposed Fee
Sanitary Sewer	\$57.41 per front foot	\$57 per front foot	\$61.57	\$62 per front foot

Water Connection Charge Adjustment. The Water Connection Charge is designed to recover the equivalent cost of constructing that portion of the water system that benefits a connecting property. An eight-inch pipe is the basis for calculating the fee for single-family residential land use zones, and a 12-inch pipe is the basis for calculating the fee for all other land use zones. Adjusting the Water Connection Charge using the change in the ENR cost index results in the following fee:

Connection Charge	Current Calculated Fee	Current Fee	Proposed Calculated Fee	Proposed Fee
Water: single-family residential	\$32.20 per front foot	\$32 per front foot	\$34.53	\$35 per front foot
Water: all other land use zones	\$44.80 per front foot	\$45 per front foot	\$48.04	\$48 per front foot

Storm System Connection Charge Adjustment. The Storm System Connection Charge is designed to recover the equivalent cost of constructing that portion of the storm system that benefits a connecting property. The cost to provide drainage for an average lot in a fully improved subdivision is the basis for calculating the fee. Adjusting the Storm System Connection Charge using the change in the ENR cost index results in the following fee:

Connection Charge	Current Calculated Fee	Current Fee	Proposed Calculated Fee	Proposed Fee
Storm	\$51.79 per front foot	\$52 per front foot	\$55.55	\$56 per front foot

Other Construction Fees

In response to regulatory requirements, a Post-Construction Stormwater Quality Program for new development and redevelopment projects was established in 2015 to help protect the water quality of Albany’s lakes, rivers, and streams.

Design review and construction inspection activities for new facilities are funded through a permit fee structure that is percentage based (similar to all other public infrastructure improvements), and no changes to that fee structure are proposed. However, the Post-Construction Stormwater Quality Program does have options available to the developer that transfer some responsibility to the City to construct improvements on their behalf. Those construction activities are funded through payment of an additional fee. Therefore, it makes sense that the construction-related fees be updated annually based on the change in the Seattle ENR CCI similar to SDCs and connection charges.

The fees for off-site post-construction stormwater quality and for the transfer of landscaping responsibility to the City are established as a cost per square-foot rate that relates to the cost of construction and is, therefore, adjusted as follows:

Other Construction Fee	Current Calculated Fee	Current Fee	Proposed Calculated Fee	Proposed Fee
Post-Construction Stormwater Quality Fee				
Off-site post-construction stormwater quality fee	\$47.38	\$47 per square foot	\$50.81 per square foot	\$51 per square foot
Transfer of Landscaping Responsibility to City – First 1000 square feet	\$15.79	\$16 per square foot	\$16.94 per square foot	\$17 per square foot
Transfer of Landscaping Responsibility to City – Additional square feet	\$10.53	\$11 per square foot	\$11.29 per square foot	\$11 per square foot

Special Connection Charges to be repealed

There are two special situations that exist in the City related to the application of connection charges that staff recommends repealing in other business at the June 13, 2018, Council meeting. These are the Columbus Lift Station Sewer Connection Charge and the North Albany Street Improvement Assurance Fee.

RESOLUTION NO. _____

A RESOLUTION REVISING SEWER SYSTEM DEVELOPMENT CHARGES (SDC) FOR CONNECTION TO THE PUBLIC SANITARY SEWER SYSTEM, REAFFIRMING AN APPEAL FEE AND REPEALING RESOLUTION 6599 (A RESOLUTION REVISING SEWER SYSTEM DEVELOPMENT CHARGES (SDC) FOR CONNECTION TO THE PUBLIC SANITARY SEWER SYSTEM, REAFFIRMING AN APPEAL FEE AND REPEALING RESOLUTION 6501)

WHEREAS, through the previous adoption of ordinances establishing and amending Albany Municipal Code 15.16 regarding system development charges, the Council of the City of Albany has duly declared its intent to comply with Oregon SDC law provisions of ORS 223.207 through 223.208 and 223.297 through 223.314; and

WHEREAS, a methodology for the calculation of System Development Charges for the sanitary sewer systems has been developed as specifically described in Resolution 4292; and

WHEREAS, Section 15.16.050(5) of Ordinance 5306 allows for the annual adjustment of the herein established fees in accordance with the change in the *Engineering News-Record* (ENR) Construction Cost Index (Seattle); and

WHEREAS, the Albany City Council deems it desirable to increase the existing fees to reflect inflation relative to the increase in the ENR Index; and

WHEREAS, the Seattle *Engineering News-Record* (ENR) index used in Resolution 6501 was 10699, and the April 2018 Seattle ENR Index to be applied for purposes of this Resolution is 11475 (Index Ratio = $11475/10699 = 1.0725$); and

WHEREAS, the sewer system development charge methodology (Resolution 4292) states that adjustments will only be made to the base system development charge and not to the five-year average debt service credit; and

WHEREAS, the five-year average debt service credit is \$516 per equivalent dwelling unit.

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that Resolution 6599 is hereby repealed as of the effective date of the revised fees; and

BE IT FURTHER RESOLVED that Sewer System Development Charges are hereby amended as described in "Exhibit A"; and

BE IT FURTHER RESOLVED that an appeal fee is hereby reaffirmed as described herein; and

BE IT FURTHER RESOLVED that the Sewer System Development Charges established by this resolution and the repeal of Resolution No. 6599 shall be effective **July 1, 2018**.

DATED THIS 13TH DAY OF JUNE 2018.

ATTEST:

Mayor

City Clerk

EXHIBIT A*SANITARY SEWER SYSTEM DEVELOPMENT CHARGE**Residential and Commercial*

The sanitary sewer system development charge reimbursement (SDC-R) and improvement (SDC-I) fees are based on an equivalent dwelling unit (EDU). An EDU is used to describe the wastewater from a customer with flow characteristics similar to a single-family dwelling (approximately 75 gallons per person per day and combined BOD and SS concentration of less than 451 mg/L). An apartment complex with 20 living units would be defined as 20 EDUs.

Commercial customers tend to vary significantly in terms of wastewater volumes. A plumbing fixture count is used to represent different wastewater volumes from commercial customers. Commercial customers also tend to vary significantly in terms of wastewater strengths. Certain commercial customers (e.g., restaurants and dry cleaners) contain pollutant loads that are above domestic strength (the average strength of residential customers). Customers with medium-strength or high-strength pollutant loads have larger capacity demands per EDU than residential and domestic-strength commercial customers. Consequently, the Mayor's Wastewater Task Force determined that a strength-based fee should be used for commercial customers to recognize these differences.

The combined BOD and TSS for the low-strength customer category are similar to the combined BOD and TSS for typical residential customers (up to 450 mg/L). Examples of commercial customers with low-strength waste include professional offices and general retail businesses. Approximately 680 or roughly 70 percent (70%) of the current commercial customers in Albany fall into the low-strength category. Twenty-two percent (22%) of Albany's current commercial customers fall into the medium-strength category (451 mg/L - 1,125 mg/L combined BOD and TSS) including mortuaries, car washes, restaurants, hospitals, and dry cleaners. The remaining eight percent (8%) of Albany's current commercial customers fall into the high-strength category (greater than 1,126 mg/L) including industrial launderers, breweries, confectioners, chemical or pharmaceutical companies, and grocery stores with garbage disposals. A list of typical customer types in each strength category is included in Appendix I.

The classification of a new commercial customer will be determined by using the Commercial Customer Classification List (Appendix I). If the commercial customer cannot be easily categorized, they will be asked to submit estimated wastewater flow and strength data with a description of the type of business activities to the Public Works Director. If multiple business types are tributary to a single pipe discharging to the wastewater collection system, the commercial customer classification for each tributary facility will be determined, and the classification with the highest strength will become the commercial customer classification for the entire facility. The Public Works Director will make the final determination of customer classification for each new commercial customer.

To determine the SDC fee for residential and commercial customers, the fee per unit cost of capacity is multiplied by the average loading for the customer classification. The fee per unit cost of capacity and the average customer capacity requirements or loadings are shown in the following tables:

FEE PER UNIT OF CAPACITY				
Units	Dry Weather Flow Mgd	Wet Weather Flow mgd (a)	BOD lbs/day (b)	TSS lbs/day (b)
SDC-R Unit Costs	\$222,217 238,327	\$0 0	\$25 (\$26.63) 27	\$73 (\$78.30) 78
SDC-I Unit Costs	\$1,547,396 1,659,582	\$2,108,541 2,261,410	\$1,821 1,953	\$1,907 2,045
TOTAL Unit Costs	\$1,769,613 1,897,910	\$2,108,541 2,261,410	\$1,846 1,979	\$1,980 2,123

Numbers in parenthesis are calculated numbers and those in bold are the current fee rounded to the nearest dollar.

(a) Wet weather peak instantaneous flow expressed in million gallons per day

(b) Maximum month loading expressed in pounds per day

CUSTOMER CAPACITY REQUIREMENTS (LOADINGS)				
Customer Classification	Dry Weather Flow mgd (a)	Wet Weather Flow mgd (a)	BOD lbs/day	TSS Lbs/day
Residential (per EDU)	0.00042	0.00069	0.357	0.370
Commercial -- Low	0.00042	0.00069	0.357	0.370
Commercial -- Medium	0.00042	0.00069	0.909	0.698
Commercial -- High	0.00042	0.00069	2.063	1.237

(a) Per six fixtures

For residential and commercial development, the SDC fee is as follows:

Customer Class	SDC-R Per EDU	SDC-I per EDU			Total SDC/EDU	Cost per Additional Fixture over 6
		Base	Less Credit (a)	Net		
Residential	\$ 130 (\$139.37) 139	\$ 3,456 3,707	\$ 516	\$ 2,940 3,191	\$ 3,070 3,330	
Multiple Dwelling (b)	\$ 130 (\$139.37) 139	\$ 3,456 3,707	\$ 516	\$ 2,940 3,191	\$ 3,070 3,330	
Commercial - Low	\$ 130 (\$139.37) 139	\$ 3,456 3,707	\$ 516	\$ 2,940 3,191	\$ 3,070 3,330	\$ 512 555
Commercial - Medium (c)	\$ 166 (\$178.52) 179	\$ 5,087 5,456	\$ 779	\$ 4,308 4,677	\$ 4,474 4,856	\$ 746 809
Commercial - High	\$ 235 (\$252.12) 252	\$ 8,218 8,813	\$ 1,285	\$ 6,933 7,528	\$ 7,168 7,780	\$ 1,195 1,297

Numbers in parenthesis are calculated numbers and those in bold are the current fee rounded to the nearest dollar.

(a) See Appendix II for sample customer debt service credit calculation

(b) For multifamily residential development, the SDC is the current residential SDC per dwelling unit.

(c) For Recreational Vehicle (RV) Parks, the SDC is calculated based upon an assignment of three plumbing fixtures per pad or space.

Industrial

Industrial customers' use of the system is highly variable. Once connected to the wastewater system, each industrial customer is required to monitor and report its specific use of the system on a monthly basis. However, to determine the SDC fee for each industrial customer prior to collection of specific data, individualized flows and loads will be estimated and applied to the same unit cost of capacity as is used for the residential and commercial customers. The unit cost of capacities is shown in the following table:

FEE PER UNIT OF CAPACITY				
Units	Dry Weather Flow Mgd	Wet Weather Flow mgd (a)	BOD lbs/day (b)	TSS lbs/day (b)
SDC-R Unit Costs	\$222,217 238,327	\$0 0	\$25 (\$26.63) 27	\$73 (\$78.30) 78
SDC-I Unit Costs	\$1,547,396 1,659,582	\$2,108,541 2,261,410	\$1,821 1,953	\$1,907 1,045
TOTAL Unit Costs	\$1,769,613 1,897,910	\$2,108,541 2,261,410	\$1,846 1,979	\$1,980 2,123

Numbers in parenthesis are calculated numbers and those in bold are the current fee rounded to the nearest dollar.
(a) Wet weather peak instantaneous flow expressed in million gallons per day
(b) Maximum month loading expressed in pounds per day

For industrial development, the SDC fee is calculated by multiplying the individual customer's projected flows and loads by the unit costs of capacity shown above. The total SDC is the sum of the individual SDCs by parameter. The dry weather flow SDC for a sample industrial customer with a dry weather flow of 11,600 gallons per day would be calculated as follows:

SAMPLE INDUSTRIAL CUSTOMER DRY WEATHER FLOW CALCULATION			
	Unit costs (a)	Sample Customer Data	
SDC-R	\$238,327 per mgd	0.0116 mgd dry weather flow	\$2,765
SDC-I	\$1,659,582 per mgd	0.0116 mgd dry weather flow	\$19,251
Debt Credit (b)	\$62 per dry weather EDU	27.62 dry weather flow EDUs	(\$1,712)
Dry Weather Flow SDC for Sample Industrial Customer			\$20,304

(a) Unit costs are based on current ENR Index (Seattle)
(b) See Appendix II for sample customer debt service credit calculation

Industrial customers are required to submit periodic compliance reports (AMC 10.01.190(9)) indicating the nature and concentration of pollutants in the discharge and the average and maximum daily flows for the reporting period. Within 12 months from connection or at a mutually agreed upon time when the industrial customer's wastewater discharge characteristics have stabilized, the SDC may be recalculated based on the actual pollutant loading and flow and an adjusted payment (or refund) may be required.

Each industrial user is required to notify the City of any planned significant changes to the industrial user's operations that might alter the nature, quality, or volume of its wastewater (AMC 10.01.190(16)). If at any time after the initial SDC fee is paid and process or production changes result in increased flows and loads above those used to calculate original sewer SDCs at the time of connection, the industry shall be responsible for payment of additional SDCs based on the unit costs of capacity in effect at the time of the increase. If, however, the process or production change results in decreased flows and loads, the industry will not be eligible for an SDC refund.

Millersburg

Millersburg customers are not charged individual SDCs as they connect. Historically, growth-related costs are recovered from Millersburg through equivalent connection charges established in the service agreement between the two communities. This intergovernmental sanitary sewer service agreement between Albany and Millersburg states that “Albany and Millersburg agree to share in future capital projects based on the degree of benefit each community receives and to enter into good faith negotiations as cost and level of service decisions are made.”

Millersburg's SDC is based on unit costs for the Wastewater Treatment Plant's existing and future available capacity. Millersburg's unit costs are less than Albany's because the collection system costs are removed since Millersburg's wastewater is transported directly to the Albany treatment plant through their own collection system. Albany's unit costs include treatment and collection system costs. Millersburg's SDC fee is calculated by multiplying their projected flows and loads by the Millersburg unit costs of treatment capacity shown in the table below:

FEE PER UNIT OF CAPACITY				
Units	Dry Weather Flow Mgd	Wet Weather Flow mgd (a)	BOD lbs/day (b)	TSS lbs/day (b)
SDC-R Unit Costs	\$60,678 65,077	\$0 0	\$25 (\$26.63) 27	\$73 (\$78.30) 78
SDC-I Unit Costs	\$773,051 829,097	\$1,011,958 1,085,325	\$1,821 1,953	\$1,907 2,045
TOTAL Unit Costs	\$833,729 894,174	\$1,011,958 1,085,325	\$1,846 1,980	\$1,980 2,123
Numbers in parenthesis are calculated numbers and those in bold are the current fee rounded to the nearest dollar.				
(a) Wet weather peak instantaneous flow expressed in million gallons per day				
(b) Wet weather maximum month loading expressed in pounds per day				

The schedule and method of collecting the Millersburg SDC fee, including the timing in relationship to actual increases in demand, will be discussed with Millersburg through negotiations to update the service agreement.

SDC IMPROVEMENT FEE CREDIT

Pursuant to Albany Municipal Code Section 15.16.090 (2), a credit against the sewer SDC-I fee shall be given for the cost of a qualified public sewer improvement required as a condition of development approval and identified in the Wastewater Facility Plan (June 1998) as a project to be wholly or partially funded with sewer SDC-I fees. A list of SDC-I eligible collection system projects is attached to this resolution as Appendix III and will be adjusted using ENR Seattle Construction Cost Index in July of each year from the original index of 7020.

The SDC-I credit shall not exceed the ENR-adjusted dollar amount in the SDC-I Eligible Project List (Appendix III) associated with the qualified sewer improvement. If the credit exceeds the amount of sewer SDC-I fee to be paid by the development, then the excess credit may be applied against sewer improvement fees that accrue in subsequent phases of the original development project. In summary, credits are possible only for projects identified in the Sewer SDC-I Eligible Project List (Appendix III) and only to the extent that it is SDC-I funded.

On Site: To qualify for an on-site SDC-I credit, a required sewer improvement must be listed in the Sewer SDC-I Eligible Project List (Appendix III) and it must be located in whole or in part, on or contiguous to the property. The applicant shall have the burden of demonstrating that a particular qualified sewer improvement is eligible for an SDC-I credit.

The applicant shall submit project data including the constructed length and size of "on-site" pipe and the minimum pipe size necessary to serve the particular development. The applicant shall submit the actual "on-site" project cost to the City for review. The City will compare the applicant's actual "on-site" cost per

foot to the ENR-adjusted unit cost per foot found in Appendix III. The applicant's maximum eligible project cost will be calculated by multiplying the lesser unit cost per foot by the actual length of "on-site" pipe.

The City will calculate the cost to construct the minimum required "on-site" pipe to serve the development using the ENR-adjusted cost per foot found in Appendix III and the actual length of pipe constructed "on-site." The SDC-I credit will be based on the cost of constructing an oversized pipe that is greater than the minimum required to serve the development. The minimum required pipe size shall either be the minimum pipe size necessary for the particular development needs, or an eight-inch pipe, whichever is greater.

The difference between the eligible project cost and the estimated cost to construct the minimum necessary pipe will be the maximum SDC-I credit available for the development.

Off Site: To qualify for an off-site SDC-I credit, a required sewer improvement must be listed in the Sewer SDC-I Eligible Project List (Appendix III) and the required sewer improvement must not be located on, fronting, or adjacent to the property. The credit shall be the lower of the actual construction cost and the calculated oversizing cost using the ENR-adjusted cost per foot of the minimum pipe size (as defined above) for the project.

APPEAL FEE

Pursuant to Albany Municipal Code Section 15.16.100(5), an appeal fee of \$100 per appeal is hereby established. Appeal submittal by parties appealing their calculated fee (AMC Section 15.16.100(3)) shall conform to AMC Section 15.16.100 procedure.

APPENDIX I

**CITY OF ALBANY COMMERCIAL CUSTOMER CLASSIFICATION
COMBINED AVERAGE STRENGTH CATEGORIES & STANDARD INDUSTRIAL CLASSIFICATION**

Waste Characteristic Allocation: The City of Albany does not have a monitoring program for all commercial customers and consequently does not have specific monitoring data on all of Albany's commercial customers. However, an extensive project was undertaken by the City of Portland Bureau of Environmental Services (BES) to determine wastewater characteristics by Standard Industry Classification (SIC) codes based upon monitoring data for Portland's customers and using data from other cities.

The City of Portland's wastewater characteristic study data is based on BOD and TSS information from commercial customers in Portland and 28 additional cities, and the customer list is representative of the Albany commercial businesses. The City of Salem is also using the Portland BES data to classify their commercial customers. Albany will continue to refine this database as additional waste characterization data becomes known.

COMMERCIAL LOW-STRENGTH (UP TO 450 MG/L COMBINED BOD/TSS)

Offices and Services:

- Accounting, Auditing, and Bookkeeping Services (8721)
- Adjustment and Collection Services (7322)
- Amusement and Recreation Services NEC (7999)
- Banks and Credit Unions (6021, 6022, 6141)
- Barber and Beauty Shops (7241, 7231)
- Child Day Care Services (8351)
- Computer and Computer Software Stores (5734)
- Correctional Institutions (9223)
- Employment Agencies (7361)
- Engineering Services (8711)
- Gasoline Service Stations (5541)
- Individual and Family Social Services (8322)
- Insurance Agents, Brokers, and Service (6411)
- Investment Advice (6282)
- Legal Services (8111)
- Libraries (8231)
- Medical and Dental Offices and Clinics (including chiropractors, health practitioners, optometrists)
(8011, 8021, 8041, 8042, 8049)
- Motels (7011)
- Museums and Art Galleries (8412)
- Nursing Care Facilities (8051)
- Schools (Elementary and Secondary) and Educational Services (8211)
- Taxicabs (4121)
- Title Insurance (6361)
- Trucking - local with storage (4214)

General Retail Businesses:

- Apparel, Accessory, Jewelry and Shoe Stores (5699, 5641, 5651, 5944, 5661)
- Auto equipment/supplies, new/used - NEC (5599 - see printout)
- Beer, Ale, and Liquor Stores - wholesale and distribution (5181 and 5921)
- Boat Dealers (5551)
- Book Stores (5942)
- Coin-Operated Laundries (7215)
- Department Stores (5311)
- Floor Covering Stores (5713)
- Florists (5992)
- Groceries, wholesale and distribution (5141)
- Hobby, Toy, and Game Shops (5945)

Home Furnishings and Hardware Stores (5719, 5251)
 Miscellaneous food stores - minimarts without kitchens (5499)
 Musical Instrument Stores (5736)
 Paint, Glass, and Wallpaper Stores (sales but no mixing) (5231)
 Sporting Goods Stores and Bicycle Shops (5941)
 Tobacco Stores and Standards (5993)
 Used Merchandise Stores (5932)
 Video Tape Rental (7841)

COMMERCIAL MEDIUM-STRENGTH (451 - 1,125 MG/L COMBINED BOD/TSS)

Automotive/Mechanical Repair and/or Wash:

Airports, Flying Fields, and Airport Terminal Services
 Automotive Repair Shops NEC (7539-see printout)
 Carwashes (7542)
 Motor Vehicle Dealers - used cars (5521)

Specialty with medium-strength waste discharge:

Dry Cleaning Facilities (7216)
 Restaurants, Eating Places, Bars, and Taverns (5812)
 Funeral Services and Crematories (7261)
 Hospitals (8060)
 Junior Colleges and Technical Institutes (8222)
 Meat and Fish Markets, Including Freezer Provisioners (5421)
 Paints/Varnishes/Lacquers/Enamels mixing (2851)
 Photofinishing Laboratories (7384)
 Recreational Vehicle Parks (7033)
 Trucking – local with storage (4212)

COMMERCIAL HIGH-STRENGTH (GREATER THAN 1,126 MG/L COMBINED BOD/TSS)

Automotive:

Exhaust System Repair (7533), Transmission Repair (7537), Tire Shop (7534), General Automotive Repair (7538-see printout), Automotive Services (7549), Armature Rewinding Shop (7694)
 Motor Vehicle Dealers - new cars (5511)

Specialty with high-strength waste discharge:

Candy, Nut, and Confectionery Stores (5441)
 Disinfecting and Pest Control Services (7342)
 Fire Protection (9224)
 Grocery Stores with garbage disposals (5412)
 Industrial Launderers (7218)
 Malt Beverage Brewery (2082)
 Pharmaceutical Preparations (2834)
 Retail Bakeries - with kitchen (5461)
 Printing and Stamping on Fabric Articles - silk screening (2396)
 Trucking - long distance, not local (4213)
 Passenger car rental, no drivers for hire (7514)

APPENDIX II

SAMPLE CUSTOMER'S DEBT SERVICE CREDIT CALCULATION
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This table shows how a sample non-residential customer's debt service credit would be calculated.

The first step is to determine the relative EDUs for sample customer by comparing the sample customer's loading relative to a residential customer's loading for each parameter.

Units	Dry Weather Flow Mgd	Wet Weather Flow mgd (a)	BOD lbs/day (b)	TSS lbs/day (b)
Customer's EDUs by specific parameter:				
Sample Customer's Capacity Requirement (a)	0.00042	0.00069	0.90900	0.69757
Residential Capacity Requirement	0.00042	0.00069	0.35700	0.37000
EDUs	1	1	2.55	1.89
(a) Insert the customer specific capacity requirements here.				

The next step is to distribute the total debt service credit per EDU (\$516/EDU) across the parameters using the same allocation factors used to distribute future improvement projects across the parameters.

Units	Dry Weather Flow Mgd	Wet Weather Flow mgd (a)	BOD lbs/day (b)	TSS lbs/day (b)	Total
Debt Service Credit by parameter:					
Debt Service Credit	\$516	\$516	\$516	\$516	
Improvement Allocation %	12.01%	46.22%	21.13%	20.64%	100%
Debt Service Credit per EDU	\$62	\$238	\$109	\$107	\$516

The last step is to apply the sample customer's EDUs by parameter to the debt service credit distributed by parameter to arrive at the sample customer's debt service credit by parameter. The sum of the distributed sample customer's debt service credit factors is the sample customer's debt service credit (in this example, \$779).

Units	Dry Weather Flow Mgd	Wet Weather Flow mgd (a)	BOD lbs/day (b)	TSS lbs/day (b)	Total
Customer's Debt Service Credit:					
EDUs by parameter	1	1	2.55	1.89	
Debt Service Credit by parameter	\$62	\$238	\$109	\$107	
Sample Customer's Debt Service Credit	\$62	\$238	\$278	\$201	\$779

APPENDIX III

SDC-I Eligible Collection & Treatment Projects

Pipe	Extension Project	Location	Diameter (inches)	Approx Length (feet)	Cost per Foot	Total Project Cost (a)	8-inch Equivalent Cost (\$109/ft)	SDC-I Eligible Cost
E1	Springhill Drive	Hickory Road to 700 feet N of Country Club Lane	15	7,100	\$205	\$1,450,000	\$770,000	\$680,000
E2	Ellingson Road	R/R tracks to Lochner Road	10	3,620	\$137	\$490,000	\$390,000	\$100,000
E3	Columbus Street	Columbus Street Lift Station to city limits	15	780	\$205	\$160,000	\$80,000	\$80,000
E4	Columbus Street	City limits to 7-Mile Lane	10	650	\$137	\$90,000	\$70,000	\$20,000
E5	Mennonite Home	Columbus Street to 54th Avenue	10	520	\$137	\$70,000	\$60,000	\$10,000
E6	Grand Prairie Road	Waverly Drive to Interstate-5	12	2,470	\$164	\$410,000	\$270,000	\$140,000
E7	21st Avenue	Shortridge Street to Rye Street	21	2,730	\$288	\$790,000	\$300,000	\$490,000
E8	21st Avenue	Rye Street to Three Lakes Road	18	780	\$245	\$190,000	\$80,000	\$110,000
E9	Lexington Street	21st Avenue to 25th Avenue	12	1,040	\$164	\$170,000	\$110,000	\$60,000
E10	Three Lakes Road	21st Avenue to 90 degree bend	18	2,470	\$245	\$610,000	\$270,000	\$340,000
E11	Three Lakes Road	90 degree bend to Grand Prairie Road	15	2,200	\$205	\$450,000	\$240,000	\$210,000
E12	Charlotte to Bernard	Charlotte Street to east end of Bernard Avenue	15	5,850	\$205	\$1,200,000	\$640,000	\$560,000
E13	Price to Scrael	Price Road to Scrael Hill Road	12	7,050	\$164	\$1,160,000	\$770,000	\$390,000
E14	Highway 20	650 feet E of Timber Street to Scrael Hill Road	12	5,630	\$164	\$920,000	\$610,000	\$310,000
						\$8,160,000	\$4,660,000	\$3,500,000

Pipe	Replacement Project	Location	Total Project Cost (a)	Growth Allocation Percentage	SDC-I Eligible Cost
R1	Riverfront Interceptor	Downstream of Baker Street to Geary Street	\$5,500,000	32%	\$1,760,000
R2	Riverfront Interceptor	Calapooia Street to downstream of Baker Street	\$1,100,000	32%	\$352,000
R3	Calapooia Interceptor	Upstream of Maple Street to 12th Avenue	\$1,600,000	42%	\$672,000
R4	Cox Creek Interceptor	Heatherdale Mobile Village to Salem Avenue	\$1,900,000	71%	\$1,349,000
R5	28th Avenue	Downstream of Geary Street to Upstream of Jackson Street	\$500,000	5%	\$25,000
R6	47th Avenue	West of Columbus Street to Columbus Street	\$600,000	69%	\$414,000
R7	Knox Butte Road	1400 feet E of Clover Ridge Road to Century Drive Pump Station	\$1,100,000	79%	\$869,000
R8	Price Road	Santiam Highway to Bain Street	\$1,900,000	80%	\$1,520,000
			\$14,200,000		\$6,961,000

Pump Stations (Upgrades & New)	Total Project Cost (a)	Growth Allocation Percentage	SDC-I Eligible Cost
P1 Oak Creek	\$500,000	100%	\$500,000
P2 34th Avenue	\$900,000	14%	\$126,000
P3 Charlotte Street	\$100,000	59%	\$59,000
P4 Maple Street	\$800,000	100%	\$800,000
P5 Thornton Lake	\$200,000	100%	\$200,000
P6 Columbus Street	\$600,000	100%	\$600,000
P7 Springhill Drive	\$300,000	100%	\$300,000
			\$2,585,000

Treatment Plant Improvements (to 2020)	Project Cost	Total Project Cost (a)	Growth Allocation Percentage	SDC-I Eligible Cost
Headworks		\$8,800,000	33%	\$2,935,000
Influent Pumping	\$5,100,000		30%	
Screening	\$2,400,000		45%	
Grit Removal & Primary Influent Flow Split	\$1,300,000		25%	
Primary Clarifiers & Sludge Pumping	\$6,900,000	\$6,900,000	48%	\$3,312,000
Secondary Treatment		\$22,700,000	40%	\$9,169,000
Aeration Basins	\$3,600,000		44%	
Secondary Clarifiers & RAS/WAS	\$11,800,000		45%	
Chlorination	\$6,300,000		25%	
New outfall/diffuser & upgrade existing	\$1,000,000		70%	
Solids Handling		\$8,600,000	64%	\$5,520,000
DAF thickening	\$300,000		44%	
Anaerobic digestion	\$3,100,000		100%	
Biosolids Facility	\$5,200,000		44%	
Miscellaneous Plant Control & Electrical		\$2,100,000	46%	\$975,000
Plant water system	\$500,000		35%	
Septage receiving & storage	\$500,000		50%	
Shop/control room	\$600,000		50%	
Electrical and I&C	\$500,000		50%	
		\$49,100,000		\$21,911,000

Source: City of Albany Wastewater Facility Plan (1998 CH2M-Hill)

(a) Project costs include 25% contingency and 30% ELA and are rounded

2018 Sewer System Development Charges

Appendix III - Page 1 of 1

RESOLUTION NO. _____

A RESOLUTION REVISING TRANSPORTATION SYSTEM DEVELOPMENT CHARGES FOR IMPACTS TO THE ALBANY TRANSPORTATION SYSTEM, REAFFIRMING THE APPEAL FEE, AND REPEALING RESOLUTION NO. 6680 (A RESOLUTION REVISING TRANSPORTATION SYSTEM DEVELOPMENT CHARGES FOR IMPACTS TO THE ALBANY TRANSPORTATION SYSTEM, REAFFIRMING THE APPEAL FEE, AND REPEALING RESOLUTION NO. 6595).

WHEREAS, through the previous adoption of ordinances establishing and amending Albany Municipal Code 15.16 regarding system development charges, the Council of the City of Albany has duly declared its intent to comply with the provisions of ORS 223.207 through 223.208 and 223.297 through 223.314; and

WHEREAS, a methodology for the calculation of an improvement and reimbursement fee system development charge for the transportation system in Albany was originally adopted in 2011, and was modified and adopted in 2018 to reflect changes in the project list as specifically described in Resolution No. 6680; and

WHEREAS, the adopted methodology resulted in a maximum allowable fee of \$11,951; however, in the interest of promoting economic development, the City Council deemed it desirable to charge less than the legally allowable charges. The \$11,951 allowable fee is based on the project list in the 2010 Transportation System Plan and on February 2010 dollars, which if indexed to current rates, is equivalent to \$15,860 (using index ratio 11475/8647); and

WHEREAS, Section 15.16.050(5) of Ordinance 5306 allows for the annual adjustment of the herein established fees in accordance with the change in the *Engineering News-Record* (ENR) Construction Cost Index (Seattle); and

WHEREAS, the Albany City Council deems it desirable to increase the existing fees to reflect inflation relative to the increase in the ENR Index; and

WHEREAS, the *Engineering News-Record* (ENR) Construction Cost Index (Seattle) used in Resolution 6680 was 10699, and the April 2018 Seattle ENR Index to be applied for purposes of this Resolution is 11475 (Index Ratio = $11475/10699 = 1.0725$).

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that Resolution No. 6680 is hereby repealed effective as of the effective date of this resolution; and

BE IT FURTHER RESOLVED that Transportation System Development Charges are hereby amended as described herein; and

BE IT FURTHER RESOLVED that an appeal fee is hereby reaffirmed as described herein; and

BE IT FURTHER RESOLVED that the Transportation System Development Charges established by this resolution and the repeal of Resolution No. 6680 shall be effective **July 1, 2018**.

BASE FEE

The base unit for the transportation system development charge (SDC) improvement and reimbursement fee will be p.m. peak hour trip end as defined in the latest version of the Trip Generation manual by the Institute of Transportation Engineers (ITE).

The adjusted base fee for a single trip is a combination of the adjusted improvement and reimbursement base fees as shown below.

Base SDCi Fee		Base SDCr Fee		Total Base Fee for a Single Trip End	
\$3,135.76	\$3,363.10	\$539.03	\$578.11	\$3,674.79	\$3,941.21

¹ Base Fees are adjusted for current ENR Index

CALCULATING THE SYSTEM DEVELOPMENT CHARGE

Residential, institutional, business and commercial, office, and industrial development SDC fees are computed by multiplying the base SDC fee by the associated basis for trip determination and by the associated p.m. peak hour trip end rate for the given land use. This calculated fee is further reduced to allow for a pass-by trip credit that varies by land use. Pass-by trip factors are eight percent (8%) for industrial and office (ITE Category 000-199 and 700-799), 20 percent (20%) for institutional (ITE Category 300-699), and 50 percent (50%) for business and commercial (ITE Category 800-999).

A sample SDC calculation for a single-family house (ITE Category 210) is shown below.

SDC Calculation for a Single-family House (ITE Category 210)				
	P.M. Peak Trip Rate ¹	Pass-By Factor ²	2017 Base Fee for a Single Trip Fee	SDC Fee
SDCi	1.00	1.00	\$3,135.76 \$3,363.11	\$3,136 \$3,363
SDCr	1.00	1.00	\$539.03 \$578.11	\$ 539 \$578
Total			\$3,674.79 3,941.21	\$3,675 \$3,941

¹ P.M. Peak Trip Rate for given land uses are defined in the latest edition of the ITE manual

² Data for pass-by trip reduction factors are taken from an analysis of traffic impact fees developed by Anthony Rufolo, Center for Urban Studies, Portland State University

³ Base Fee is adjusted for current ENR Index

A sample SDC calculation for other land uses is shown below.

ITE Code	Description	Units	PM Peak Trips ¹	Pass by Factor ²	2017 Base Fee for a Single Trip Fee ³	SDC Fee
220	1 Apartment	1 unit	0.62	1.00	\$3,675 \$3,941	\$2,279 \$2,443
110	Light Industrial	1,000 sf	0.97	0.92	\$3,675 \$3,941	\$3,280 \$3,517
140	Manufacturing	1,000 sf	0.73	0.92	\$3,675 \$3,941	\$2,468 \$2,647
520	Elementary School	1,000 sf	1.21	0.80	\$3,675 \$3,941	\$3,557 \$3,815
710	General Office	1,000 sf	1.49	0.92	\$3,675 \$3,941	\$5,038 \$5,402
720	Medical Office	1,000 sf	3.57	0.92	\$3,675 \$3,941	\$12,070 \$12,944
826	Specialty Retail	1,000 sf	2.71	0.50	\$3,675 \$3,941	\$4,980 \$5,340
820	Shopping Center	1,000 sf	3.71	0.50	\$3,675 \$3,941	\$6,817 \$7,311
862	Home Improvement Superstore	1,000 sf	2.33	0.50	\$3,675 \$3,941	\$4,281 \$4,591
911	Walk-In Bank	1,000 sf	12.13	0.50	\$3,675 \$3,941	\$22,289 \$23,902
931	Quality Restaurant	1,000 sf	7.49	0.50	\$3,675 \$3,941	\$13,763 \$14,759
932	High Turnover Restaurant	1,000 sf	9.85	0.50	\$3,675 \$3,941	\$18,099 \$19,409
934	Fast Food W/Drive Thru	1,000 sf	32.65	0.50	\$3,675 \$3,941	\$59,994 \$64,337

¹ P.M. Peak Trip Rate for given land uses are defined in the latest edition of the ITE manual

² Data for pass-by trip reduction factors are taken from an analysis of traffic impact fees developed by Anthony Rufolo, Center for Urban Studies, Portland State University

³ Base Fee is adjusted for current ENR Index

SDC CREDITS

Pursuant to Albany Municipal Code Section 15.16.090, a credit against the transportation SDC fee shall be given in the following situations:

A. Credit for prior use:

Pursuant to AMC 15.16.090 (1), a credit against the reimbursement and improvement fee portions of the SDC shall be given in an amount of the SDC_i and SDC_r calculated for the existing use if it is less than the SDC_i and SDC_r calculated for the proposed use. If the change in use results in the SDC_i or SDC_r for the proposed use being less than the SDC_i or SDC_r for the existing use, no SDC_i or SDC_r shall be required for that fee portion; however, no refund or credit shall be given.

B. Credit for the cost of a qualified public improvement associated with the development:

Pursuant to AMC 15.16.090 (2), a credit against the improvement fee portion of the SDC shall be given for the cost of a qualified public improvement required as a condition of development approval. A qualified public improvement must also be identified in the funded section of the project list in “Exhibit A: SDC Eligible Projects Funded by the Adopted Fee Schedule” (see below). A funded project can be either wholly or partially funded with SDC_i fees. Projects can move between the funded and unfunded sections according to AMC 15.16.060 (3).

The credit shall not exceed the dollar amount (adjusted annually using ENR Seattle Construction Cost Index) in the SDC column in “Exhibit A” associated with a qualified improvement in the funded projects group. If the credit exceeds the amount of TSDC_i to be paid by the development, then the excess credit may be applied against transportation improvement fees that accrue in subsequent phases of the original development project. In summary, credits are possible only for projects identified in “Exhibit A” as having SDC funding and only to the extent that it is SDC funded.

On-site: A project that meets these qualification criteria and is located in whole or in part, on or contiguous to the property, and that is required to be built with greater capacity than is necessary for the particular development needs and exceeds the minimum standard facility size, will have reserve capacity. The applicant shall have the burden of demonstrating that a particular qualified transportation improvement will have a reserve capacity. The Highway Capacity Manual (HCM), or other City-approved traffic engineering methodology, shall be the approved method for calculating reserve capacity. The reserve capacity shall be expressed as a percent of the construction cost for said improvement. That portion of the construction cost that represents the reserve capacity, when multiplied by the percent of said project funded with the SDC_i fee as identified in “Exhibit A” will be the estimated credit. The actual credit will be the lower of the estimated credit and the dollar amount (adjusted using ENR Seattle Construction Cost Index) in the funded SDC column in “Exhibit A” associated with said project.

Off-site: A project that meets these qualification criteria that is not located on or contiguous to property (an off-site improvement) is qualified for a SDC_i credit. The credit shall be the lower of the actual construction cost or the dollar amount (adjusted using ENR Seattle Construction Cost Index) in the funded SDC column in “Exhibit A” associated with said project.

C. Credit for reducing the number of trip ends the development will generate using automobiles:

Transit or Pedestrian: A credit against the improvement fee portion of the SDC shall be possible if the development is in an established transit or pedestrian district or if a program to be instituted in connection with the development is determined by the City Engineer to materially reduce the number of trip ends the development will generate using automobiles and the extent of improvements necessary to serve the development, and that the reduction will continue for at least 10 years after the development is occupied.

The reduced SDC will be calculated based upon the number of trip ends the development will generate with the trip end reduction program in effect. Before granting the credit, the City shall receive assurances that will bind the owner and the owner’s successors to perform the program for the time required.

D. Credit for reducing the number of peak hour trips the development will generate using automobiles:

Off-peak Work Hours: A credit against the improvement fee portion of the SDC shall be possible if a program to be instituted in connection with the development is determined by the City Engineer to materially reduce the number of peak hour trips the development will generate using automobiles and the extent of improvements necessary to serve the development, and that the reduction will continue for at least 10 years after the development is occupied. The reduced SDC will be calculated based upon the number of trip ends the development will generate with the peak hour trip reduction program in effect. Before granting the credit, the City shall receive assurances that will bind the owner and the owner's successors to perform the program for the time required.

APPEAL PROCEDURE AND FEE

Pursuant to Albany Municipal Code Section 15.16.100(5), an appeal fee of \$100 per appeal is hereby established.

Appeal submittal by parties appealing their calculated fee (AMC Section 15.16.100(3)) shall:

- a) Conform to AMC Section 15.16.100 procedures;
- b) Use standard study methodology and data collection forms and procedures for conducting a local trip generation study described in Albany's adopted "Traffic Impact Study Guidelines" and the ITE Trip Generation Manual; and
- c) Be prepared by or under the direct supervision of a Professional Civil or Transportation Engineer currently licensed to practice within the State of Oregon, and with special training and experience in transportation engineering and planning. The engineer shall certify the document by providing a signature and seal of approval.

DATED THIS 13TH DAY OF JUNE 2018.

Mayor

ATTEST:

City Clerk

Exhibit A: SDCi Eligible Projects Funded by the Adopted Fee Schedule

Costs are based on the *Engineering News Record* (ENR) Construction Cost Index (Seattle) in February 2010 of 8647.

Year 1-10 funded projects are in column 7. All short- and mid-term projects are funded.

Year 11-20 funded projects are in column 8.

1	2	3	4	5	6	7	8
Project #	Project	TSP Priority	Growth Percentage	Total Project Cost (2010 \$)	TSDCi Eligible	TSDCi Eligible & Funded Years 1-10	TSDCi Eligible & Funded Years 11-20
B1	14th Avenue	short	100%	\$2,000	\$2,000	\$2,000	
B2	Waverly Drive	short	100%	\$5,000	\$5,000	\$5,000	
B3	Hill Street	long/dev	100%	\$743,000	\$743,000		\$743,000
B4	24th Avenue	short	100%	\$5,000	\$5,000	\$5,000	
B5	Jackson Street	short	100%	\$674,000	\$674,000	\$110,000	
B6	Center Street	short	100%	\$6,000	\$6,000	\$6,000	
B7	US 20, North Albany	long/dev	100%	\$31,000	\$31,000		
B8	1st Avenue	long/dev	100%	\$43,000	\$43,000		
B9	2nd Avenue	long/dev	100%	\$43,000	\$43,000		
B10	Madison Street/7th Avenue	long/dev	100%	\$40,000	\$40,000		
B11	7th Avenue	long/dev	100%	\$95,000	\$95,000		
B12	Takena	long/dev	100%	\$53,000	\$53,000		\$53,000
B13	Liberty/Lakewood	long/dev	100%	\$76,000	\$76,000		
B14	12th Avenue (West)	mid	100%	\$32,000	\$32,000	\$32,000	
B15	Bain Street	long/dev	100%	\$49,000	\$49,000		
B16	South Shore Drive	long/dev	100%	\$33,000	\$33,000		
B17	Shortridge Street	long/dev	100%	\$27,000	\$27,000		
B18	24th Avenue	long/dev	100%	\$44,000	\$44,000		\$44,000
B19	38th Avenue and 39th Avenue	mid	100%	\$106,000	\$106,000	\$106,000	
B20	Lyon Street	short	100%	\$2,000	\$2,000	\$2,000	
B21	Ellsworth Street	short	100%	\$4,000	\$4,000	\$4,000	
I1	Main Street/Salem Avenue/3rd Avenue	short	100%	\$1,088,000	\$1,088,000	\$1,088,000	
I2	Main Street/Santiam Avenue/4th Avenue	short	69%	\$255,000	\$175,950	\$175,950	
I3	14th Avenue/Heritage Mall Access	short	100%	\$41,000	\$41,000	\$23,000	
I4	14th Avenue/Clay Street	short	100%	\$10,000	\$10,000	\$7,000	
I5	Waverly Avenue/14th Avenue	short	100%	\$41,000	\$41,000	\$23,000	
I6	Waverly Avenue/Queen Avenue	long/dev	100%	\$72,000	\$72,000		
I7	Waverly Avenue/Grand Prairie	long/dev	100%	\$175,000	\$175,000		
I8	US 20/North Albany Road	short	13%	\$40,000	\$5,200	\$5,200	
I9	US 20/Springhill Drive	short	23%	\$14,000	\$3,220	\$3,220	
I10	Knox Butte/Century Drive	short	0%	\$345,000	\$0		
I11	34th Avenue/Marion Street	mid	100%	\$345,000	\$345,000	\$345,000	
I12	US 20 (Lyon Street)/2nd Avenue	mid	16%	\$23,000	\$3,680	\$3,680	
I13	US 20/Clay Street	mid	20%	\$185,000	\$37,000	\$37,000	
I14	OR 99E/34th Avenue	long/dev	32%	\$192,000	\$61,440		\$61,440
I15	34th Avenue/Hill Street	long/dev	100%	\$350,000	\$350,000		\$350,000
I16	Ellingson Road/Columbus Street	long/dev	100%	\$500,000	\$500,000		\$250,000
I17	Waverly Avenue/14th Avenue	long/dev	100%	\$77,000	\$77,000		\$77,000
I18	Queen Avenue/Geary Street	long/dev	100%	\$1,901,000	\$1,901,000		\$950,500
I19	Waverly Avenue/34th Avenue	long/dev	100%	\$42,000	\$42,000		
I20	US 20 (Ellsworth Street)/1st Avenue	mid	22%	\$18,000	\$3,960	\$3,960	
I21	US 20 (Lyon Street)/1st Avenue	mid	23%	\$80,000	\$18,400	\$18,400	

1	2	3	4	5	6	7	8
Project #	Project	TSP Priority	Growth Percentage	Total Project Cost (2010 \$)	TSDCi Eligible	TSDCi Eligible & Funded Years 1-10	TSDCi Eligible & Funded Years 11-20
I22	US 20 (Lyon Street)/1st Avenue	mid	23%	\$10,000	\$2,300	\$2,300	
I23	US 20 (Ellsworth Street)/2nd Avenue	mid	23%	\$17,000	\$3,910	\$3,910	
I24	OR 99E/Waverly Avenue	long/dev	27%	\$959,000	\$258,930		\$258,930
I25	US 20/Waverly Drive	long/dev	29%	\$853,000	\$247,370		\$247,370
I26	US 20/Waverly Drive	long/dev	29%	\$240,000	\$69,600		\$69,600
I27	OR 99E/Queen Avenue	long/dev	26%	\$894,000	\$232,440		\$232,440
I28	OR 99E/34th Avenue	long/dev	32%	\$456,000	\$145,920		
I29	OR 99E/Killdeer Avenue	long/dev	28%	\$3,207,000	\$897,960		
I30	US 20/Timber Street	long/dev	44%	\$571,000	\$251,240		\$251,240
I31	US 20/Timber Street	long/dev	44%	\$619,000	\$272,360		
I33	Knox Butte/New North/South Collector	long/dev	100%	\$525,000	\$525,000		
I34	Springhill Dr./Hickory St.	long/dev	100%	\$345,000	\$345,000		\$172,500
I35	Gibson Hill Rd/Crocker Ln	mid	100%	\$410,000	\$410,000	\$410,000	
I36	Timber St Extension/18th Ave/Spicer Dr ROW	short	100%	\$650,000	\$650,000		\$325,000
I36	Timber Str. Extension/18th Ave/Spicer Dr	long/dev	100%	\$863,000	\$863,000		\$441,000
I37	OR 99E / 29th Ave	long/dev	28%	\$106,000	\$29,680		
I38	Salem Avenue/Geary Street	long/dev	28%	\$845,000	\$236,600		\$236,600
I39	OR 99E/Lyon Street	long/dev	16%	\$205,000	\$32,800		
I40	OR 99E/53rd Avenue	long/dev	38%	\$550,000	\$209,000		
I41	Ellingson Road / Lochner Road	long/dev	100%	\$500,000	\$500,000		\$250,000
I42	53rd Avenue Extension / Industrial Property Access	long/dev	100%	\$500,000	\$500,000		
I43	Clover Ridge Road / Knox Butte	long/dev	100%	\$350,000	\$350,000		
I44	Goldfish Farm Road / Knox Butte	long/dev	100%	\$350,000	\$350,000		
L1	53rd Avenue Extension	long/dev	54%	\$18,600,000	\$10,044,000		
L2	Waverly Drive	long/dev	36%	\$1,394,000	\$501,840		
L3	Washington/Calapooia/1st/2nd	short	42%	\$100,000	\$42,000	\$42,000	
L4	Timber Street Extension ROW	short	100%	\$966,000	\$966,000		\$483,000
L4	Timber Street Extension	long/dev	100%	\$2,708,000	\$2,708,000		\$677,000
L5	Main Street - 7th Avenue - Hill Street	mid	64%	\$1,292,000	\$826,880	\$385,260	
L6	North Albany Road	mid	29%	\$5,847,000	\$1,695,630	\$1,695,630	
L6	North Albany Road ROW	short	100%	\$19,000	\$19,000		\$19,000
L9	Queen Avenue	long/dev	12%	\$0	\$0		
L10	New North Albany Connector - Funding is for 15% construction west of Crocker (\$145/lf) and 40% construction east of Crocker	long/dev	100%	\$5,818,000	\$5,818,000		\$1,154,053
L11	Spicer Drive Extension (West of Timber St.)	long/dev	100%	\$982,000	\$982,000		\$245,000
L12	Spicer Drive Extension (East of Timber St.)	long/dev	100%	\$1,666,000	\$1,666,000		
L13	Goldfish Farm Road Extension	long/dev	100%	\$1,013,000	\$1,013,000		\$253,350
L14	Dogwood Avenue Extension	long/dev	100%	\$3,294,000	\$3,294,000		\$0
L15	New North/South Collector – LID Knox Butte to Somerset	short	100%	\$2,548,000	\$2,548,000		
L15	New North/South Collector – Knox Butte to US 20 (Santiam)	long/dev	100%	\$3,662,000	\$3,662,000		\$549,300
L16	New East/West Collector	long/dev	100%	\$3,723,000	\$3,723,000		\$0
L17	Expo Parkway Extension (south of Dunlap)	long/dev	100%	\$996,000	\$996,000		\$149,400
L18	Timber St Extension to Somerset Avenue	long/dev	100%	\$1,720,000	\$1,720,000		\$258,000
L19A	Somerset Avenue Extension - LID	short	100%	\$383,000	\$383,000		

1	2	3	4	5	6	7	8
Project #	Project	TSP Priority	Growth Percentage	Total Project Cost (2010 \$)	TSDCi Eligible	TSDCi Eligible & Funded Years 1-10	TSDCi Eligible & Funded Years 11-20
L19B	Somerset Avenue Extension – wetlands to Charlotte	long/dev	100%	\$566,000	\$566,000	\$566,000	\$0
L19C	Somerset Avenue Extension – Timber Ridge Road to NE +/- 950 feet	long/dev	35%	\$1,170,000	\$1,170,000		\$410,000
L20	Santa Maria Avenue Extension	long/dev	100%	\$1,872,000	\$1,872,000		\$0
L21	Knox Butte Road Widening ROW	short	100%	\$1,478,000	\$1,478,000		\$1,478,000
L21	Knox Butte Road Widening	long/dev	60%	\$3,169,000	\$1,901,400		\$1,901,400
L22	Knox Butte Road Widening ROW	short	100%	\$31,000	\$31,000		
L22	Knox Butte Road Widening	long/dev	56%	\$825,000	\$462,000		
L23A	Knox Butte Road Widening – from Goldfish Farm Road 970 feet to the east	long/dev	52%	\$717,000	\$372,840		
L23B	Knox Butte Road Widening – from Timber Ridge Street 730 feet to the west. <i>Funding is 25% of street improvement + 50% of pedestrian bridge</i>	long/dev	52%	\$659,000	\$342,680	\$194,750	
L24A	Knox Butte Road Widening – from Timber Ridge Street 1,120 feet to the east	long/dev	47%	\$896,000	\$421,120	\$224,000	
L24B	Knox Butte Road Widening – from UGB 8,484 feet to the west	long/dev	47%	\$6,792,000	\$3,192,240		
L25	Dunlap Avenue Extension	long/dev	100%	\$1,045,000	\$1,045,000		\$156,750
L26	Springhill Road Widening	long/dev	61%	\$3,406,000	\$2,077,660		
L27	US 20 Widening	long/dev	18%	\$8,351,000	\$1,503,180		
L28	Ellingson Road Extension	long/dev	61%	\$5,740,000	\$3,501,400		
L30	Oak Street	short	100%	\$2,130,000	\$2,130,000	\$2,130,000	
L31	Fescue Street to Three Lakes Road Connector	long/dev	100%	\$886,000	\$886,000		\$132,900
L32	Fescue Street Extension	long/dev	100%	\$3,054,000	\$3,054,000		
L33	Three Lakes Road Realignment ROW	short	59%	\$750,000	\$442,500		
L33	Three Lakes Road Realignment	long/dev	59%	\$1,868,000	\$1,102,120		
L34	Looney Lane Extension	long/dev	100%	\$914,000	\$914,000		\$137,100
L35	Albany Avenue Widening	long/dev	26%	\$1,177,000	\$306,020	\$306,020	
L36	W Thornton Lk Dr, N Albany Rd & N Alb Middle School	long/dev	11%	\$565,000	\$62,150	\$62,150	
L37	Springhill Drive	long/dev	18%	\$4,158,000	\$748,440		
L38	Scenic Drive	long/dev	10%	\$6,842,000	\$684,200		
L39	Century Drive	long/dev	52%	\$3,199,000	\$1,663,480		
L40	Gibson Hill Road	long/dev	6%	\$3,816,000	\$228,960		\$228,960
L41	Skyline Drive	long/dev	0%	\$1,523,000	\$0		
L42A	Crocker Lane North (LID)	short	30%	\$1,721,000	\$516,300	\$417,000	
L42B	Crocker Lane South – from Gibson Hill Road north to L42A. <i>Funding is 15% of Pheasant Run frontage</i>	long/dev	30%	\$2,808,000	\$842,400	\$107,150	
L43	Valley View Drive	long/dev	40%	\$3,695,000	\$1,478,000		
L44	West Thornton Lake Drive	long/dev	11%	\$6,097,000	\$670,670		
L45	Allen Lane	long/dev	56%	\$2,689,000	\$1,505,840		
L46	Columbus Street	long/dev	49%	\$4,549,000	\$2,229,010		\$1,137,250
L47	Grand Prairie Road	long/dev	53%	\$2,260,000	\$1,197,800		
L48	Spicer Drive	long/dev	32%	\$868,000	\$277,760		
L49	Scravel Hill Road	long/dev	21%	\$9,699,000	\$2,036,790		
L50	Quarry Road	long/dev	21%	\$3,493,000	\$733,530		
L51	Spicer Road	long/dev	54%	\$676,000	\$365,040		

1	2	3	4	5	6	7	8
Project #	Project	TSP Priority	Growth Percentage	Total Project Cost (2010 \$)	TSDCi Eligible	TSDCi Eligible & Funded Years 1-10	TSDCi Eligible & Funded Years 11-20
L52A	Goldfish Farm Road – from Dogwood Avenue south 1,365 feet. <i>Funding is right-of-way only</i>	long/dev	82%	\$1,645,500	\$1,349,310	\$30,370	
L52B	Goldfish Farm Road – from Highway 20 north 2,320 feet	long/dev	82%	\$2,798,500	\$2,294,770		
L53	Ellingson Road - <i>Funding is for 24ft of right-of-way (3 to 5 lanes) at \$6/s.f. and 25% construction</i>	long/dev	49%	\$5,847,000	\$2,865,030		\$1,979,250
L54-a	Lochner Road – North	short	44%	\$3,722,000	\$1,637,680	\$1,007,475	
L54-b	Lochner Road - South	long/dev	44%	\$4,548,000	\$2,001,120		\$1,137,125
L55	Three Lakes Road ROW	short	42%	\$287,000	\$120,540		\$120,540
L55	Three Lakes Road	long/dev	42%	\$4,569,000	\$1,918,980		
L56	US 20 - East of I-5	long/dev	44%	\$2,068,000	\$909,920		
L57	Santa Maria Avenue	long/dev	91%	\$694,000	\$631,540		
L58	Oak Street	short	65%	\$2,187,000	\$1,421,550	\$1,421,550	
L59	Water Avenue	short	50%	\$4,070,000	\$2,035,000		
L60	US 20 Superelevation and Widening	long/dev	22%	\$3,122,000	\$686,840		
L61	Three Lakes Road	long/dev	0%	\$1,879,000	\$0		
L62	Oak Creek Parkway - <i>Funding is for 25% construction west of Columbus</i>	long/dev	100%	\$16,456,000	\$16,456,000		\$1,812,719
M1	Queen/Geary Periwinkle Path	short	70%	\$46,000	\$32,200	\$32,200	
M2-a	Oak Creek Loop Trail (south of Oak Creek)	long/dev	70%	\$2,680,000	\$1,876,000	\$200,000	
M2-b	Oak Creek Loop Trail (north of Oak Creek)	long/dev	70%	\$1,787,000	\$1,250,900		
M2-c	Oak Creek Crossing Trails	long/dev	70%	\$838,000	\$586,600		
M3	West Timber-Linn Trail	mid	70%	\$161,000	\$112,700	\$112,700	
M4	South Waterfront Trail	mid	70%	\$76,000	\$53,200	\$53,200	
M5	Albany-Corvallis Multiuse Path	mid	70%	\$1,477,000	\$1,033,900	\$304,500	
M6	Albany-Corvallis Multiuse Path	long/dev	70%	\$761,000	\$532,700		
M7	East Timber-Linn Trail	long/dev	70%	\$277,000	\$193,900		\$193,900
M8	Bain Street/Waverly Lake Trail	long/dev	70%	\$153,000	\$107,100		\$107,100
M9	Lebanon Trail	long/dev	70%	\$581,000	\$406,700		
M10	Periwinkle Trail Extension	long/dev	70%	\$1,528,000	\$1,069,600		
M11	East Albany Willamette River Bridge	long/dev	70%	\$7,657,000	\$5,359,900		
M12	99E/Oak Creek	long/dev	70%	\$129,000	\$90,300		
M13	US 20/99E Undercrossing	long/dev	70%	\$1,500,000	\$1,050,000		
P1	Springhill Drive	mid	70%	\$542,000	\$379,400	\$379,400	
P2	99E/24th Avenue	long/dev	70%	\$129,000	\$90,300		
P3	Oregon 99E: Burkhart to Waverly	long/dev	70%	\$129,000	\$90,300		
P4	Ferry Street	long/dev	70%	\$725,000	\$507,500		
P5	Columbus Street	long/dev	70%	\$277,000	\$193,900		
P6	Geary Street	long/dev	70%	\$791,000	\$553,700	\$553,700	
P7	Airport Road	long/dev	70%	\$485,000	\$339,500		
P8	Killdeer Street	long/dev	70%	\$174,000	\$121,800		
P9	Waverly Drive	long/dev	70%	\$88,000	\$61,600		
P10	Albany-Santiam Canal Pedestrian Esplanade	long/dev	70%	\$1,232,000	\$862,400		
P11	Thurston Street Canal Pedestrian Esplanade	long/dev	70%	\$1,863,000	\$1,304,100		
P12	Gibson Hill Road	short	70%	\$1,034,000	\$723,800	\$723,800	
S1	ADA Accessibility Audit	short	0%	\$25,000	\$0		
S2	Hwy 20 Corridor & Downtown Refinement Plan	short	100%	\$250,000	\$250,000	\$250,000	
S3	Safety Audit	short	0%	\$30,000	\$0		

1	2	3	4	5	6	7	8
Project #	Project	TSP Priority	Growth Percentage	Total Project Cost (2010 \$)	TSDCi Eligible	TSDCi Eligible & Funded Years 1-10	TSDCi Eligible & Funded Years 11-20
S4	OR 99E Speed Study	short	0%	\$0	\$0		
S5	Downtown STA	short	0%	\$0	\$0		
S6	Albany TSP MPO Update	mid	32%	\$350,000	\$112,000	\$112,000	
S7	Major Corridors	long/dev	0%	\$0	\$0		
S8	Wayfinding	long/dev	0%	\$25,000	\$0		
S9	Interstate 5 / OR 99E / Knox Butte	long/dev	100%	\$100,000	\$100,000	\$100,000	
S10	Interstate 5 / US 20 (Santiam)	long/dev	100%	\$100,000	\$100,000	\$100,000	
T1	ADA Accessibility Projects	mid	70%	\$430,000	\$301,000	\$301,000	
TOTALS				\$267 M	\$155 M	\$14.2 M	\$19.7 M

RESOLUTION NO. _____

A RESOLUTION REVISING WATER SYSTEM DEVELOPMENT CHARGES, REAFFIRMING AN APPEAL FEE AND REPEALING RESOLUTION 6600 (A RESOLUTION REVISING WATER SYSTEM DEVELOPMENT CHARGES, REAFFIRMING AN APPEAL FEE, AND REPEALING RESOLUTION 6499).

WHEREAS, through the previous adoption of ordinances establishing and amending Albany Municipal Code 15.16 regarding system development charges (SDC), the Council of the City of Albany has duly declared its intent to comply with Oregon SDC law provisions of ORS 223.207 through 223.208 and 223.297 through 223.314; and

WHEREAS, the methodology for calculation of system development charges for the water system developed by the Water Task Force is specifically described in *System Development Charge Methodology - City of Albany Water System* and adopted by Council in Resolution 5051; and

WHEREAS, the adopted methodology is a combination of reimbursement and improvement fees that result in a maximum allowable fee of \$2,115. However, in the interest of promoting economic development, the Water Task Force and the City Council deemed it desirable to charge less than the legally allowable charges developed in the methodology and adopted a lower rate. The \$2,115 allowable fee is based on 2004 dollars, which if indexed to current rates, is equivalent to \$2,990 (using index ratio 11475/10699); and

WHEREAS, Section 15.16.050 (5) of Ordinance 5306 allows for the annual adjustment of the herein established fees in accordance with the change in the *Engineering News-Record* (ENR) Construction Cost Index (Seattle); and

WHEREAS, the Albany City Council deems it desirable to increase the existing fees to reflect inflation relative to the increase in the ENR Index; and

WHEREAS, the ENR Construction Cost Index (Seattle) used in Resolution 6600 was 10699 and the April 2018 Seattle ENR Index to be applied for purposes of this Resolution is 11475 (Index Ratio = 11475/10699 = 1.0725).

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that Resolution No. 6600 is hereby repealed effective as of the effective date of the revised fees; and

BE IT FURTHER RESOLVED that Water System Development Charges are hereby amended as described herein; and

BE IT FURTHER RESOLVED that an appeal fee is hereby reaffirmed as described herein; and

BE IT FURTHER RESOLVED that the Water System Development Charges established by this resolution and the repeal of Resolution No. 6600 shall be effective **July 1, 2018**.

WATER SYSTEM DEVELOPMENT CHARGE

Base system development charges per 3/4-inch meter (does not include the cost of meter or service line installation):

Reimbursement Fee	\$ 360	\$ 386
Improvement Fee	2,148	2,304
Total Fee	2,508	2,690

Water System Development Charge by meter size:

Meter Size (Inches)	Factor	Reimbursement Fee	Improvement Fee	Total SDC Fee			
¾	1.00	\$ -360	386	2,148	2,304	\$ 2,508	2,690
1	1.67	-601	644	3,588	3,848	4,189	4,492
1½	3.33	-1,198	1,285	7,154	7,673	8,352	8,958
2	5.33	-1,918	2,057	11,451	12,281	13,369	14,338
3	10.67	-3,839	4,117	22,923	24,584	26,762	28,701
4	16.67	-5,998	6,433	35,813	38,409	41,811	44,842
6	33.33	-11,992	12,862	71,604	76,795	83,596	89,657
8	53.33	-19,188	20,579	114,570	122,876	133,758	143,455
10	76.67	-27,586	29,586	164,712	176,653	192,298	206,239
12	103.33	-37,178	39,874	221,986	238,080	259,164	277,954

SDC IMPROVEMENT FEE CREDIT

Pursuant to Albany Municipal Code Section 15.16.090 (2), a credit against the water SDC-I fee shall be given for the cost of a qualified public water improvement required as a condition of development approval and identified in the Water System Development Charge Methodology (October 2004) as a project to be wholly or partially funded with water SDC-I fees.

APPEAL FEE

Pursuant to Albany Municipal Code Section 15.16.100(5), an appeal fee of \$100 per appeal is hereby established. Appeal submittal by parties appealing their calculated fee (AMC Section 15.16.100(3)) shall conform to AMC Section 15.16.100 procedure.

DATED THIS 13TH DAY OF JUNE 2018.

ATTEST:

Mayor

City Clerk

RESOLUTION NO. _____

A RESOLUTION REVISING CONNECTION CHARGES FOR STREET CONNECTIONS TO IMPROVED CITY STREETS OF UNASSESSED PROPERTIES IN THE CITY OF ALBANY AND REPEALING RESOLUTION 6602 (A RESOLUTION REVISING CONNECTION CHARGES FOR STREET CONNECTIONS TO IMPROVED CITY STREETS OF UNASSESSED PROPERTIES IN THE CITY OF ALBANY AND REPEALING RESOLUTION 6502).

WHEREAS, Chapter 15.30 of the Albany Municipal Code sets forth requirements for connection charges for connections to improved streets of unassessed properties within the City of Albany; and

WHEREAS, connection charges are designed to recover the equivalent cost of constructing that portion of the street system that benefits the connecting property; and

WHEREAS, a local street shall be the basis for calculating the per front foot cost for all properties; and

WHEREAS, the per front foot dimension shall be calculated by measuring entire length of the property frontage that is adjacent to the improved streets regardless of the length of the street along that frontage; and

WHEREAS, it is important to annually adjust connection charges in order to keep pace with the changing cost of public improvement projects; and

WHEREAS, the Seattle *Engineering News-Record* (ENR) index used in Resolution 6602 was 10699, and the April 2018 Seattle ENR Index to be applied for purposes of this Resolution is 11475 (Index Ratio = 11475/10699 = 1.0725).

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that Resolution 6602 is hereby repealed as of the effective date of the revised charges; and

BE IT FURTHER RESOLVED that the following street connection charge rate is hereby established:

Street Connection Charge Rate: ~~\$95~~ (calculated fee \$102.09) **\$102** per front foot; and

BE IT FURTHER RESOLVED that in no case shall the total connection charge be for less than an equivalent of fifty (50) feet of frontage; and

BE IT FURTHER RESOLVED that it is the intent of the Albany City Council to annually adjust the connection charges outlined in this Resolution on the first day of July each calendar year in proportion to the change in the Seattle Construction Cost Index as published in the *Engineering News-Record* (ENR). The adjustment shall be made by calculating the percentage increase/decrease in the index from the last adjustment and then applying that percentage to the previous year's connection charge; and

BE IT FURTHER RESOLVED that the effective date of these charges shall be **July 1, 2018**.

DATED THIS 13TH DAY OF JUNE 2018.

ATTEST:

Mayor

City Clerk

RESOLUTION NO. _____

A RESOLUTION REVISING CONNECTION CHARGES FOR STORM CONNECTIONS OF UNASSESSED PROPERTIES IN THE CITY OF ALBANY AND REPEALING RESOLUTION 6605 (A RESOLUTION REVISING CONNECTION CHARGES FOR STORM CONNECTIONS OF UNASSESSED PROPERTIES IN THE CITY OF ALBANY AND REPEALING RESOLUTION 6505).

WHEREAS, Chapter 15.30 of the Albany Municipal Code sets forth requirements for connection charges for connections to the storm system of unassessed properties within the City of Albany; and

WHEREAS, connection charges are designed to recover the equivalent cost of constructing that portion of the storm system that benefits the connecting property; and

WHEREAS, a cost to provide drainage for an average lot in a fully improved subdivision shall be the basis for calculating the per front foot cost for all properties; and

WHEREAS, properties draining to a street that meets the standards for an improved street or connected to a storm drain pipe shall be considered served by storm drainage; and

WHEREAS, the per front foot dimension shall be calculated by measuring entire length of the property frontage that is adjacent to storm drain regardless of the length of the storm drain along that frontage; and

WHEREAS, it is important to annually adjust connection charges in order to keep pace with the changing cost of public improvement projects; and

WHEREAS, the Seattle *Engineering News-Record* (ENR) index used in Resolution 6605 was 10699, and the April 2018 Seattle ENR Index to be applied for purposes of this Resolution is 11475 (Index Ratio = $11475/10699 = 1.0725$).

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that Resolution 6605 is hereby repealed as of the effective date of the revised charges; and

BE IT FURTHER RESOLVED that the following storm connection charge rates are hereby established:

Storm Connection Charge Rate: ~~\$52~~ (calculated fee \$55.55) **\$56** per front foot; and

BE IT FURTHER RESOLVED that in no case shall the total connection charge be for less than an equivalent of fifty (50) feet of frontage; and

BE IT FURTHER RESOLVED that it is the intent of the Albany City Council to annually adjust the connection charges outlined in this Resolution on the first day of July each calendar year in proportion to the change in the Seattle Construction Cost Index as published in the *Engineering News-Record* (ENR). The adjustment shall be made by calculating the percentage increase/decrease in the index from the last adjustment, and then applying that percentage to the previous year's connection charge; and

BE IT FURTHER RESOLVED that the effective date of these charges shall be **July 1, 2018**.

DATED THIS 13TH DAY OF JUNE 2018.

ATTEST:

Mayor

City Clerk

RESOLUTION NO. _____

A RESOLUTION REVISING CONNECTION CHARGES FOR SEWER CONNECTIONS OF UNASSESSED PROPERTIES IN THE CITY OF ALBANY AND REPEALING RESOLUTION 6603 (A RESOLUTION REVISING CONNECTION CHARGES FOR SEWER CONNECTIONS OF UNASSESSED PROPERTIES IN THE CITY OF ALBANY AND REPEALING RESOLUTION 6503).

WHEREAS, Chapter 15.30 of the Albany Municipal Code sets forth requirements for connection charges for sewer connections of unassessed properties within the City of Albany, excluding specific properties in the North Albany Sanitary Sewer Basin; and

WHEREAS, connection charges are designed to recover the equivalent cost of constructing that portion of the sewer system that benefits the connecting property; and

WHEREAS, the minimum size sanitary sewer (8-inch pipe) shall be the basis for calculating the per front foot cost for all properties; and

WHEREAS, the per front foot dimension shall be calculated by measuring entire length of the property frontage that is adjacent to the sanitary sewer regardless of the length of the sewer on that frontage; and

WHEREAS, it is important to annually adjust connection charges in order to keep pace with the changing cost of public improvement projects; and

WHEREAS, the Seattle *Engineering News-Record* (ENR) Index used in Resolution 6603 was 10699, and the April 2018 Seattle ENR Index to be applied for purposes of this Resolution is 11475 (Index Ratio = $11475/10699 = 1.0725$).

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that Resolution 6603 is hereby repealed as of the effective date of the revised charges; and

BE IT FURTHER RESOLVED that the following sanitary sewer connection charge rate is hereby established:

Sanitary Sewer Connection Charge Rate: ~~\$57~~ (calculated fee \$61.57) **\$62** per front foot; and

BE IT FURTHER RESOLVED that if a sanitary sewer service lateral is not serving the property in question, the City will install the first 4-inch diameter service to the property. Additional services and any service greater than 4 inches in diameter shall be installed at the cost of the property owner; and

BE IT FURTHER RESOLVED that in no case shall the total connection charge be for less than an equivalent of fifty (50) feet of frontage; and

BE IT FURTHER RESOLVED that it is the intent of the Albany City Council to annually adjust the connection charges outlined in this Resolution on the first day of July each calendar year in proportion to the change in the Seattle Construction Cost Index as published in the *Engineering News-Record* (ENR). The adjustment shall be made by calculating the percentage increase/decrease in the index from the last adjustment, and then applying that percentage to the previous year's connection charge; and

BE IT FURTHER RESOLVED that the effective date of these charges shall be **July 1, 2018**.

DATED THIS 13TH DAY OF JUNE 2018.

Mayor

ATTEST:

City Clerk

RESOLUTION NO. _____

A RESOLUTION REVISING CONNECTION CHARGES FOR WATER CONNECTIONS OF UNASSESSED PROPERTIES IN THE CITY OF ALBANY AND REPEALING RESOLUTION 6604 (A RESOLUTION REVISING CONNECTION CHARGES FOR WATER CONNECTIONS OF UNASSESSED PROPERTIES IN THE CITY OF ALBANY AND REPEALING RESOLUTION 6504).

WHEREAS, Chapter 15.30 of the Albany Municipal Code sets forth requirements for connection charges for water connections of unassessed properties within the City of Albany; and

WHEREAS, connection charges are designed to recover the equivalent cost of constructing that portion of the water system that benefits the connecting property; and

WHEREAS, the connection charge for water is generally dependent on the minimum size water line to serve the property according to land use zone and required based on a system-wide analysis of fire flow requirements by land use zone; and

WHEREAS, the minimum size water line for single-family residential land use zones (8-inch pipe) and for multi-family, commercial, and industrial land use zones (12-inch pipe) shall be the basis for calculating the per front foot cost for all properties; and

WHEREAS, water lines constructed by the North Albany County Service District were financed by property taxes levied by the District; and

WHEREAS, the per front foot dimension shall be calculated by measuring entire length of the property frontage that is adjacent to the water line regardless of the length of the water line along that frontage; and

WHEREAS, it is important to annually adjust connection charges in order to keep pace with the changing cost of public improvement projects; and

WHEREAS, the Seattle *Engineering News-Record* (ENR) Index used in Resolution 6604 was 10699, and the April 2018 Seattle ENR Index to be applied for purposes of this Resolution is 11475 (Index Ratio = $11475/10699 = 1.0725$).

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that Resolution 6604 is hereby repealed as of the effective date of the revised charges; and

BE IT FURTHER RESOLVED that the following water connection charge rate is hereby established:

Water Connection Charge Rate:

Single-family Residential - ~~\$32~~ (calculated fee \$34.53) **\$35** per front foot

Multi-family, Commercial, or Industrial - ~~\$45~~ (calculated fee \$48.04) **\$48** per front foot; and

BE IT FURTHER RESOLVED that properties within the City of Albany connecting to water lines constructed by the North Albany County Service District shall be exempt from the water connection charge; and

BE IT FURTHER RESOLVED that if a water service is not serving the property in question, the City will install the first 1-inch diameter service to the property. Additional services and any services greater than 1-inch diameter shall be installed at the cost of the property owner; and

BE IT FURTHER RESOLVED that in no case shall the total connection charge be for less than an equivalent of fifty (50) feet of frontage; and

BE IT FURTHER RESOLVED that it is the intent of the Albany City Council to annually adjust the connection charges outlined in this Resolution on the first day of July each calendar year in proportion to the change in the *Seattle Construction Cost Index* as published in the *Engineering News-Record* (ENR). The adjustment shall be made by calculating the percentage increase/decrease in the index from the last adjustment and then applying that percentage to the previous year's connection charge; and

BE IT FURTHER RESOLVED that the effective date of these charges shall be **July 1, 2018**.

DATED THIS 13TH DAY OF JUNE 2018.

ATTEST:

Mayor

City Clerk

RESOLUTION NO. _____

A RESOLUTION REVISING POST-CONSTRUCTION STORMWATER QUALITY PROGRAM PERMIT FEES AND REPEALING RESOLUTION 6608 (A RESOLUTION REVISING POST-CONSTRUCTION STORMWATER QUALITY PROGRAM FEES AND REPEALING RESOLUTION 6509).

WHEREAS, Ordinance 5841 created a Post-Construction Stormwater Quality Program and provided authorization by resolution for the formation of Post-Construction Stormwater Quality program permit fees; and

WHEREAS, the Post-Construction Stormwater Quality Program and permit fees became effective January 1, 2015; and

WHEREAS, it is important to annually adjust the construction-related program fees in order to keep pace with the changing cost of public improvement projects; and

WHEREAS, the Seattle *Engineering News-Record* (ENR) Construction Cost Index used in Resolution 6608 was 10699, and the April 2018 Seattle ENR Index to be applied for purposes of this Resolution is 11475 (Index Ratio = $11475/10699 = 1.0725$); and

WHEREAS, the calculated fee will be used to apply next year's annual adjustment, but the rounded fee (rounded to the nearest dollar) will be the established rate this year.

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that Resolution 6608 is hereby repealed as of the effective date of the revised permit fees; and

BE IT FURTHER RESOLVED that the Post-Construction Stormwater Quality Program Permit Fees are hereby revised as described in "Exhibit A"; and

BE IT FURTHER RESOLVED that the effective date of these fees shall be **July 1, 2018**.

DATED THIS 13TH DAY OF JUNE 2018.

Mayor

ATTEST:

City Clerk

EXHIBIT A**City of Albany Post-Construction Stormwater Quality Program Permit Fees****DRAWING REVIEW AND APPLICATION:**

- a) A fixed fee of \$100*, plus
- b) 0.6% of the Engineer's construction cost estimate

*If a fixed fee has already been paid with an associated Site Improvement permit, an additional fixed fee is not required for the Post-Construction Stormwater Quality permit.

PERMIT TO CONSTRUCT FACILITIES:

- a) A fixed fee of \$100*, plus
- b) 4% of the project cost from \$0 to \$25,000, plus
- c) 3% of the project cost from \$25,000 to \$50,000, plus
- d) 2.5% of the project cost above \$50,000

*If a fixed fee has already been paid with an associated Site Improvement permit, an additional fixed fee is not required for the Post-Construction Stormwater Quality permit.

OTHER FEES:

- a) Off-site post-construction stormwater quality fee (post-construction stormwater quality facilities impractical or ineffective for proposed development) – ~~\$47~~ (calculated fee \$50.81) **\$51** per square foot of required post-construction stormwater quality facility. Director approval required per AMC 12.45.040.

- b) Transfer of Landscaping Responsibility to the City – Per AMC 12.45.110, the applicant can, when approved by the Public Works Director, transfer landscaping responsibilities to the City for public post-construction stormwater quality facilities. Whether or not the City accepts this responsibility is at the sole discretion of the Director. Costs associated with transferring landscaping responsibility are as follows:

- i. First 1,000 square feet - ~~\$16~~ (calculated fee \$16.94) **\$17** per square foot of facility to be planted*
- ii. Additional square feet - ~~\$11~~ (calculated fee \$11.29) **\$11** per square foot of facility to be planted*

*Street trees not included. Costs for transfer of street tree planting responsibility established under separate fee schedule. Transfers of responsibility for landscaping and/or street tree planting must be compatible.

- e) Third Party Review – When the City requires third party plan review or special inspections, those costs shall be the responsibility of the applicant and are in addition to all other fees identified herein.
- f) Permit Transfer – \$25
- g) Permit Extension – Approval of extensions are at the sole discretion of the Public Works Director per AMC 12.45.070. The first two extensions are free. Subsequent extensions are \$250 per extension.
- h) Work without permit – Permit fees shall be doubled.



MEMO

TO: Albany City Council *B 6/7*

VIA: Peter Troedsson, City Manager
Jeff Blaine, P.E., Public Works Engineering and Community Development Director *JB*

FROM: Rob Emmons, Assistant City Engineer *RE*

DATE: May 31, 2018, for the June 13, 2018, City Council Meeting

SUBJECT: Repealing Public Works Fees
Relates to Strategic Plan theme: Effective Government

Action Requested:

Staff recommends Council repeal the Columbus Street Lift Station Connection Charge, the North Albany Street Improvement Assurance Fee, and the 1994 North Albany Transportation System Development Charge (SDC) Methodology.

Discussion:

At the May 21, 2018, Council work session, Council approved the concept of repealing the Columbus Street Lift Station Connection Fee and the North Albany Street Improvement Assurance Fee. Additionally, the City Recorder recently identified that an old transportation SDC methodology was never repealed. The 1994 North Albany Transportation SDC Methodology should have been repealed in 1997 when the first city-wide transportation SDC methodology was adopted.

Attached to this memo are the legal instruments to repeal each item.

Budget Impact:

None.

JMR:RE:kc
Attachments (5)

RESOLUTION NO. _____

A RESOLUTION REPEALING THE IMPROVEMENT ASSURANCE CHARGES FOR THE NON-OVERSIDED PORTION OF FUTURE ARTERIAL AND COLLECTOR STREET IMPROVEMENTS FOR STREETS LOCATED WITHIN THE NORTH ALBANY AREA AND REPEALING RESOLUTION NO. 6607 (A RESOLUTION REVISING THE IMPROVEMENT ASSURANCE CHARGES FOR THE NON-OVERSIDED PORTION OF FUTURE ARTERIAL AND COLLECTOR STREET IMPROVEMENTS FOR STREETS LOCATED WITHIN THE NORTH ALBANY AREA AND REPEALING RESOLUTION NO. 6508).

WHEREAS, on March 11, 1998, the City Council adopted Ordinance No. 5359 authorizing the establishment by City Council resolution of a per-foot cost for the future non-oversized portion of the improvements to collector and arterial roads in North Albany; and

WHEREAS, the fee is only collected in-lieu of constructing improvements; and

WHEREAS, the majority of unimproved arterial and collector roads in North Albany are under Benton County jurisdiction; and

WHEREAS, this was a useful tool in the past when road improvements were often deferred when development occurred along North Albany collector and arterial roads; and

WHEREAS, Benton County’s current practice is to require road improvements with development; and

WHEREAS, Benton County and the City of Albany have entered into an intergovernmental agreement that specifies required street improvements that must be completed prior to jurisdictional transfers; and

WHEREAS, an improvement assurance charge for the non-oversized portion of future arterial and collector street improvements for streets located within the North Albany area is no longer valid, needed, or applied.

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that Resolution No. 6607 is hereby repealed as of **June 13, 2018**.

DATED THIS 13TH DAY OF JUNE 2018.

ATTEST:

Mayor

City Clerk

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE NO. 5359 THAT AUTHORIZED CREATION OF BUDGET ACTIVITIES WITHIN THE STREET FUND FOR REVENUES AND EXPENDITURES OF MONIES FOR THE NON-OVERSIDED PORTION OF FUTURE ARTERIAL AND COLLECTOR ROADWAYS AND PROVIDED FOR A PROCESS TO FINANCE THOSE STREET IMPROVEMENT ASSURANCE FEES.

WHEREAS, on March 11, 1998, the City Council adopted Ordinance No. 5359 authorizing the establishment by City Council resolution of a per-foot cost for the future non-oversized portion of the improvements to collector and arterial roads in North Albany; and

WHEREAS, the fee is only collected in-lieu of constructing improvements; and

WHEREAS, the majority of unimproved arterial and collector roads in North Albany are under Benton County jurisdiction; and

WHEREAS, this was a useful tool in the past when road improvements were often deferred when development occurred along North Albany collector and arterial roads; and

WHEREAS, Benton County’s current practice is to require road improvements with development; and

WHEREAS, Benton County and the City of Albany have entered into an intergovernmental agreement that specifies required street improvements that must be completed prior to jurisdictional transfers; and

WHEREAS, an improvement assurance charge for the non-oversized portion of future arterial and collector street improvements for streets located within the North Albany area is no longer valid, needed, or applied.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: Ordinance No. 5359 is hereby repealed.

Passed by Council: _____

Approved by Mayor: _____

Effective Date: _____

ATTEST:

Mayor

City Clerk

RESOLUTION NO. _____

A RESOLUTION REPEALING SPECIAL CONNECTION CHARGES FOR A PORTION OF THE COLUMBUS STREET SANITARY SEWER LIFT STATION PROJECT COSTS, WHICH ARE ALLOCATED TO UNASSESSED PROPERTIES WITHIN THE LIFT STATION SERVICE AREA AND REPEALING RESOLUTION NO. 6606 (A RESOLUTION REVISING SPECIAL CONNECTION CHARGES FOR A PORTION OF THE COLUMBUS STREET SANITARY SEWER LIFT STATION PROJECT COSTS, WHICH ARE ALLOCATED TO UNASSESSED PROPERTIES WITHIN THE LIFT STATION SERVICE AREA AND REPEALING RESOLUTION NO. 6507).

WHEREAS, Ordinance No. 5355 provided authorization by resolution for the formation of a special in-lieu-of assessment area and allocation of in-lieu-of assessment rates for the unassessed portion of project costs related to the construction of the Columbus Street sanitary sewer lift station; and

WHEREAS, Resolution No. 3917 established this special in-lieu-of assessment on March 11, 1998; and

WHEREAS, the Council of the City of Albany authorized expenditures from the Sewer Economic Development Budget (02-952) and from the Sewer System Capital Projects Budget (02-454) for oversizing participation to be paid to the Mennonite Home of Albany, Inc., for construction of the Columbus Street lift station; and

WHEREAS, this special connection charge, designed to recover the equivalent cost of constructing public facilities that benefit the connecting property, has never been applied to parcels within the boundary; and

WHEREAS, the in-lieu-of assessment is inconsistent with current practices for cost recovery; and

WHEREAS, this is the only fee of its kind in Albany and is levied in addition to other fees and charges; and

WHEREAS, it is more appropriate for oversizing costs to be recovered through a standard sewer SDC reimbursement fee; and

WHEREAS, the City is updating its sewer SDC methodology and will consider costs for oversizing the Columbus Street sanitary sewer lift station; and

WHEREAS, the special in-lieu-of assessment for the Columbus Street sanitary sewer lift station is no longer valid, needed, or applied.

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that Resolution No. 6606 is hereby repealed as of **June 13, 2018**.

DATED THIS 13TH DAY OF JUNE 2018.

Mayor

ATTEST:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE NO. 5355 THAT AUTHORIZED THE FORMATION OF A SPECIAL CONNECTION CHARGE FOR THE UNASSESSED PORTION OF PROJECT COSTS RELATED TO THE CONSTRUCTION OF THE COLUMBUS STREET SANITARY SEWER LIFT STATION.

WHEREAS, Ordinance No. 5355 provided authorization by resolution for the formation of a special in-lieu-of assessment area and allocation of in-lieu-of assessment rates for the unassessed portion of project costs related to the construction of the Columbus Street sanitary sewer lift station; and

WHEREAS, Resolution No. 3917 established this special in-lieu-of assessment on March 11, 1998; and

WHEREAS, the Council of the City of Albany authorized expenditures from the Sewer Economic Development Budget (02-952) and from the Sewer System Capital Projects Budget (02-454) for oversizing participation to be paid to the Mennonite Home of Albany, Inc. for construction of the Columbus Street lift station; and

WHEREAS, this special connection charge, designed to recover the equivalent cost of constructing public facilities that benefit the connecting property, has never been applied to parcels within the boundary; and

WHEREAS, the in-lieu-of assessment is inconsistent with current practices for cost recovery; and

WHEREAS, this is the only fee of its kind in Albany and is levied in addition to other fees and charges; and

WHEREAS, it is more appropriate for oversizing costs to be recovered through a standard sewer SDC reimbursement fee; and

WHEREAS, the City is updating its sewer SDC methodology and will consider costs for oversizing the Columbus Street sanitary sewer lift station; and

WHEREAS, the special in-lieu-of assessment for the Columbus Street sanitary sewer lift station is no longer valid, needed, or applied.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section1: Ordinance No. 5355 is hereby repealed.

Passed by Council: _____

Approved by Mayor: _____

Effective Date: _____

ATTEST:

Mayor

City Clerk

RESOLUTION NO. _____

A RESOLUTION REPEALING A METHODOLOGY FOR THE DEVELOPMENT OF A SYSTEM DEVELOPMENT CHARGE FOR THE TRANSPORTATION SYSTEM IN NORTH ALBANY AND REPEALING RESOLUTION NO. 3423 (A RESOLUTION ADOPTING A METHODOLOGY FOR THE DEVELOPMENT OF A SYSTEM DEVELOPMENT CHARGE FOR THE TRANSPORTAION SYSTEM IN NORTH ALBANY).

WHEREAS, through the previous adoption of ordinances establishing and amending Albany Municipal Code 15.16 regarding system development charges, the Council of the City of Albany has duly declared its intent to comply with the provisions of ORS 223. 207 through 223. 208 and 223. 297 through 223. 314; and

WHEREAS, following a transportation system plan updated in 2010, a methodology for the calculation of a city-wide improvement and reimbursement fee system development charge for the transportation system in Albany was adopted in 2011 and was modified and adopted in 2018 to reflect changes in the project list as specifically described in Resolution No. 6680; and

WHEREAS, the 1994 methodology for the transportation system development charges adopted in Resolution No. 3423 specific to the North Albany area is no longer valid, needed, or applied.

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that Resolution No. 3423 is hereby repealed as of **June 13, 2018**.

DATED THIS 13TH DAY OF JUNE 2018.

Mayor

ATTEST:

City Clerk



MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager *PT*
Jeff Blaine, P.E., Public Works Engineering & Community Development Director *JB*

FROM: Bob Richardson, Planning Manager *RR*

DATE: May 31, 2018, for the June 13, 2018, City Council Meeting

SUBJECT: Public Hearing Regarding Planning Division Fee Adjustments

Relates to Strategic Plan theme | Relates to: Effective Government

Action Requested:

Staff recommends that City Council hold a public hearing to receive public input and consider adopting a resolution increasing Planning Division fees.

Discussion:

It has been City Council's practice to provide for annual inflationary adjustments to Planning Division fees based on the year-to-year increase in the April U.S. Bureau of Labor and Statistics Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The April 2018 CPI-W figure (244.607) represents a 2.59 percent increase over the April 2017 CPI-W figure (238.432). Based on this increase, staff recommends a corresponding increase of 2.59 percent for Planning Division fees. The attached fee sheet (Exhibit A of the proposed Resolution) shows the difference between current and proposed fees.

Other than the proposed fee increases, the only other modification proposed to the fee sheet occurs under the Appeals section where the words "or Referee" are inserted in bold font. Referee is a term used in Oregon Revised Statute 197.375 regarding expedited land divisions. It is a person that would be appointed by the City Council to hear an appeal of an expedited land division decision.

Budget Impact:

Depending on the number and type of applications, increasing Planning Division fees by 2.59 percent will increase General Fund revenues.

RAR:eo

Attachment

cityofalbany.net



RESOLUTION NO. _____

A RESOLUTION SETTING FEES AND CHARGES FOR DEVELOPMENT CODE PROVISIONS AND REPEALING RESOLUTION NO. 6609 (A RESOLUTION SETTING FEES AND CHARGES FOR DEVELOPMENT CODE PROVISIONS AND REPEALING RESOLUTION NO.6516).

WHEREAS, it is appropriate that the City recover costs associated with processing land use applications; and

WHEREAS, in December 2000, the City Council passed Resolution No. 4367 establishing that Development Code fees are to be adjusted on July 1 of each year based on the April CPI-W national index; and

WHEREAS, fees related to Development Code provisions were last revised on June 14, 2017, and took effect on July 1, 2017, by Resolution No. 6609; and

WHEREAS, the April CPI-W national index in 2017 was 238.432 and the April CPI-W national index in 2018 was 244.607, representing a 2.59% increase.

NOW, THEREFORE, BE IT RESOLVED that fees established for the Planning Division to administer the Development Code shall be as shown in the attached "Exhibit A"; and

BE IT FURTHER RESOLVED that the Planning Division's fees and charges shown in "Exhibit A" shall become effective on July 1, 2018, and shall be applied to all applications received after June 30, 2018; and

BE IT FURTHER RESOLVED that the fees and charges shown in "Exhibit A" are not subject to the limits of Section 11b, Article XI, of the Oregon Constitution; and

BE IT FURTHER RESOLVED that Resolution No. 6609 is hereby repealed as of the effective date of the revised fees.

DATED AND EFFECTIVE THIS 13th DAY OF JUNE, 2018.

Mayor

ATTEST:

Deputy City Clerk

EXHIBIT A
PLANNING DIVISION FEES TO ADMINISTER THE ALBANY DEVELOPMENT CODE
 Effective July 1, 2018

TYPE OF APPLICATION	FEES
Adjustment (Type I-L)	\$68 \$70
Annexations – (set by separate resolution)	Varies
Appeals	
Appeal to City Council (Type III)	\$825 \$846
Appeal to PC only (Type I-L that had a neighborhood meeting)	\$275 \$282
Appeal to Hearings Officer or Referee – Expedited Land Division	\$300 dep./max \$500 (b) \$300 dep./max \$500 (b)
Comprehensive Plan Amendment (Type IV)	
Map Amendment – Without Concurrent Zoning Map Amendment	\$3,439 \$3,528
Map Amendment – Concurrent with Zoning Map Amendment	\$4,816 \$4,941
Text Amendment	\$3,852 \$3,952
Conditional Uses	
New Construction (Type III)	\$2,754 plus (e) \$2,825 plus (c)
New Construction (Type II)	\$1,787 plus (e) \$1,833 plus (c)
Existing Building – Expand or Modify (Type III)	\$1,787 \$1,833
Existing Building – Expand or Modify (Type II)	\$1,011 \$1,037
Existing Parking Lot – Expand or Modify (Type II & III)	\$1,011 \$1,037
Home Businesses requiring Conditional Use Approval	\$511 \$524
Additional fee if Design Standards apply (Type II & III)	\$301 \$309
Additional fee if Traffic Report required (Type II & III)	\$687 \$705
Development Code Amendment (Type IV)	
Text Amendment	\$3,830 \$3,929
Floodplain Development Permit	
New Construction (Type I)	(h)
Placing an RV over 180 days (Type I)	\$75 \$77
Fencing and freestanding walls (Type I)	\$75 \$77
Site Plan Improvement in the Floodplain (Type I)	\$75 \$77
Development in the Floodway (Type I-L)	\$150 plus (f) \$154 plus (f)
Grading, Excavation, Fill, Paving, Mining, and Drilling (Type I-L)	\$226 plus (g) \$232 plus (g)
Continuous Storage Operation (Type I-L)	\$150 plus (f) \$154 plus (f)
Land Divisions of 19 Lots or Less (Type I-L)	\$226 plus (f) \$232 plus (g)
Alteration of a watercourse (Type II)	\$752 plus (g) \$771 plus (g)
Land Divisions of 20 or more lots, Cluster Developments, Planned Developments, and Manufactured Home Parks (Type III)	\$752 plus (f) \$771 plus (g)
Historic Review	
Exterior Alteration; Designation of Landmark (Type I & Type I-L)	\$42 \$43
New Construction; Substitute Materials (Type I & Type I-L)	\$42 \$43
Demolition/Moving (Type III)	\$687 \$705
Interpretation of the Code	
Quasi-Judicial (Type II)	\$687 \$705
Legislative (Type IV)	\$1,374 \$1,410
Land Divisions	
Partition (2 or 3 parcels)	
Tentative Plat – (Type I-L, Expedited)	\$2,201 \$2,258
Tentative Plat – (Type III)	\$3,165 \$3,247
Final Plat – (Type I-L) [not applicable to replats]	\$556 \$570
Subdivision (4 or more lots)	
Tentative Plat – (Type I-L, Expedited)	\$2,478 + \$50 per lot \$2,542 + \$50 per lot
Tentative Plat – (Type III)	\$3,439 + \$50 per lot \$3,528 + \$50 per lot
Additional fee if Traffic Report required	\$687 \$705
Final Plat (Type I-L) [not applicable to replats]	\$693 \$711
Land Use Status Letter (Type I)	\$58 \$60
Manufactured Home Park (Type I-L)	\$2,478 + \$20 per space \$2,542 + \$20 per space
Additional fee if in Floodplain (Type III)	\$964 \$989
Additional fee if Traffic Report required	\$687 \$705

Natural Resource Impact Review	
Natural Resource Impact review (Concurrent with another development application)	\$150-\$154
Natural Resource Impact Review for Residential Development (Not concurrent with another development application)	\$75-\$77
Natural Resource Impact review for other development (Not concurrent with another development application)	\$150-\$154
Natural Resource boundary corrections and refinements	\$75-\$77
Nonconforming Situations (Type II)	
New Construction	\$825-plus (e) \$846 plus (c)
No New Construction	\$413-\$424
Planned Development – 2-Step Process	
Preliminary (Type III)	\$3,852-\$3,952
Final (Type I)	\$687-\$705
Additional fee if Traffic Report required	\$687-\$705
Property Line Adjustment (Type I)	\$275-\$282
Replat (Type I-L – Only for moving or removing existing subdivision or partition property lines)***	\$275-\$282
Request for Public Hearing of a Type II Application	\$255-(e) \$262 (e)
Residential Accessory Buildings (Type I-L and Type CUII)	\$413-\$424
Revision to Application in Process	\$274-\$281
Additional fee if re-notification required	\$136-\$140
Revised Decision	
Staff Decision (Type I, II, or I-L)	\$413-\$424
PC or CC Decision (Type III or IV)	\$964-\$989
Site Plan Review (d)	
New construction (Type I-L)	\$2,616-plus (e) \$2,684 plus (c)
Modify existing development or development with minimal impact (Type I-L)	\$1,787-\$1,833
Change of use and/or minor development (Type I)	\$136-\$140
New parking areas or existing parking areas expansion (Type I-L)	\$1,011-\$1,037
Special Requests –Temporary Uses (Type I)	\$136-\$140
Tree Felling – 5 or more	
Concurrent with a development proposal (Type I-L)	\$413-\$424
Not concurrent with a development proposal (Type I-L)	\$1,100-\$1,128
Urban Growth Boundary Amendment	\$6,464-\$6,631
Vacation (Type IV)	
Public Street or Alley	\$2,201-\$2,258
Public Easements	\$1,926-\$1,976
Variance (Type II)	
First, or individual variance to a code section (Type II)	\$825-\$846
Each additional concurrent variance to a code section	\$551-\$565
Willamette Greenway (Type II)	\$1,238-\$1,270
Zoning Map Amendment (Type IV)	\$3,439-\$3,528
Additional Fees	
Additional fee if Traffic Report required	\$687-\$705
Additional fee if Design Standards apply	\$301-\$309
Additional fee if Mitigation is required	\$150-\$154
Additional fee if Hillside Development (Type III)	\$962-\$987
REFUND POLICY: In cases of withdrawal of an application, refund of fees may be applicable, less costs incurred, as determined by the Director. Generally, refunds of 80% will be made for a withdrawn application if made in writing prior to the City sending out the Notice of Filing or Notice of Public Hearing and preparation of the staff report has not begun. If the notice has been sent but the staff report is not being prepared, then 50% of the application fee will be refunded. Exception: Refund policy of an appeal of an expedited land division shall follow ORS 197.375 regulations	
Notes:	
*** No Final Plat review fee for "replats" to move or remove existing subdivision or partition property lines	
(a) No fee for land use applications initiated by City of Albany General Fund departments.	
(b) Per ORS 197.375(6)	
(c) 0.15 percent of the development's construction value over \$150,000 (construction value excludes the cost of the land)	
(d) Unless determined otherwise by the CD Director, the fee to modify or revise an approved project shall be the same as a new application.	
(e) Fee to be paid by the project applicant, not the person requesting the hearing; initial hearing fee set by ORS 227.175(10)(b);	
(f) Fee is in addition to the relevant land use application; plus pass-through cost for third-party review.	
(g) Plus pass-through cost for third-party review.	
(h) 5% of building permit fee is applied to building permit when the project is within a flood hazard zone.	



MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager *PT 6/7*

FROM: Chris Bailey, Public Works Operations Director *CB*
 Jeff Blaine, P.E., Public Works Engineering and Community Development Director *JB*

DATE: May 24, 2018, for the June 13, 2018, City Council Meeting

SUBJECT: Fiscal Year 2018-19 Utility Rate Adjustments

Relates to Strategic Plan theme: Great Neighborhoods, A Safe City, A Healthy Economy, An Effective Government.

Action Requested:

Staff recommends Council hold a public hearing, deliberate, and act on the attached Resolutions.

Discussion:

At the March 12, 2018, City Council Work Session, staff provided a summary of water, sewer, and stormwater utility needs and provided recommendations for rate adjustments in fiscal year 2018-2019. The March 12 Council memo is provided as Attachment A and includes detailed descriptions of the needs for each utility. Council directed staff to prepare the draft fiscal year 2018-19 budget based on the inflationary rate increases shown below and to hold a public hearing in June to consider implementing resolutions.

- 3.5% sewer rate increase, effective July 1, 2018 (Estimated to generate \$545,000 in additional rate revenue.)
- 5% water rate increase, effective January 1, 2019 (Estimated to generate \$610,000 in additional rate revenue.)
- 5% stormwater rate increase, effective March 1, 2019 (Estimated to generate \$90,000 in additional rate revenue.)

Attachments B, C, and D provide Resolutions for each of the recommended inflationary rate increases. The sewer rate resolution also includes an increase for the Significant Industrial Users (SIU) permit fee to reflect the increase in fees charged to the City by the Department of Environmental Quality (DEQ) for these permits. The current fee is \$637. The proposed new fee is \$656. These fees only cover the City’s cost to DEQ and do not recover any staff time in issuing or monitoring the permits.

Budget Impact:

The approved fiscal year 2018-19 budget assumes utility rates are adjusted as provided for in the attached Resolutions.

JJB:kc

Attachments (4)

- c: Kristin Preston, P.E., Wastewater Superintendent (via email)
 Karen Kelley, Water Superintendent (via email)
 Rob Emmons, P.E., Assistant City Engineer (via email)
 Ryan Beathe, P.E., Civil Engineer III (via email)
 Jeni Richardson, P.E., Civil Engineer III (via email)
 Jeff Babbitt, Senior Accountant (via email)
 Patty McInnes, Utility Billing Customer Service Supervisor (via email)





TO: Albany City Council

VIA: Peter Troedsson, City Manager

FROM: Chris Bailey, Public Works Operations Director *CB*
 Jeff Blaine, P.E., Public Works Engineering and Community Development Director *JB*

DATE: March 5, 2018, for the March 12, 2018, City Council Work Session

SUBJECT: Utility Rate Adjustments for FY 2018-2019

RELATES TO STRATEGIC PLAN THEME:

- A Safe City
- An Effective Government

Action Requested:

Staff requests City Council provide direction regarding utility rate adjustments for Fiscal Year (FY) 2018-2019.

Discussion:

Since 2012 staff has provided annual revenue and expenditure reports for each utility, recommended rate adjustments, and provided five-year rate projections necessary to meet levels of service established by the City Council. Through this approach, each utility was discussed separately and at different times throughout the year, which made it difficult to fully appreciate the combined impact on Albany's rate payers. To further improve methods of considering rate adjustments, Council requested testing a new approach for FY 2018-2019. The new approach begins with this staff report that evaluates the three utilities at the same time.

The FY 2018-2019 budget will be built based on the direction received by Council at this work session and new rate resolutions for each utility will be adopted in June with the Capital Improvement Program (CIP) and City budget. However, the effective dates of those resolutions will mirror traditional times of year that adjustments are implemented (sewer is the first to occur on a fiscal-year basis):

- Water – January 1
- Stormwater – March 1
- Sewer – July 1

Attachment A provides a detailed discussion of water, sewer, and stormwater revenues and requirements and provides an updated five-year rate projection. A summary of each recommendation for FY 2018-2019 is provided below.

Water Rates

In 2012 City Council approved an annual financial target for water capital projects. The target was established based on accomplishing a desired amount of work each fiscal year, primarily to address aging infrastructure. Through efficiencies in operations, rate adjustments have been minimized, even forgone in some years, despite inflationary increases throughout programs. For capital projects, inflation is estimated through a regional index, the Engineering News Record (ENR) Construction Cost Index (CCI) for Seattle. The ENR CCI has increased approximately 26 percent since 2012. Unfortunately, the cost of construction locally has outpaced the ENR CCI for Seattle. Since 2012 actual construction costs for standard water line projects have increased 80 percent. In response to these increased costs the existing financial target for capital projects of \$1.45 million must increase to \$2.25 million. Staff recommends building to the new target over five years. If selected, a 5 percent rate

increase is recommended January 1, 2019, to respond to inflation throughout the water utility and begin building to the adjusted capital target.

Stormwater Rates

Unlike charges for water and sewer service, stormwater service charges are relatively new to the City of Albany. Stormwater service charges were implemented March 1, 2017. Council received the first annual stormwater report on February 12, 2018. Revenues are as anticipated; however, the initial program was not established to address the many unfunded needs throughout the utility. The intent was to start small and grow the program slowly over time. Unfortunately, unfunded system needs are significant, and demand increases well beyond inflationary adjustments.

At the February 12, 2018, Work Session, Council acknowledged the unfunded stormwater needs but did not select financial targets, funding strategies, or timelines for addressing them. Until these decisions are made it is difficult to identify required rate adjustments for anything other than responding to inflation on current activities. Staff requests Council provide direction on program goals and/or the method by which Council would like to evaluate alternatives.

If Council chooses to limit rate adjustments in FY 2018-2019 to inflationary increases on current activities, a 5 percent rate increase is recommended to take effect March 1, 2019. If Council would prefer staff begin to respond to unfunded needs, then a larger rate increase should be considered. Staff previously suggested a 13 percent increase, which is less than was anticipated and presented through public outreach efforts when initial service charges were implemented.

Sewer Rates

A 3.5 percent rate increase effective July 1, 2018, is required to respond to inflationary increases throughout programs and to meet the Council’s approved financial target for annual capital projects of \$2.7 million (inflation adjusted). Like water, increases in local costs for some sewer construction projects have outpaced regional inflation indexes. However, the use of trenchless technologies, such as pipe bursting and cured-in-place pipe, provide for lower cost construction methods than traditional open trench methods and allow us to adequately address system needs without further inflationary adjustments for local conditions.

In addition to the rate increase, staff recommends increasing the permit fees for Significant Industrial Users (SIU) to reflect the increase in fees charged to the City by the Oregon Department of Environmental Quality (DEQ) for these permits. The current fee is \$656. If DEQ proposes changes to the fee, it will be included in the sewer resolution to be effective July 1, 2018.

Residential Utility Bill Impact

The following tables identify the monthly impact to a residential customer being charged for eight units of water/sewer usage and an average amount of impervious surface based on a 5 percent water rate increase, a 5 percent stormwater increase, and a 3.5 percent sewer increase. An alternative with a 13 percent stormwater increase is also presented. Community comparisons for both individual utility bills and total bills are provided as Attachment B.

Proposed Rate Increase	Monthly Increase	Total Monthly Charges
5% Water	\$2.35	\$49.39
3.5% Sewer	\$1.98	\$58.57
5% Stormwater	\$0.35	\$7.43
(13% Stormwater)	(\$0.92)	(\$8.00)

Proposed Rate Increase	Combined Monthly Increase	Total Monthly Charges
5% Water, 5% Stormwater, 3.5% Sewer	\$4.68 (4.23%)	\$115.39
5% Water, 13% Stormwater, 3.5% Sewer	\$5.25 (4.74%)	\$115.96

Budget Impact:

Additional rate revenues are estimated as follows:

Water - A 5 percent water rate increase is estimated to generate \$610,000 in additional rate revenue to the water fund.

Stormwater - A 5 percent stormwater rate increase is estimated to generate \$90,000 in additional rate revenue to the stormwater fund. A 13 percent increase is estimated to generate \$235,000 in additional rate revenue to the stormwater fund.

Sewer - A 3.5 percent sewer rate increase is estimated to generate \$545,000 in additional rate revenue to the sewer fund.

JJB:kc

Attachments

ATTACHMENT A – UTILITY RATES

Introduction

The Albany Strategic Plan identifies the importance of providing safe, sufficient, and reliable drinking water, sewage disposal, and drainage systems, and complying with related regulations. To accomplish this, the City proactively manages utility systems. Part of managing each system is to plan for the needed system revenues and expenditures. There are no general fund resources used to support Albany's utilities. Operations and maintenance activities are funded through revenues generated by service charges, System Development Charges (SDCs), and other permit fees. The exception is the stormwater utility where street funds cover stormwater related costs on street capital projects. Grant funding is used to augment revenues when available.

Similar to most budgets, there are three components to the cost of running and maintaining each utility's expenditures. The three expenditure components are:

- Debt Service
- Operation and Maintenance (O&M)
- Capital Expenditures

These three components are interdependent and impacts to funding of any one of the components ripple into the other two.

Debt Service: The City's first obligation is to pay off the debts we owe. At times, utilities borrow money to complete large capital improvement projects that cannot be funded with pay-as-you-go funding. The Albany-Millersburg Water Reclamation Facility (WRF) and Albany-Millersburg Joint Water Project are examples of these types of projects.

Debt agreements typically have specific requirements for repayment as well as annual revenue generation. Repayment of debts are often made through a combination of rate funds and SDCs, when eligible.

Operation and Maintenance: The City's second obligation is to properly operate and maintain existing facilities. These assets include pipe systems, sewer lift stations, water pump stations, reservoirs, and treatment facilities. In addition, there are monitoring, enforcement, and reporting obligations the City must complete to continue to meet state and federal permit requirements.

Proper O&M reduces the risk of system failures that can lead to interruption of service or violation of health and environmental standards. Proper maintenance can also reduce overall expenditures including capital needs and prolong the service life of infrastructure components.

Capital Expenditures: Finally, the City needs to invest in capital improvements to replace failing and undersized infrastructure. Adequate investment in this work provides for reliable service to existing customers and anticipates needs to support economic development in the community. Almost all capital expenditures are made to replace failing or undersized infrastructure or in response to mandated regulations to protect Albany's citizens and the environment.

Regular capital investment in the utility infrastructure will reduce the risk of system failures that can lead to interruption of service or violation of health or environmental standards. Staff routinely conducts condition assessments of utility assets, providing data that allows planning for specific, targeted repairs or replacements. Targeted capital expenditures will reduce the ongoing maintenance costs associated with operating the utilities.

Revenue and Expenditure Variables

Staff has prepared five-year projections for each utility. However, it is likely that the revenue and expenditure picture will change as we move into the future. Requirements to pay off existing debts are fixed; however, there are significant variables that can impact revenue and the operation and capital requirements for each utility. The following is a list of variables that can impact the rate picture over time:

Rate Revenues: While we have confidence in our rate revenue projections, there are influences outside the City's control that can have meaningful impacts. The state of the economy can dramatically impact revenues in either direction and, for water, the weather can also have a significant impact on revenues.

SDC Revenue: The revenue the City receives from SDCs is driven by the amount of development happening in the City. The projections in this memo are conservative in that they assume moderate SDC revenues. If development picks up, so will SDC revenues, which can change the long-term picture for rates.

Personnel and Other Large Operation Expenses: Personnel costs are the largest single driver impacting operating expenses. The cost of fuels, chemicals, and electricity can also have large impacts on expenditures and, therefore, rate requirements.

Unforeseen Capital Needs: Staff can project and identify most significant capital needs in a timely manner so there is time to plan and incorporate the needs into long-range rate planning; however, there are instances when unforeseen issues arise that require unanticipated expenditures. We are continually working to improve our understanding of the current condition of facilities through a properly functioning asset management program in order to minimize unanticipated needs.

Future Regulatory Costs: Regulatory requirements can significantly impact rate projections. While regulations are increasing for all three utilities, more stringent regulations with significant financial implications are anticipated for sewer and stormwater in the near term. The Oregon Department of Environmental Quality (DEQ) has stated Albany will be required to apply for coverage under the National Pollutant Discharge Elimination System Municipal Separate Storm Sewer System (NPDES MS4), Phase II stormwater permit in 2019. For wastewater, Albany's discharge permit is outdated and has been administratively extended. There is no certain timeline for our permit renewal process to begin; but when it does, the City will be required to conduct additional studies and construct capital improvements for both permit renewal and implementation. The full financial impacts of these future regulatory requirements cannot be calculated until DEQ takes final action on each permit.

Water Revenue and Rate Picture

Following is a summary of the revenues and expenditure needs for the water system:

Revenues:

Rate Revenue - The current estimated total water rate revenue the City will receive in FY 2017-2018 is approximately \$12.1 million. This matches the revenue estimated during the budget development process.

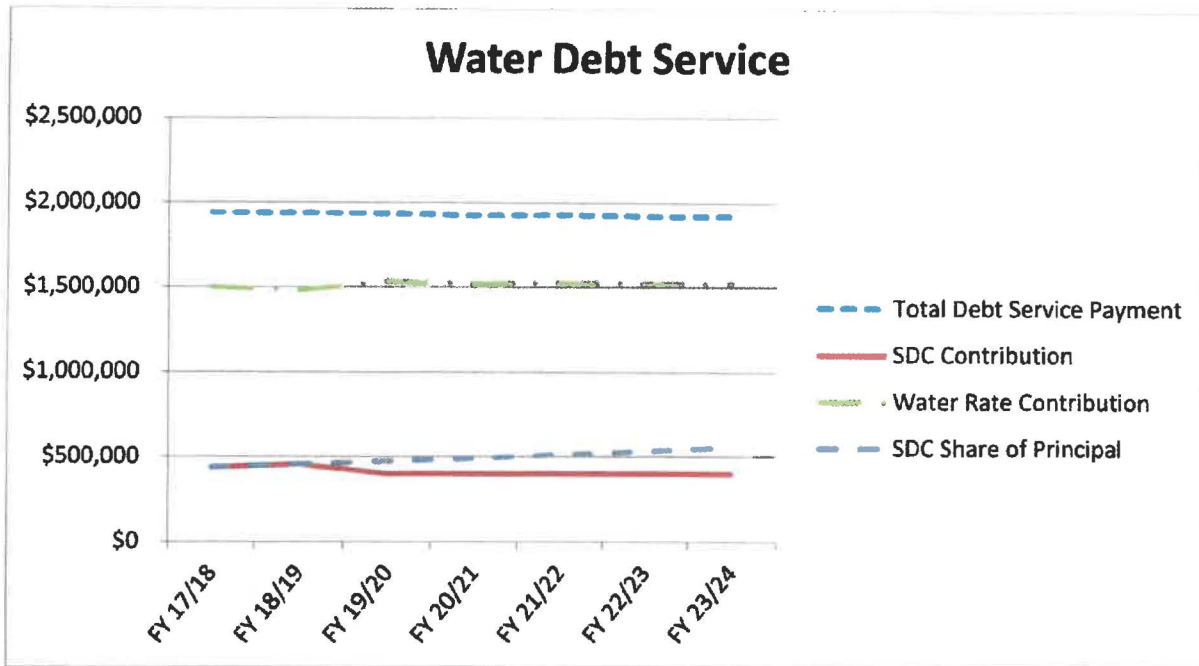
SDC Revenues - SDC revenues vary year to year depending on the pace of development in the community. It is anticipated that this fiscal year the City will receive approximately \$425,000 in SDC revenue, which is above what was assumed during the budget development process. For future projections staff has assumed \$393,000 in annual SDC revenue. This is equivalent to approximately 157 home starts in a year. This estimate reflects the most recent development activity the City has been seeing. At this level, SDC revenues will not keep pace with the debt service funding needs. It is estimated that by fiscal year 2019-2020, rate funding will need to be used to help pay for some of the SDC's portion of the debt payment. If development patterns change and SDC revenues increase or decrease, then future projections will be adjusted to reflect that change.

Expenditures:

Debt Service - In 2003 the City sold \$40.5 million in water revenue bonds to fund the construction of several significant water improvements and retirement of other water debt. These improvements included the Albany-Millersburg Water Treatment Plant (WTP), dam and fish screen improvements on the canal, and other capital projects.

In 2013 the City refinanced the existing water bonds to take advantage of low interest rates. This saved an estimated \$7.3 million over the life of the loan. The total new debt service associated with the water bond projects amounts to approximately \$1.94 million per year through the year 2034. Both rate revenue and SDC revenues are responsible for paying for the water bond debt. Rate revenues are responsible for all interest payments and 57 percent of the principal payments. SDC revenues are obligated to pay 43 percent of the principal payments of the debt service.

Based on current annual SDC revenue projects, it is anticipated that SDC revenues will not be adequate to cover the SDC's share of the water debt service by fiscal year 2020. This relationship is shown in the graph below. Should development pick up in the City and SDC revenues climb, SDC revenues may be able to keep pace with debt obligations.



Operations and Maintenance - Rising employment, chemical, and energy costs impact the O&M budget. For the five-year projection, a 5 percent per year increase in O&M expenses has been used.

Public Works staff will continue to look for efficiencies and make sure funds are appropriately targeted; however, most maintenance activities cannot be deferred without increasing the risk of public health advisories, water line failures, interruption of service, lower fire protection reliability, damage to streets and private property, or other impacts from failed systems.

Capital - The City needs to invest in capital projects to replace failing and/or undersized infrastructure. Adequate investment provides for reliable service to existing customers and anticipates needs to support economic development and growth. A five-year look at the water fund revenues and expenditures show a decreasing amount of rate revenue money available for capital maintenance projects unless additional funding is provided. If rate increases are limited to just the revenue required to meet debt coverage and O&M expenses, limited rate revenue will be available to fund capital projects.

Identifying the appropriate level of capital funding must be balanced with the burden it places on the rate payers. It is vital to have enough capital funding available to replace the worst infrastructure in a reasonable time in order to reduce the risk of failures, damage to public and private property, interruption of service, and health regulation violations. It is also important to be able to address problems that result in recurring high operation and maintenance costs.

Immediate capital needs for major treatment plant improvements have primarily been addressed with recent improvements; however, ongoing investments for system maintenance and reliability are anticipated. The largest annual reoccurring need is to invest in replacement of pipes in the water distribution system.

The water loss in the system has been reduced in the recent past and is currently estimated at approximately 9 percent. This has been achieved through focused efforts to replace failing lines and an ongoing dedication to seek adequate funding. Despite accomplishments in reducing water loss, our work is not done. Water loss reduction goals were achieved through focused attention on steel water mains. Other pipes throughout the system are aging and exceeding their anticipated service life. For example, the City has some pipe sections that are 100 years old and still in service. Additionally, there are over 85 miles of Asbestos Cement (AC) pipe in our distribution system. The older sections of AC pipe are nearing 70 years of service, which

means they are approaching the end of their original design life (75 years). AC pipe failures have shown this material fails in a catastrophic way rather than starting with smaller leaks, as other pipe materials do. This failure more often results in damage to both public right-of-way and private property.

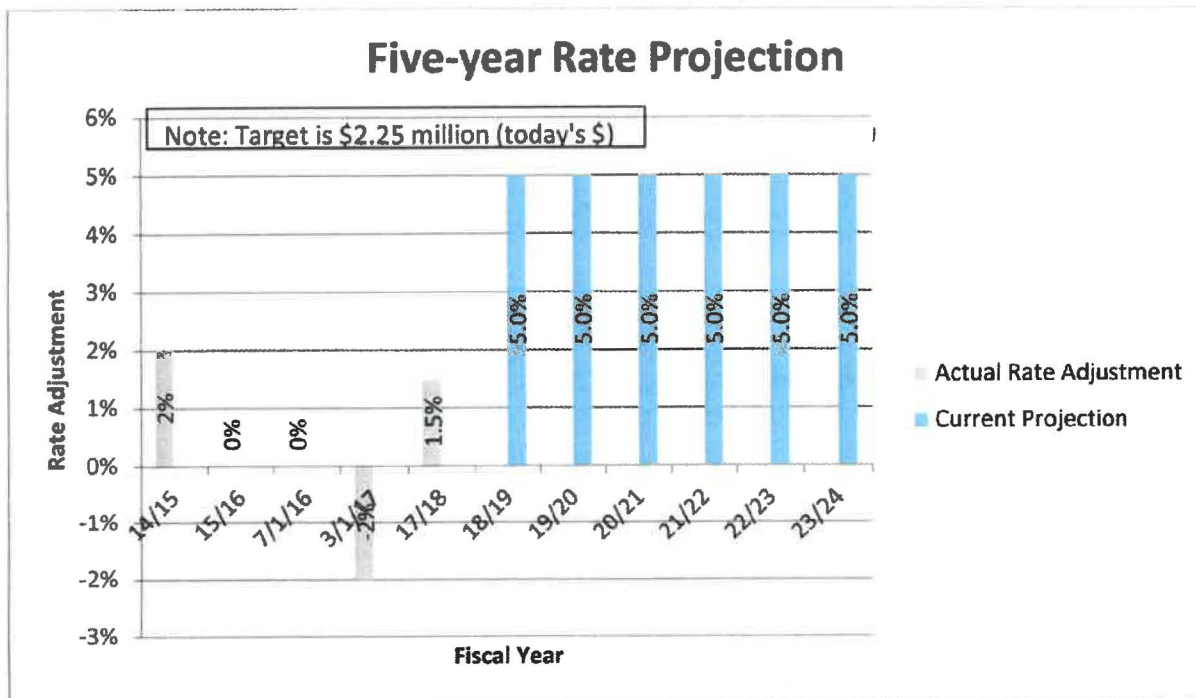
A systematic replacement plan for water distribution pipes should be instituted to evaluate the risk and consequences of failure for each water main in order to avoid failures and all of the consequences they bring. This plan will be developed as part of a comprehensive system evaluation currently underway. Public Work Operations staff anticipates concluding the evaluation and presenting findings in Fiscal Year 2018-19.

There are also additional ongoing repairs and improvements required on the Albany-Santiam Canal. These projects are necessary to assure adequate flows in the canal, protect adjacent property, and maintain the City's water rights.

In 2012 City Council approved an annual financial target for water capital projects. The target was established based on accomplishing a desired amount of work each fiscal year, primarily to address aging infrastructure. Through efficiencies in operations, rate adjustments have been minimized since 2012, even forgone in some years, despite inflationary increases throughout programs. For capital projects, inflation is estimated through a regional index, the Engineering News Record (ENR) Construction Cost Index (CCI) for Seattle. The ENR CCI has increased approximately 26 percent since 2012. Unfortunately, the cost of construction locally has outpaced the ENR CCI for Seattle. Since 2012, actual construction costs for standard waterline projects have increased 80%. In response to these increased costs the existing financial target for capital projects of \$1.45 million must increase to \$2.25 million. Staff recommends building to the new target over 5 years.

Recommendation:

A water rate increase of 5 percent is recommended effective January 1, 2019. This rate increase will allow the City to continue to meet debt service and operation and maintenance requirements and build toward an adequately-funded capital program. The following graph shows recent past and projected future rate adjustments necessary to meet system requirements and provide desired levels of service.



Stormwater Revenue and Rate Picture

The following is a summary of the revenue and expenditure needs for the stormwater system.

Revenues:

Rate Revenue - The current estimated total sewer rate revenue the City will receive in FY 2017-2018 is approximately \$1.75 million. This matches the revenue estimated during the budget development process.

SDC Revenues - Albany does not currently impose stormwater SDC's. Adopting stormwater SDC's will be considered following completion of a stormwater masterplan update.

Expenditures:

Debt Service - There are currently no stormwater related debts.

Operation and Maintenance - Being a relatively new program with no treatment plants, reservoirs, or lift stations, operations and maintenance costs for stormwater are much less than those for water and sewer. This does not mean, however, that the stormwater utility is immune from rising employment, energy costs, or the impacts of growth. With growth comes additional infrastructure and increased regulation. For the five-year projection, a 5 percent per year increase in basic O&M expenses (not including regulatory compliance costs) has been used.

Now that Albany's population has surpassed 50,000 the community must obtain coverage under the DEQ NPDES MS4, Phase II permit. DEQ implements federal requirements through this permit. Staff estimates that an additional \$300,000 to \$1,000,000 will be required annually for regulatory compliance, depending on the level of requirements imposed through the permit. DEQ anticipates requiring coverage under the permit beginning in 2019. Separate from inflationary adjustments or addressing other unfunded system needs, a 16 percent rate increase would be required to generate an additional \$300,000 for regulatory requirements.

As Albany's stormwater programs grow, Public Works staff will continue to look for efficiencies and make sure funds are appropriately targeted. Although Albany's stormwater program is relatively new, the City's stormwater infrastructure is not. More than eight miles of pipe are known to be failing, which complicates ongoing maintenance efforts. Unfortunately, street flooding, sink holes, and property damage should be anticipated with the condition of our current assets. This issue is discussed further under capital projects.

Capital - The City needs to invest in capital projects to replace failing and/or undersized infrastructure, yet no revenue source has been identified to fund these investments. Significant portions of Albany's piped stormwater system are failing. With only 50 percent of the system inspected and assigned a condition rating to date, eight miles of pipe are identified as being in a failed condition or are anticipated to fail in the next 10 years. Another nearly one mile of pipe needs significant maintenance and repair to address root intrusions. To address all these issues would cost an estimated \$20 million. If the remaining portion of the system to be inspected is in similar condition, that number increases to \$40 million. Left unaddressed, more frequent street flooding, sink holes, and property damage should be anticipated. Generating funds through rate revenues with a single rate increase is not feasible. Options for phasing in increases to fund capital programs are unlimited. One option is to build to \$2 million per year for perpetual life replacement projects over a 10-year period. That approach would require annual rate increases of 8 percent per year for 10 years before considering inflation, costs for regulatory requirements, or capital costs for street projects as discussed below.

Based on the current level of investment in street improvements, staff estimates, on average, \$400,000 is required annually to fund stormwater improvements associated with planned street projects. This includes costs for stormwater quality improvements, addressing capacity constraints, and replacing failing pipes. Street funds are currently used to cover these costs. This practice impacts the amount of street

improvements that can be pursued. A standalone 22 percent rate increase would be required if stormwater was to cover the estimated \$400,000. If more street work is pursued, then greater increases would be required.

Portions of Albany's stormwater system are undersized and result in localized flooding. A stormwater master plan update that will identify the location of undersized pipes is underway. Costs to address these system deficiencies will be incorporated into future presentations once available.

Recommendation:

At the February 12, 2018, Work Session Council acknowledged the unfunded stormwater needs but did not select financial targets, funding strategies, or timelines for addressing them. Until these decisions are made it is difficult to identify required rate adjustments for anything other than responding to inflation on current activities.

If Council chooses to limit rate adjustments in FY 2018-2019 to inflationary increases on current activities, a 5 percent rate increase is recommended March 1, 2019. If Council is open to initiating a response to unfunded needs, then a larger rate increase should be considered. Staff previously suggested a 13 percent increase, which is less than was anticipated and presented through public outreach efforts when initial service charges were implemented.

Rate projections can be provided once Council has identified desired levels of service and overall program goals.

Sewer Revenue and Rate Picture

The following is a summary of the revenue and expenditure needs for the sewer system.

Revenues:

Rate Revenue - The current estimated total sewer rate revenue the City will receive in fiscal year 2017-2018 is approximately \$15.7 million. This closely matches the revenue estimated during the budget development process.

SDC Revenues - SDC revenues vary year to year depending on the pace of development in the community. The City anticipates it will receive approximately \$738,000 in fiscal year 2017-18. For the future projections, staff has assumed \$730,000 in annual SDC revenue. This is equivalent to approximately 238 home starts in a year. If development patterns change and SDC revenues increase or decrease, the future analysis will be adjusted to reflect that change.

Expenditures:

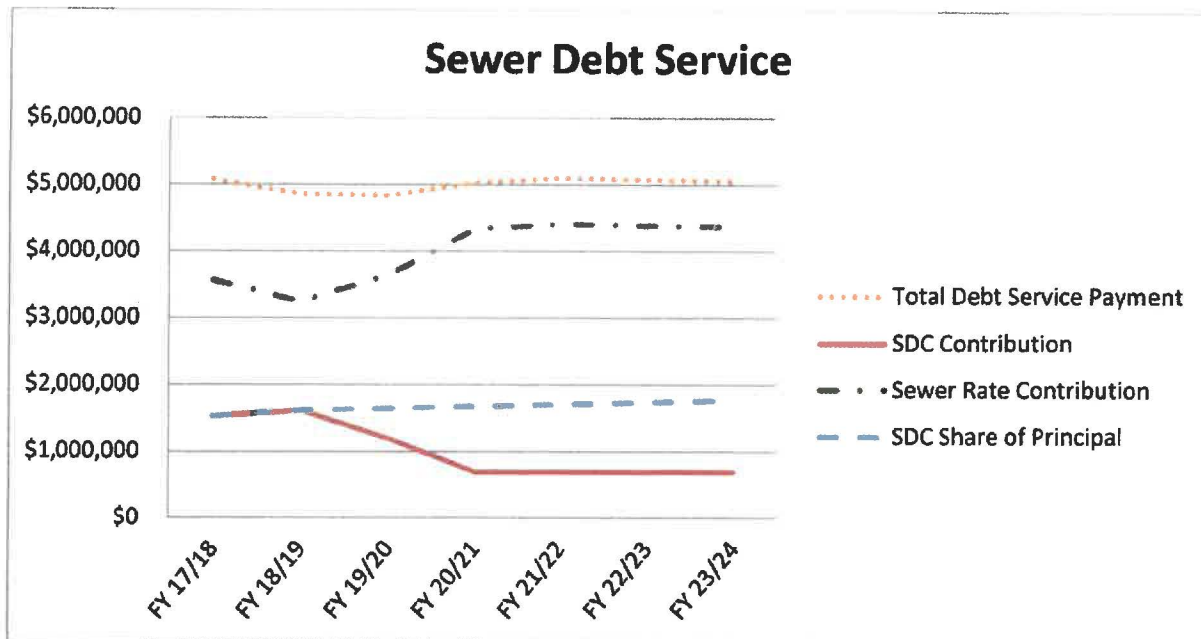
Debt Service - In order to complete the Water Reclamation Facility (WRF) and Talking Water Gardens (TWG) Wetlands project, the City borrowed approximately \$77.2 million. While the City was able to secure low-interest financing for these projects, the annual debt payments are significant. In 2017 the City refinanced the remaining debt and is projected to save \$4.1 million over the life of the loan. The total current debt service associated with construction of the WRF and the TWG wetlands treatment projects amounts to approximately \$4.7 million per year through the year 2032. Albany's share after Millersburg's contribution toward debt service is approximately \$4.3 million per year.

Both rate and SDC revenues are responsible for paying off the debt for the wastewater improvements. Rate revenues are responsible for all interest costs and 55 percent of the principal payments for the WRF and 100 percent of the TWG. In Fiscal Year 2017-2018 this equaled approximately \$3.1 million. SDCs are responsible for 45 percent of the debt principal payment for the WRF because a significant portion of the facility was sized to serve future capacity needs. In FY 2017-2018 SDC's share of the payment equals \$1.5 million.

The City also has remaining debt for the purchase of the TWG property. The remaining payments are \$500,000 per year, with the last payment occurring in December 2020.

Albany recently accepted a new low interest rate loan to address capacity problems in the City's largest sewer interceptor, the River Front Interceptor (RFI). The RFI has been a known problem for several decades and has been the subject of past enforcement actions by DEQ. The debt service associated with the new \$13 million loan will be offset with savings from recent refinancing and conclusion of payments for TWG property. Consequently, debt service requirement for this loan should not require rate increases.

Based on current annual SDC revenue projections, it is anticipated that SDC revenues will not be adequate to cover SDC's share of the sewer debt service for the WRF and TWG by fiscal year 2020. This relationship is shown in the graph below. Should development pick up in the City and SDC revenues climb, SDC revenues may be able to keep pace with debt obligations.



Operation and Maintenance - Rising employment, chemical, and energy costs impact the O&M budget. For the five-year projection, a 5 percent per year increase in O&M expenses has been used.

Public Works staff will continue to look for efficiencies and make sure funds are appropriately targeted; however, most maintenance activities cannot be deferred without increasing the risk of sewer line failures, interruption of service, damage to streets and private property, or other impacts from failed systems.

Capital - The City needs to invest in capital projects to replace failing and/or undersized infrastructure. Adequate investment provides for reliable service to existing customers and anticipates needs to support economic development and growth. A five year look at the sewer fund revenues and expenditures show a decreasing amount of rate revenue money available for capital maintenance projects unless additional funding is provided. If rate increases are limited to just the revenue required to meet debt coverage and O&M expenses, limited rate revenue will be available to fund capital projects.

Identifying the appropriate level of capital funding must be balanced with the burden it places on the rate payers. It is vital to have enough capital funding available to replace the worst infrastructure in a reasonable time in order to reduce the risk of failures, sewer backups into basements, surcharging, sink holes, and environmental permit violations. It is also important to be able to address problems that result in recurring high operation and maintenance costs.

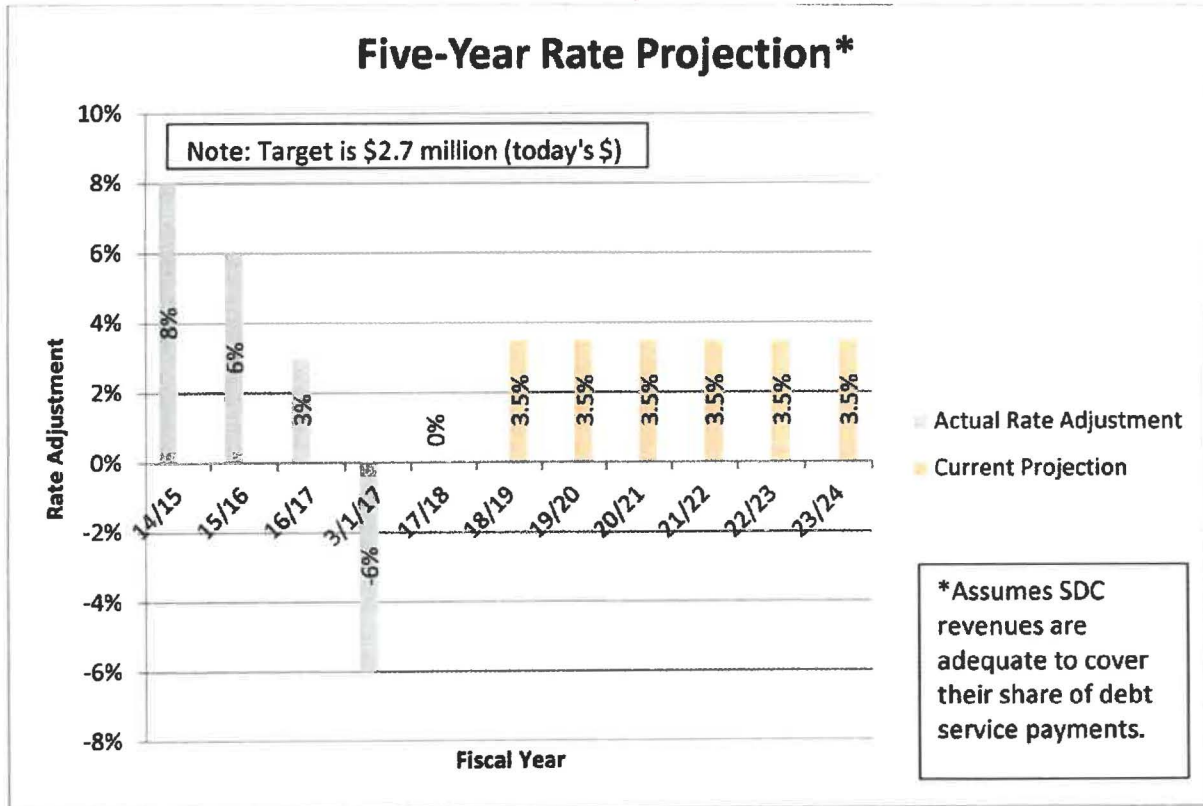
The remaining major capital needs in treatment are the solids process improvements and future permit renewal and implementation requirements. Additionally, staff continues to develop and implement capital projects to address long-standing collection system needs.

Council previously established program goals that resulted in an annual financial target of \$2.7 million (inflation adjusted) for capital projects. Like water, increases in local costs for some sewer construction projects have outpaced regional inflation indexes. However, the use of trenchless technologies, such as pipe bursting and cured-in-place pipe, provide for lower cost construction methods than traditional open trench methods and allow us to adequately address system needs without further inflationary adjustments for local conditions.

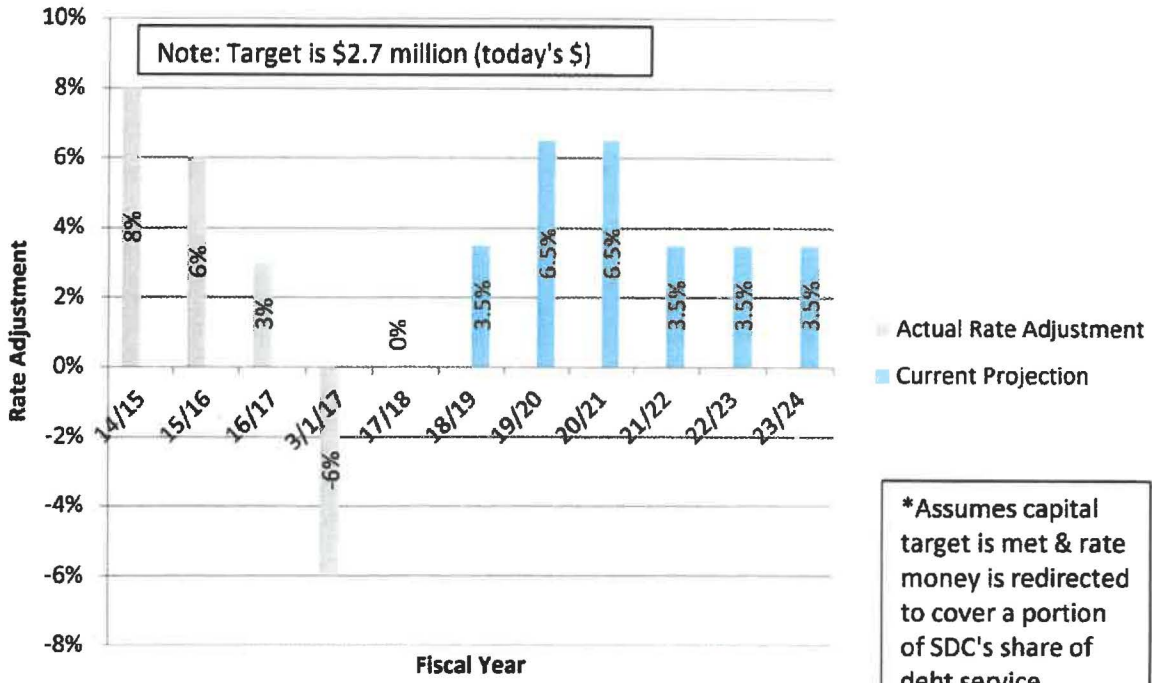
Summary

Recommendation:

A sewer rate increase of three-and-one-half percent is necessary effective July 1, 2018. This rate increase will allow the City to continue to meet debt service and O&M requirements and meet capital project program goals. The following graphs show recent past and projected future rate adjustments necessary to meet system requirements and provide desired levels of service. The first graph projects future rate increases necessary if SDC revenues are adequate to cover their share of future debt service payments. The second graph projects future rate increases necessary to meet capital financial targets and to redirect rate revenues to cover a portion of SDC's share of debt service payments.



Five-year Rate Projection*



TOTAL UTILITY BILL (Stormwater - 5%)

(Assumes rate increases of 3.5% sewer 7/1/18, 5% water 1/1/19, 5% stormwater 3/1/19)

2018-19 Average Monthly Utility Bills in Oregon Cities Single-Family Residential Customers - Total Utility Bill

Population 2016 PSU	City / District	800 cu ft	
		\$ / mo	Rank
627,395	Portland	\$188.24	1
9,090	Sweet Home	\$143.35	2
37,425	Lake Oswego	\$142.74	3
16,435	Lebanon	\$140.07	4
845	Adair Village	\$131.33	5
49,745	Tigard	\$125.40	6
11,915	Cornelius	\$122.81	7
19,145	Sherwood	\$120.75	8
4,665	Philomath	\$118.80	9
52,540	Albany	\$115.39	10
34,240	Oregon City	\$114.52	11
9,250	Independence	\$114.26	12
83,500	Bend	\$106.92	13
60,140	Springfield	\$101.24	14
24,795	Woodburn	\$96.25	15
95,385	Beaverton	\$94.35	16
99,340	Hillsboro	\$93.66	17
23,375	Forest Grove	\$92.01	18
162,060	Salem	\$91.93	19
33,405	McMinnville	\$89.01	20
108,150	Gresham	\$87.23	21
165,885	Eugene / EWEB	\$87.12	22
25,615	West Linn	\$86.37	23
58,240	Corvallis	\$84.93	24
9,745	Monmouth	\$78.42	25
37,505	Keizer	\$74.60	26
22,820	Roseburg	\$65.71	27
36,815	Grants Pass	\$62.23	28
	Average	\$106.06	

Utility bill calculation includes water, sewer, stormwater and transportation fees, if applicable
Rates are calculated on 3/4-inch meters for residential accounts only; all units calculated in cubic feet
800 cubic feet is the comparison used by the League of Oregon Cities

Note: Assumes no future rate adjustments in comparative cities.

TOTAL UTILITY BILL (Stormwater - 13%)

(Assumes rate increases of 3.5% sewer 7/1/18, 5% water 1/1/19, 13% stormwater 3/1/19)

2018-19 Average Monthly Utility Bills in Oregon Cities
Single-Family Residential Customers - Total Utility Bill

Population 2016 PSU	City / District	800 cu ft	
		\$ / mo	Rank
627,395	Portland	\$188.24	1
9,090	Sweet Home	\$143.35	2
37,425	Lake Oswego	\$142.74	3
16,435	Lebanon	\$140.07	4
845	Adair Village	\$131.33	5
49,745	Tigard	\$125.40	6
11,915	Cornelius	\$122.81	7
19,145	Sherwood	\$120.75	8
4,665	Philomath	\$118.80	9
52,540	Albany	\$115.96	10
34,240	Oregon City	\$114.52	11
9,250	Independence	\$114.26	12
83,500	Bend	\$106.92	13
60,140	Springfield	\$101.24	14
24,795	Woodburn	\$96.25	15
95,385	Beaverton	\$94.35	16
99,340	Hillsboro	\$93.66	17
23,375	Forest Grove	\$92.01	18
162,060	Salem	\$91.93	19
33,405	McMinnville	\$89.01	20
108,150	Gresham	\$87.23	21
165,885	Eugene / EWEB	\$87.12	22
25,615	West Linn	\$86.37	23
58,240	Corvallis	\$84.93	24
9,745	Monmouth	\$78.42	25
37,505	Keizer	\$74.60	26
22,820	Roseburg	\$65.71	27
36,815	Grants Pass	\$62.23	28
	Average	\$106.08	

Utility bill calculation includes water, sewer, stormwater and transportation fees, if applicable

Rates are calculated on 3/4-inch meters for residential accounts only; all units calculated in cubic feet
800 cubic feet is the comparison used by the League of Oregon Cities

Note: Assumes no future rate adjustments in comparative cities.

WATER ONLY

(Assumes 5% water rate increase 1/1/19)

2018-19 Average Monthly Utility Bills in Oregon Cities
Single-Family Residential Customers - Water Only Bill

Population 2016 PSU	City / District	800 cu ft	
		\$ / mo	Rank
627,395	Portland	\$76.81	1
845	Adair Village	\$75.83	2
49,745	Tigard	\$61.26	3
16,435	Lebanon	\$58.94	4
11,915	Cornelius	\$58.08	5
9,250	Independence	\$57.56	6
19,145	Sherwood	\$53.79	7
9,090	Sweet Home	\$52.58	8
52,540	Albany	\$49.39	9
37,425	Lake Oswego	\$48.92	10
4,665	Philomath	\$47.80	11
108,150	Gresham	\$43.03	12
9,745	Monmouth	\$40.61	13
95,385	Beaverton	\$38.56	14
83,500	Bend	\$38.11	15
34,240	Oregon City	\$37.71	16
23,375	Forest Grove	\$35.45	17
99,340	Hillsboro	\$32.74	18
60,140	Springfield	\$30.90	19
165,885	Eugene / EWEB	\$30.78	20
162,060	Salem	\$30.14	21
58,240	Corvallis	\$29.44	22
22,820	Roseburg	\$28.39	23
24,795	Woodburn	\$25.66	24
25,615	West Linn	\$25.13	25
36,815	Grants Pass	\$25.11	26
33,405	McMinnville	\$25.09	27
37,505	Keizer	\$17.31	28
	Average	\$41.97	

Rates are calculated on 3/4-inch meters for residential accounts only; all units calculated in cubic feet
 800 cubic feet is the comparison used by the League of Oregon Cities

Note: Assumes no future rate adjustments in comparative cities.

SEWER ONLY

(Assumes 3.5% sewer rate increase 7/1/18)

2018-19 Average Monthly Utility Bills in Oregon Cities Single-Family Residential Customers - Sewer Only Bill

Population 2016 PSU	City / District	800 cu ft	
		\$ / mo	Rank
9,090	Sweet Home	\$89.77	1
627,395	Portland	\$81.52	2
16,435	Lebanon	\$77.85	3
24,795	Woodburn	\$70.59	4
37,425	Lake Oswego	\$70.45	5
4,665	Philomath	\$65.00	6
33,405	McMinnville	\$63.92	7
83,500	Bend	\$63.51	8
52,540	Albany	\$58.57	9
60,140	Springfield	\$55.75	10
34,240	Oregon City	\$53.87	11
845	Adair Village	\$53.00	12
11,915	Cornelius	\$51.08	13
23,375	Forest Grove	\$47.31	14
49,745	Tigard	\$47.20	15
9,250	Independence	\$45.99	16
19,145	Sherwood	\$45.73	17
37,505	Keizer	\$45.56	18
95,385	Beaverton	\$45.54	19
99,340	Hillsboro	\$44.82	20
25,615	West Linn	\$41.92	21
165,885	Eugene / EWEB	\$41.91	22
162,060	Salem	\$41.72	23
58,240	Corvallis	\$41.39	24
9,745	Monmouth	\$37.81	25
36,815	Grants Pass	\$33.53	26
108,150	Gresham	\$32.88	27
22,820	Roseburg	\$30.00	28
	Average	\$52.79	

Rates are calculated on 3/4-inch meters for residential accounts only; all units calculated in cubic feet 800 cubic feet is the comparison used by the League of Oregon Cities

Note: Assumes no future rate adjustments in comparative cities.

STORMWATER ONLY - 5%
(Assumes 5% stormwater rate increase 3/1/19)

2018-19 Average Monthly Utility Bills in Oregon Cities
Single-Family Residential Customers - Stormwater Only Bill

Population 2016 PSU	City / District	800 cu ft	
		\$ / mo	Rank
627,395	Portland	\$29.91	1
162,060	Salem	\$15.77	2
19,145	Sherwood	\$15.61	3
60,140	Springfield	\$14.58	4
165,885	Eugene / EWEB	\$14.43	5
37,425	Lake Oswego	\$14.40	6
11,915	Cornelius	\$13.65	7
108,150	Gresham	\$11.32	8
9,250	Independence	\$10.71	9
49,745	Tigard	\$10.25	10
95,385	Beaverton	\$10.25	10
34,240	Oregon City	\$9.94	12
23,375	Forest Grove	\$9.25	13
99,340	Hillsboro	\$8.54	14
58,240	Corvallis	\$8.35	15
52,540	Albany	\$7.43	16
22,820	Roseburg	\$7.32	17
37,505	Keizer	\$6.89	18
25,615	West Linn	\$6.78	19
83,500	Bend	\$5.30	20
16,435	Lebanon	\$3.28	21
845	Adair Village	\$2.50	22
4,665	Philomath	\$2.00	23
9,090	Sweet Home	\$1.00	24
24,795	Woodburn	\$0.00	25
33,405	McMinnville	\$0.00	25
9,745	Monmouth	\$0.00	25
36,815	Grants Pass	\$0.00	25
	Average	\$9.98	

Note: Assumes no future rate adjustments in comparative cities.

STORMWATER ONLY - 13%
(Assumes 13% stormwater rate increase 3/1/19)

2018-19 Average Monthly Utility Bills in Oregon Cities
Single-Family Residential Customers - Stormwater Only Bill

Population 2016 PSU	City / District	800 cu ft	
		\$ / mo	Rank
627,395	Portland	\$29.91	1
162,060	Salem	\$15.77	2
19,145	Sherwood	\$15.61	3
60,140	Springfield	\$14.58	4
165,885	Eugene / EWEB	\$14.43	5
37,425	Lake Oswego	\$14.40	6
11,915	Cornelius	\$13.65	7
108,150	Gresham	\$11.32	8
9,250	Independence	\$10.71	9
49,745	Tigard	\$10.25	10
95,385	Beaverton	\$10.25	10
34,240	Oregon City	\$9.94	12
23,375	Forest Grove	\$9.25	13
99,340	Hillsboro	\$8.54	14
58,240	Corvallis	\$8.35	15
52,540	Albany	\$8.00	16
22,820	Roseburg	\$7.32	17
37,505	Keizer	\$6.89	18
25,615	West Linn	\$6.78	19
83,500	Bend	\$5.30	20
16,435	Lebanon	\$3.28	21
845	Adair Village	\$2.50	22
4,665	Philomath	\$2.00	23
9,090	Sweet Home	\$1.00	24
24,795	Woodburn	\$0.00	25
33,405	McMinnville	\$0.00	25
9,745	Monmouth	\$0.00	25
36,815	Grants Pass	\$0.00	25
	Average	\$10.00	

Note: Assumes no future rate adjustments in comparative cities.

RESOLUTION NO. _____

A RESOLUTION SETTING RATES FOR WASTEWATER SYSTEM USE AND REPEALING RESOLUTION NO. 6598 (A RESOLUTION FORGOING A SEWER RATE INCREASE FOR FISCAL YEAR 2017-2018 AND REAFFIRMING RATES IN RESOLUTION 6549).

WHEREAS, the Council of the City of Albany has duly adopted prior Ordinances declaring their intent to establish a sewer rate structure that is based on the principle that all users pay their equitable share of sewer system costs; and

WHEREAS, it is necessary that users with relatively homogeneous wastewater loading are grouped together and rates are developed for the average loadings in that group; and

WHEREAS, the rate structure should be designed to generate revenues adequate to properly operate and maintain the water system, to comply with regulatory requirements, to fund water system capital projects, and to meet debt service requirements; and

WHEREAS, prior Resolution No. 4920 clarified the definition of “commercial unit” and provides useful context and history should it be necessary to interpret the current resolution; and

WHEREAS, prior Resolution No. 5055 clarified the application of the term, “dwelling unit” to multi-family housing types and provides useful context and history should it be necessary to interpret the current resolution; and

WHEREAS, Chapter 10.06 of the Albany Municipal Code sets forth requirements to manage and recover the costs of an Industrial Pretreatment Program as detailed in Federal Regulations 40 CFR Part 403; and

WHEREAS, the Oregon Department of Environmental Quality (DEQ) currently charges an annual fee for each “significant industrial user” served by the Albany wastewater system; and

WHEREAS, the Council reviews utility rates annually, with this year’s evaluation being completed at the March 12, 2018, Council Work Session; and

WHEREAS, a **3.5 percent** (3.5%) increase in revenue is recommended to cover debt and operating expenses and to meet annual revenue targets for capital projects.

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that the rates and charges for sewer service as specifically described in Exhibit “A” (attached hereto) are hereby adopted; and

BE IT FURTHER RESOLVED that Resolution No. 6598 is hereby repealed; and

BE IT FURTHER RESOLVED that Resolution No. 4920 and 5055 are superseded by this resolution only to the extent of a conflict with this resolution in which case, this resolution shall control; and

BE IT FURTHER RESOLVED that the rates established by this resolution and the repeal of Resolution No.6598 shall be effective **July 1, 2018**.

DATED THIS 13th DAY OF JUNE 2018.

Mayor

ATTEST:

City Clerk

EXHIBIT A

RESIDENTIAL

For each residential customer, the monthly bill for sewer service shall be computed as follows:

$$A = (\text{fixed charge} \times B) + (\text{volume rate} \times C)$$

where: A = monthly bill
B = the number of dwelling units for residential customer
C = the monthly water consumption expressed in hundreds of cubic feet (Ccf)

and where: Fixed charges and volume rates by fiscal year are included in the rate schedule below.

RATE SCHEDULE

Customer Class	Fiscal Year (effective July 1) 2018-19
Fixed Charge	
Residential	\$36.186 \$37.453
Volume Rate (\$/Ccf)¹	
Residential	\$2.551 \$ 2.640

¹ Ccf = one hundred cubic feet or approximately 750 gallons

Fixed Charges:

Residential customers include all single-family and multi-family housing units, including manufactured or mobile home parks. Duplexes and other multi-family units will be charged a monthly fixed charge for each dwelling unit. For purposes of clarifying sewer fixed charges, “dwelling unit,” as that term is applied to duplexes, residential parks, and other multi-family units, shall be defined as any place of human habitation designed for occupancy based upon separate leases, rental agreements, or other written instruments. Current rental practices will not be dispositive of the question of how a dwelling is “designed” for occupancy.

The City’s past practice of charging a separate fixed charge component for each bedroom of a “quad” or “quint” type apartment so long as each such bedroom is designed for occupancy by virtue of a separate lease, rental agreement, or other written instrument is hereby affirmed. The number of fixed charge components of the monthly sewer bill for a “quad” or “quint” apartment shall not exceed the number of toilets available for the discharge of human waste into the City’s sanitary sewer system. By way of illustration, a “quad” unit, which has four bedrooms (each of which is designed for occupancy based on a separate lease, rental agreement, or other written instrument) and which has two toilets to be shared among the occupants of the “quad,” shall have the fixed charge component of the bill capped at two fixed charge components. If a similar “quad” had four toilets, the fixed charged portion of its bill would be four fixed charge components. If a similar quad had five or more toilets available for occupants use, it would still only be charged four fixed charge components because it contains four habitable bedrooms (each of which is designed for occupancy based on a separate lease, rental agreement, or other written instrument).

Volume Rates:

The volume rates for residential customers will be calculated using “average” winter water meter readings from City installed or private water meters as approved herein. The monthly average will be calculated using the monthly water meter readings from November, December, January, and February. Each July the residential customer’s sewer bill will be adjusted using the monthly average water meter readings from those previous winter months.

For residential customers with no water meter history including new connections, accounts with no recent water meter history, and new homeowners in a home with previous water meter history, six (6) Ccf will be used to calculate the monthly bill until the monthly average using the winter water meter readings can be calculated and applied.

If a customer disagrees with the assigned volume rate, the customer will be required to submit evidence supporting a reduced volume rate for review by the Public Works Director, or his/her designee. The Public Works Director, or his/her designee, may adjust the assigned rate provided that sufficient evidence (as determined by the Director) has been submitted by the customer to justify the adjustment. The decision of the Public Works Director is final.

For residential customers that are not connected to City water and are designated as 'sewer only' customers, eight (8) Ccf will be used to calculate the volume portion of the monthly bill.

Alternative Volume Rates:

Current customers, as of the effective date of this resolution, receiving potable water for human consumption from an existing well may apply to install approved metering facilities to measure water use for sewer billing purposes. To be eligible for this option, customers must receive prior written approval from the Public Works Director based upon standards promulgated for determining suitability of such facilities. This option is only available to current customers lawfully served by an existing potable water supply.

The metering facilities (meter type, meter size, piping configuration, etc.) and all other conditions (property and facility access provisions, meter testing, etc.) must be in accordance with standards established by the Public Works Director. All costs associated with this alternative sewer billing option will be borne solely by the customer.

Nothing herein exempts any property, property owner, or sewer customer from any requirement to be connected to the City water system established by any other ordinance or regulation.

COMMERCIAL

For each commercial customer, the monthly bill for sewer service shall be computed as follows:

$$A = (\text{fixed charge} \times B) + (\text{volume rate} \times C)$$

- where:
- A = monthly bill
 - B = the number of commercial units served by the sewer service
 - C = the monthly water consumption expressed in hundreds of cubic feet (Ccf).

and where: Fixed charge and volume rate for the customer class and fiscal year are included in the rate schedule below.

RATE SCHEDULE	
Customer Class	Fiscal Year (effective July 1) 2018-19
<i>Fixed Charges</i>	
Commercial	
Low	\$4.518 \$ 4.676
Medium	\$17.465 \$18.076
High	\$20.183 \$20.889
<i>Volume Rates (\$/Ccf)¹</i>	
Commercial	
Low	\$7.180 \$ 7.431
Medium	\$9.142 \$ 9.462
High	\$14.948 \$15.471

¹ Ccf = one hundred cubic feet or approximately 750 gallons

Customer Classification:

Commercial accounts will be classified according to their strength of wastewater as described in the Commercial Customer Classification List (Appendix A). If a commercial customer cannot be easily categorized, the customer will be asked to submit estimated wastewater flow and strength data with a description of the type of business activities to the Public Works Director. The Public Works Director will make the final determination of customer classification for each commercial customer.

For commercial customers where a single water meter serves a building with multiple commercial uses, the classification for the entire account will normally be based on the single highest classification within the building. For example, if a building contains both offices and restaurants, the entire account bill would be calculated using the rates for a restaurant customer. In addition, for commercial customers where a single water meter serves a building with multiple commercial uses, the monthly fixed charge will be based on the number of commercial units being served by the wastewater service.

For the purpose of clarifying sewer fixed charges “commercial unit” shall be defined as each portion of a commercial use that has plumbing fixtures connected to the sanitary sewer system and which is designated for occupancy based upon a property right. Property right for purposes of this definition includes ownership, a leasehold interest, or any contractually-based right to occupancy of 12 or more hours in any 24-hour period.

Monthly Water Consumptive Use for Volume Rate:

- **Average Winter Water Use.** The volume rates for most commercial customers will be calculated using “average” winter water meter readings from City installed or private water meters as approved herein. The monthly average will be calculated using the monthly water meter readings from November, December, January, and February. Each July the commercial customer’s sewer bill will be adjusted using the monthly average water meter readings from those previous winter months.

- Actual Water Use. For commercial customers whose water meter readings, from City installed or private water meters as approved herein, vary widely on a monthly basis due to changes in business sales or other non-irrigation factors (including but not limited to: restaurants, grocery stores, mortuaries, motels, industrial launderers, and others as the City may determine), the volume rates will be calculated using the actual water meter reading from the previous month.
- No Water Use History. Some commercial customers will have no water meter history including new connections, accounts with no previous water meter history, accounts receiving water service from a well, or a new business in a building with previous water meter history. For those new customers, the City will use the average water meter reading of existing customers in the same commercial classification (e.g., low, medium, high) provided that the existing customer(s) are similar in operation and scale as the new customer. That information will generally be used to calculate the monthly bill until a history for the account can be established. Should no similar existing customer exist, the City will use 8 Ccf for low strength commercial, 20 Ccf for medium strength commercial, and 35 Ccf for high strength commercial customers as the basis for calculating the monthly bill.

It may take as long as a year of water meter history to establish a specific customer's average use of the system if billed using "average" winter water meter readings. It will take only one (1) month of water meter history to establish the specific customer's actual use of the system if billed using actual water meter readings from the previous month.

If a type of customer within the general classification system has a specific "average" winter water use history that differs greatly from the water use history of the classification as a whole, then the specific history may be used until a history for the account can be established. If a commercial customer disagrees with the City's determination regarding their water use for billing purposes, the customer will be required to submit wastewater flow and strength data with a description of the type of business activities to the Public Works Director. The Public Works Director will make the final determination of customer use of the system for each commercial customer.

Alternative Volume Rates:

Current customers, as of the effective date of this resolution, receiving potable water for human consumption from an existing well may apply to install approved metering facilities to measure water use for sewer billing purposes. To be eligible for this option, customers must receive prior written approval from the Public Works Director based upon standards promulgated for determining suitability of such facilities. This option is only available to current customers lawfully served by an existing potable water supply.

The metering facilities (meter type, meter size, piping configuration, etc.) and all other conditions (property and facility access provisions, meter testing, etc.) must be in accordance with standards established by the Public Works Director. All costs associated with this alternative sewer billing option will be borne solely by the customer.

Nothing herein exempts any property, property owner, or sewer customer from any requirement to be connected to the City water system established by any other ordinance or regulation.

INDUSTRIAL

Process Wastewater. For process wastewater from each industrial customer, the monthly bill for sewer service shall be computed as follows:

$$A = (\text{Flow} \times \text{Flow unit charge}) + (\text{BOD} \times \text{BOD unit charge}) + (\text{TSS} \times \text{TSS unit charge})$$

where: A = monthly bill
 Flow, BOD, & TSS = data collected monthly from the industrial customer's wastestream

and where flow, BOD, & TSS unit charges for the industrial customer class are included in the monthly rate schedule below.

RATE SCHEDULE

Customer Class

Industrial Unit Charges

Flow (\$/Ccf) ¹	\$3.556 \$3.680
Biochemical Oxygen Demand (BOD) (\$/lb.)	\$0.916 \$0.948
Total Suspended Solids (TSS) (\$/lb.)	\$1.225 \$1.268

¹ Ccf = one hundred cubic feet or approximately 750 gallons

Non-Process Wastewater. For industrial customers that do not have separate water meter service to supply the non-process portions of their facilities, the monthly bill for domestic (non-process) wastewater service shall be billed at the Commercial-Low Strength rate and the domestic use shall be estimated using the following formula:

$$A = (B \times C \times D) / (748 \text{ gallons per Ccf})$$

where: A = estimated domestic discharge per month
 B = average number of full-time employees during the month based on monthly employment data
 C = the total number of working days in the month
 D = the average discharge allowance per employee per day, estimated to be 15 gallons per day

Each industrial customer without separate water meter service to supply the non-process portions of their facilities shall submit monthly employment and operating information to the City of Albany. Submitted information shall include the industry's number of full-time equivalent employees that month and the total number of production days that month.

Wastewater Discharge Permit. A Wastewater Discharge Permit may be required for any significant industrial user (SIU) as defined by Chapter 10.06 of the Albany Municipal Code. Chapter 10.06 also defines the requirements and conditions that must be addressed by the permittee and provides the authority to establish a permit fee. The permit fee is designed only to recover the direct costs paid to the Oregon Department of Environmental Quality (DEQ) as follows:

Wastewater Discharge Permit Fee	
	Annual Fee
Significant Industrial User	\$637 \$656

OTHER

Commercial and Contracted Waste Haulers:

For commercial and contracted waste haulers transporting and discharging domestic septic tank waste, waste from chemical toilets, or other waste as may be approved, the monthly bill for sewer service shall be computed as follows:

Holding Tank and Chemical Toilet Waste:

$$A = B \times C$$

where: A = monthly bill
B = total monthly volume discharged in gallons
C = ~~(\$0.152)~~ \$0.15 **(\$0.157) \$0.16** per gallon

Septic Tank Cleanings:

$$A = B \times C$$

where: A = monthly bill
B = total monthly volume discharged in gallons
C = ~~(\$0.151)~~ \$0.15 **(\$0.156) \$0.16** per gallon

Valley Landfill:

$$A = B \times C$$

where: A = monthly bill
B = total monthly volume discharged in gallons
C = ~~(\$0.050)~~ \$0.05 **(\$0.052) \$0.05** per gallon

For commercial or contracted waste haulers without a specific rate specified above, the potential customer shall work with City of Albany staff to develop cost-of-service rates. Rates will be codified if the service agreement becomes a long-term arrangement.

APPENDIX A

CITY OF ALBANY COMMERCIAL CUSTOMER CLASSIFICATION COMBINED AVERAGE STRENGTH CATEGORIES & STANDARD INDUSTRIAL CLASSIFICATION

Waste Characteristic Allocation:

The City of Albany does not have a monitoring program for all commercial customers and consequently does not have specific monitoring data on all of Albany's commercial customers. However, an extensive project was undertaken by the City of Portland Bureau of Environmental Services (BES) to determine wastewater characteristics by Standard Industry Classification (SIC) codes based upon monitoring data for Portland's customers and using data from other cities.

The City of Portland's wastewater characteristic study data is based on BOD and TSS information from commercial customers in Portland and 28 additional cities, and the customer list is representative of the Albany commercial businesses. The City of Salem is also using the Portland BES data to classify their commercial customers. Albany will continue to refine this database as additional waste characterization data becomes known.

COMMERCIAL LOW-STRENGTH (UP TO 450 MG/L COMBINED BOD/TSS)

Offices & Services:

- Accounting, Auditing, and Bookkeeping Services (8721)
- Adjustment and Collection Services (7322)
- Amusement & Recreation Services NEC (7999)
- Banks & Credit Unions (6021, 6022, 6141)
- Barber & Beauty Shops (7241, 7231)
- Child Day Care Services (8351)
- Computer and Computer Software Stores (5734)
- Correctional Institutions (9223)
- Employment Agencies (7361)
- Engineering Services (8711)
- Gasoline Service Stations (5541)
- Individual and Family Social Services (8322)
- Insurance Agents, Brokers, and Service (6411)
- Investment Advice (6282)
- Legal Services (8111)
- Libraries (8231)
- Medical & Dental Offices & Clinics (including chiropractors, health practitioners, optometrists)
(8011, 8021, 8041, 8042, 8049)
- Motels (7011)
- Museums and Art Galleries (8412)
- Nursing Care Facilities (8051)
- Schools (Elementary & Secondary) and Educational Services (8211)
- Taxicabs (4121)
- Title Insurance (6361)
- Trucking - local with storage (4214)

General Retail Businesses:

- Apparel, Accessory, Jewelry & Shoe Stores (5699, 5641, 5651, 5944, 5661)
- Auto equipment/supplies, new/used - NEC (5599)
- Beer, Ale, & Liquor Stores - wholesale & distribution (5181 & 5921)
- Boat Dealers (5551)
- Book Stores (5942)
- Coin-Operated Laundries (7215)
- Department Stores (5311)

Floor Covering Stores (5713)
Florists (5992)
Groceries, wholesale & distribution (5141)
Hobby, Toy, and Game Shops (5945)
Home Furnishings & Hardware Stores (5719, 5251)
Miscellaneous food stores - minimarts without kitchens (5499)
Musical Instrument Stores (5736)
Paint, Glass, and Wallpaper Stores (sales but no mixing) (5231)
Sporting Goods Stores and Bicycle Shops (5941)
Tobacco Stores and Standards (5993)
Used Merchandise Stores (5932)
Video Tape Rental (7841)

COMMERCIAL MEDIUM-STRENGTH (451 - 1,125 MG/L COMBINED BOD/TSS)

Automotive/Mechanical repair &/or wash:

Airports, Flying Fields, and Airport Terminal Services
Automotive Repair Shops NEC (7539)
Carwashes (7542)
Motor Vehicle Dealers - used cars (5521)

Specialty with medium-strength waste discharge:

Dry Cleaning Facilities (7216)
Restaurants, Eating Places, Bars, & Taverns (5812)
Funeral Services and Crematories (7261)
Hospitals (8060)
Junior Colleges and Technical Institutes (8222)
Meat and Fish Markets, Including Freezer Provisioners (5421)
Paints/Varnishes/Lacquers/Enamels mixing (2851)
Photofinishing Laboratories (7384)
Recreational Vehicle Parks (7033)
Trucking - local with storage (4212)

COMMERCIAL HIGH-STRENGTH (GREATER THAN 1,126 MG/L COMBINED BOD/TSS)

Automotive:

Exhaust System Repair (7533), Transmission Repair (7537), Tire Shop (7534), General
Automotive Repair (7538-see printout), Automotive Services (7549), Armature Rewinding
Shop (7694)
Motor Vehicle Dealers - new cars (5511)

Specialty with high-strength waste discharge:

Candy, Nut, and Confectionery Stores (5441)
Disinfecting and Pest Control Services (7342)
Fire Protection (9224)
Grocery Stores with garbage disposals (5412)
Industrial Launderers (7218)
Malt Beverage Brewery (2082)
Pharmaceutical Preparations (2834)
Retail Bakeries - with kitchen (5461)
Printing & Stamping on Fabric Articles - silk screening (2396)
Trucking - long distance, not local (4213)
Passenger car rental, no drivers for hire (7514)

RESOLUTION NO. _____

A RESOLUTION SETTING RATES FOR WATER USE AND REPEALING RESOLUTION NO. 6675 (A RESOLUTION SETTING RATES FOR WATER USE AND REPEALING RESOLUTION NO. 6649).

WHEREAS, the Water Fund is primarily dependent upon water rate revenues for its funding; and

WHEREAS, the rate structure should be designed to generate revenues adequate to properly operate and maintain the water system, to comply with regulatory requirements, to fund water system capital projects, and to meet debt service requirements; and

WHEREAS, in 2012, the City Council decided to set future rate increases by evaluating the referenced water system requirements annually; and

WHEREAS, the Council initially implemented a low-income assistance program in 2006 (Resolution No. 5166), and the latest revision to that program was in October 2016 (Resolution No. 6543); and

WHEREAS, the Council reviews utility rates annually, with this year's evaluation completed at the March 12, 2018, Council Work Session; and

WHEREAS, a **5 percent** (5%) increase in revenue is recommended to cover debt and operating expenses and to meet annual revenue targets for capital projects.

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that the rates and charges for water service as specifically described in Exhibit "A" (attached hereto) are hereby adopted; and

BE IT FURTHER RESOLVED that Resolution No. 6675 is hereby repealed; and

BE IT FURTHER RESOLVED that the rates established by this resolution and the repeal of Resolution No. 6675 shall be effective **January 1, 2019**.

DATED THIS 13TH DAY OF JUNE 2018.

Mayor

ATTEST:

City Clerk

EXHIBIT "A"

I. SERVICE FEES AND CHARGES

Description	Reference	Charge		
		Customer Type	Property Owner	Non Property Owner
Account Deposit	AMC 11.01.040(2a)	Residential	no deposit	\$100
		Multi-family & Non-residential	no deposit	\$100
New Account – Service Fees	AMC 11.01.040(5)	Regular working hours \$20		
Restore Service	AMC 11.01.060(5)	Regular working hours \$45 After hours \$60		
Financial Institution Returned Item	ORS 30.701(5)	\$35		
Past Due and Disconnection Notice	AMC 11.01.060(4)	\$10 per occurrence		
Tampering Fees	AMC 11.01.080(9)	\$100		
Meter Testing at Customer's Request	AMC 11.01.090(1b)(ii)	Meter Size ¾-inch	Service Charge Deposit \$15	
		Larger than ¾-inch	Actual Cost	
Drop-in Meter Installation	AMC 11.01.100(2)(3)	¾" meter \$275	1" meter \$340	1-1/2" meter \$1,771
				2" meter \$1,883
Full Installation with meter (Excludes system development charges)	AMC 11.01.100(2)(3)	¾" meter \$2,950	1" meter \$2,975	1-1/2" meter Actual Cost
				2" meter Actual Cost
Reduction of Meter Size (based on size of meter to be installed)	AMC 11.01.100(5b)	¾" meter \$275	1" meter \$340	1-1/2" meter \$1,771
				2" meter \$1,883
Main Extensions	AMC 11.01.120(2h)	Actual Cost Plus 15% Overhead		
Fire Service Extensions	AMC 11.01.150(1)	Actual Cost Plus 15% Overhead		
Unauthorized Use of Fire Hydrant	AMC 11.01.180(1) & (4)	\$50 + \$3.57 \$3.40 per 100 cubic feet		
Metered Use of Hydrant	AMC 11.01.180(4)	Refundable Deposit	\$75.00	
		Set Up	\$25.00	
		Bulk Rate	\$ 3.57 \$3.40 per 100 cubic feet	
		Relocation Rate	\$25.00	
		Monthly Base Charge	\$101.84 \$96.99	

II. RESIDENTIAL, MULTI-FAMILY, AND NON-RESIDENTIAL WATER SERVICE

A. WATER CUSTOMERS INSIDE CITY LIMITS

Applicable to all residential, multi-family, and non-residential customers receiving water service within the Albany city limits.

A residential customer is defined as a customer whose meter serves only one single-family dwelling unit. All dwelling units served by individual meters shall be charged the residential rate for service. For example, the residential rate shall apply where separate water meters provide service to each side of a duplex.

Multi-family customers are defined as customers whose meter services more than one dwelling unit. For the purposes of this rate resolution, dwelling unit shall be defined as any place of human habitation designed for occupancy based upon separate leases, rental agreements, or other written instruments.

Non-residential customers are defined as customers whose meter is for any use other than residential and multi-family. Some examples of non-residential uses include, but are not limited to: commercial, industrial, institutional, and food processing. Examples of institutional uses include schools, hospitals, and nursing homes.

MONTHLY RATE:

Customer Class/ Meter Size	Base Charge (\$/month)		Consumption Charge		
			Block 1	Block 2	Block 3
Nonresidential & Multi-Family			Consumption Level (hundred cubic feet)		
¾ inch or less	\$17.83	\$ 18.72	First 17	Next 17	Over 34
1 inch	\$26.06	\$ 27.36	First 18	Next 18	Over 36
1½ inch	\$59.38	\$ 62.35	First 21	Next 21	Over 42
2 inch	\$95.05	\$ 99.80	First 25	Next 25	Over 50
3 inch	\$190.29	\$199.80	First 28	Next 28	Over 56
4 inch	\$297.28	\$312.14	First 30	Next 30	Over 60
6 inch	\$594.39	\$624.11	First 31	Next 31	Over 62
8 inch	\$659.86	\$692.85	First 40	Next 40	Over 80
10 inch	\$659.86	\$692.85	First 92	Next 92	Over 184
12 inch	\$659.86	\$692.85	First 92	Next 92	Over 184
			Consumption Rate (\$/100 cubic feet)		
Nonresidential			\$3.33 \$3.50	\$2.43 \$2.55	\$2.30 \$2.42
Multifamily			\$3.20 \$3.36	\$2.39 \$2.51	\$2.23 \$2.34
Residential			Consumption Level (hundred cubic feet)		
¾ inch or less	\$17.83	\$18.72	First 6	Over 6	NA
1 inch	\$26.06	\$27.36	First 6	Over 6	NA
1½ inch	\$59.38	\$62.35	First 6	Over 6	NA
2 inch	\$95.05	\$99.80	First 6	Over 6	NA
			Consumption Rate (\$/100 cubic feet)		
All Meters			\$3.97 \$4.17	\$2.52 \$2.65	NA
<i>Low-Income Assistance Program Surcharge – Residential Bills Only</i>					\$0.35

B. WATER CUSTOMERS OUTSIDE CITY LIMITS

Applicable to all residential, multi-family, and non-residential customers receiving water service outside the Albany city limits and are not served by water lines previously operated by the North Albany County Service District (NACSD) or the Dumbeck Lane Domestic Water Supply District.

MONTHLY RATE

Rates by class as listed under Section I.A, Water Customers Inside City Limits, with a 10 percent surcharge on said rates for service outside the city limits.

C. WATER CUSTOMERS WITHIN THE DUMBECK LANE DOMESTIC WATER SUPPLY DISTRICT

Applicable to the Dumbeck’s master water meter that will serve a maximum of 132 residential connections as defined in the agreement dated December 2014 between the Dumbeck Lane Domestic Water Supply District and the City of Albany.

MONTHLY RATE

Dumbeck will pay quarterly for water delivered to Dumbeck’s meter that Albany installs and maintains for billing purposes. The water rate will be increased annually to reflect changes adopted by Albany.

Dumbeck	Base Charge (\$/month)	Consumption Rate (\$/100 cubic feet)
Wholesale	N/A	\$3.69 \$3.87

D. WATER CUSTOMERS OUTSIDE CITY LIMITS IN BENTON COUNTY

Applicable to all residential, multi-family, and non-residential customers outside city limits and served by water lines previously operated by the North Albany County Service District (NACSD) (excludes the Dumbeck Lane Domestic Water Supply District).

MONTHLY RATE

The water rates adopted by the Benton County Commissioners acting as the governing body of the NACSD consistent with the contractual agreement between NACSD and the City of Albany.

E. CITY OF MILLERSBURG

The City of Millersburg will pay their share of capital expenses and cost to produce water at the Albany-Millersburg Water Treatment Plant according to the Albany-Millersburg Intergovernmental Agreement for Jointly-Owned Water Facilities.

III. SPECIAL CONDITIONS APPLYING TO ALL CUSTOMERS

If water service is provided through a single meter to a facility that contains a mixture of customer classes, the customer class with the higher consumption rates shall be used for calculating the consumption portion of the bill. For example, all water used in a building that contains both non-residential and multi-family uses will be billed at the non-residential consumption rate.

Meter readings from meters that measure flow in 1,000 gallon increments shall be converted to hundred cubic foot units prior to applying the appropriate consumption charge for calculating the water bill.

Water used during construction of a building shall be metered and billed at the rate appropriate for the type of facility being constructed. For example, water used during construction of a single-family residence will be billed at the residential rate. When, during construction, setting a meter is impracticable, the amount of water used shall be estimated and billed at the appropriate rate for the type of facility being constructed.

RESOLUTION NO. _____

A RESOLUTION SETTING RATES FOR STORMWATER MANAGEMENT SERVICES AND REPEALING RESOLUTION NO. 6676 (A RESOLUTION SETTING RATES FOR STORMWATER MANAGEMENT SERVICES AND REPEALING RESOLUTION NO. 6547).

WHEREAS, rain falling onto developed property collects and runs off impervious or saturated surfaces and drains into stormwater inlets, pipes, drainage ditches, and creeks, and ultimately discharges to various local waterways; and

WHEREAS, when not properly managed, stormwater can flood streets, cause property damage, erode streams, and carry pollutants into local waterways, causing harm to habitat and aquatic species; and

WHEREAS, the existing stormwater system assets of piped and open conveyances are valued at more than \$100 million and should be properly maintained; and

WHEREAS, proper operation and maintenance of stormwater systems is essential for public health and safety; and

WHEREAS, local waterways that receive stormwater are valuable community assets and are subject to federal and state water quality regulations; and

WHEREAS, the City of Albany must comply with new stormwater regulatory requirements (National Pollutant Discharge Elimination System, Municipal Separate Storm Sewer System, Phase II permit) that require significant resources; and

WHEREAS, the City Council finds that a dedicated and reliable source of funds is necessary in order to support stormwater services that meet regulatory requirements and proactively manage and maintain the City's stormwater system; and

WHEREAS, the City Council has determined that implementing a stormwater utility and service charge is the most appropriate and equitable means of providing a dedicated and reliable source of funds; and

WHEREAS, the stormwater service charge is not a tax subject to the property tax limitation of Article XI - Section 11b of the Oregon Constitution; and

WHEREAS, all developed property in the City either uses or benefits from the City's stormwater management program and no developed property is exempt from the stormwater service charge; and

WHEREAS, the City Council has determined undeveloped properties shall not be charged for stormwater services; and

WHEREAS, the City Council reviews utility rates annually, with this year's evaluation completed at the March 12, 2018, Council Work Session; and

WHEREAS, a **5 percent** (5%) increase in revenue is recommended to respond to inflation.

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that the rates and charges for stormwater services as specifically described in Exhibit A (attached hereto) are hereby adopted; and

BE IT FURTHER RESOLVED that Resolution No. 6676 is hereby repealed; and

BE IT FURTHER RESOLVED that the rates established by this resolution and the repeal of Resolution No. 6676 shall be effective **March 1, 2019**.

DATED THIS 13th DAY OF JUNE 2018.

Mayor

ATTEST:

City Clerk

EXHIBIT A

STORMWATER SERVICE CHARGES

Stormwater service charges shall apply to all developed properties and are established for two rate classes: single-family residential (SFR) and non-single-family residential (NSFR). The stormwater service charge has two parts: a base charge and an impervious surface charge.

The base charge recovers costs attributed to customer-related services, such as billing and account maintenance, plus costs attributed to management of stormwater related to general use areas, such as streets and sidewalks in public rights-of-way. All developed property (SRF and NSFR) benefit from the City’s efforts to manage stormwater by reducing flooding, keeping streets passable during storm events, and protecting water quality. All customers will pay the same base charge per account.

The impervious surface charge recovers costs attributed to increased stormwater runoff from impervious surface area outside of the public right-of-way. The amount of total impervious surface on a typical single-family residence serves as the base unit for determining a property’s billable impervious surface area. In Albany, the typical single-family residential property has a total of 3,200 square feet of impervious area when all impervious surfaces are included. This typical single-family residential amount of impervious area is defined as one (1) equivalent residential unit or ERU.

The Public Works Director (Director) or his/her designee is responsible for determining the amount of billable impervious surface on a property. In making that determination, the Director may use aerial mapping, building plans, or other available tools. On-site measurement of the amount of impervious surface area on a property is not required to make this determination.

SINGLE-FAMILY RESIDENTIAL RATES

Each developed, SFR property shall be billed a base charge and an impervious surface charge for one (1) ERU. The impervious surface charge is tiered in recognition of variations in SFR building footprints throughout the City. The building footprint includes the surface area of the main building.

The monthly stormwater bill for a single-family residential customer shall be computed as follows:

$$A = (\text{base charge}) + (\text{impervious surface charge} \times B)$$

where: A = monthly bill
B = 1 ERU

and where: base charge and impervious surface charges by tier are shown in the rate schedule below.

SFR RATE SCHEDULE

	Tier 1	Tier 2	Tier 3
Single-Family Residential Customer	1,350 ¹ or less	Between 1,351 and 3,150 ¹	3,151 ¹ or more
Base Charge	\$ 5.03 \$ 5.28	\$ 5.03 \$ 5.28	\$ 5.03 \$ 5.28
Impervious Surface Charge (\$/ERU)	\$ 1.52 \$ 1.60	\$ 2.05 \$ 2.15	\$ 2.57 \$ 2.70
Total monthly SFR stormwater bill	\$ 6.55 \$ 6.88	\$ 7.08 \$ 7.43	\$ 7.60 \$ 7.98

¹Building footprint only – square feet

NON-SINGLE-FAMILY RESIDENTIAL RATES

NSFR properties include commercial or industrial uses, schools, government, duplexes, mobile home parks, multiple-family units, or mixed commercial-residential properties, and all other non-single-family residential properties.

The monthly stormwater bill for each NSFR property shall include a base charge and an impervious surface charge. The base charge is the same one used for SFR accounts.

The impervious surface charge for NSFR properties is based on the amount of measured impervious area. The Director or his/her designee is responsible for determining the billable impervious surface area on a property.

The impervious surface charge for each NSFR customer is calculated by multiplying the rate per ERU by the number of ERUs for each property or account. The number of ERUs is determined by dividing the total billable impervious area by 3,200 square feet (the area of one ERU) and rounding to the nearest tenth.

The monthly stormwater bill for a non-single-family residential customer shall be computed as follows:

$$A = (\text{base charge}) + (\text{impervious surface charge} \times B)$$

where: A = monthly bill

B = the billable impervious area expressed in ERUs

and where: base charge and impervious surface charge rates are shown in the rate schedule below.

RATE SCHEDULE

Non-Single-Family Residential Customer

Base Charge ~~\$ 5.03~~ \$ 5.28

Impervious Surface Charge (\$/ERU)¹ ~~\$ 2.05~~ \$ 2.15

Monthly NSFR stormwater bill² varies by account

¹ ERU = Equivalent Residential Unit. One ERU is 3,200 square feet of impervious surface coverage

² The total monthly NSFR stormwater bill cannot be less than the Tier 2 SFR monthly bill

NON-SINGLE-FAMILY RESIDENTIAL CREDITS

The NSFR stormwater credit program recognizes on-site stormwater management improvements that exceed minimum requirements may reduce the City’s stormwater management costs.

Credits for the identified programs can be cumulative as long as the aggregate impervious surface charge reduction does not exceed 25 percent. In no case shall the application of credits result in a final NSFR monthly bill that is less than the Tier 2 SFR monthly bill.

To be eligible for a credit, the customer must submit a completed credit application form with all required supporting documentation along with a credit application fee of \$50.00. Eligible credit programs are described below:

On-Site Structural Stormwater Control Credit: NSFR credits may be allowed for an approved, on-site, structural stormwater control that provides detention, reduces runoff volume, or improves stormwater quality. The intent of the credit is to recognize efforts of property owners to better manage stormwater when stormwater controls are not required as part of a proposed development or other regulatory requirement.

To be eligible for a credit, prior approval of design and construction is required. All facilities eligible for credit must also be designed, constructed, and maintained to the City's Engineering Standards and Standard Construction Specifications; or as otherwise approved by the Director or his/her designee. The Director may require an engineering report, hydrologic analysis, an operation and maintenance plan, or any other documentation he/she determines necessary to confirm the reported performance of a stormwater facility.

Facilities installed to meet development or other regulatory requirements are not eligible, even if they exceed minimum performance standards. Facilities determined by the Director or his/her designee to be of no benefit to the City’s stormwater systems are also not eligible. Final determination of facility eligibility is made at the discretion of the Director.

The credit will be calculated by determining the amount of impervious surface routed to the eligible facility(ies), multiplying that area by 25 percent and converting it to an ERU (rounded to the nearest tenth). The dollar value of the credit will be calculated by multiplying the resultant ERU by the impervious surface charge rate. The maximum credit allowed is 25 percent of the impervious surface charge on the relevant stormwater bill.

At the discretion of the Director or his/her designee, the credit may be terminated if the customer fails to maintain the facility in proper working order, the property changes ownership, the drainage characteristics of the property change, the property is redeveloped, or the property boundaries change.

The City may request periodic site visits and periodic submittals of maintenance inspection reports to verify that the stormwater facilities, for which the customer is receiving a credit, are installed and maintained in good working order. Failure to allow access or to provide requested reports may be cause for termination of the credit received.

Oregon Department of Environmental Quality (DEQ) 1200Z Credit: Properties that operate in compliance with an approved 1200-Z permit from the Oregon DEQ are eligible for up to a 25 percent impervious surface charge credit for that portion of the property covered by the 1200Z permit. The property owner may be required to provide documentation or allow inspection by City staff in order to demonstrate, to the Director's or his/her designee's satisfaction, compliance with the 1200-Z permit. Final determination of credit eligibility is made at the discretion of the Director.

Education Credit: Albany is required to implement a public education and outreach program. An informed and knowledgeable community is crucial to the success of a stormwater management program since it helps to ensure greater support and greater compliance. Directing educational programs toward specific groups of appropriate school-age children can help to inform and educate our community.

A credit program for education services may be available for certain schools. To be eligible for this credit, the applicant school would provide access to students within the target grade level of the City's Public Education and Outreach Program for City or City-sponsored presentations. In order to be eligible for a credit, both the applicant school and the City must agree to program terms, and the Director or his/her designee shall determine credit eligibility.

The credit for this program is up to 25 percent of the impervious surface charge on the stormwater bill for the educational facility providing access to students.

Other Credits: The Director may consider requests for stormwater credit for other facilities or programs provided the customer can demonstrate those programs or facilities exceed minimum regulatory requirements and they reduce the City's stormwater management costs.

APPEALS

Customers with questions about their stormwater bill will be provided informal opportunities to ask questions about their bill, and the City will work to help the customer understand how the bill is calculated for their property. If, after the bill calculation has been explained and is understood, the customer still disagrees with the bill, the customer may formally appeal the bill.

Initial Appeal: Any customer who disagrees with the calculation of the stormwater service charges for his or her property may apply to the Director for reconsideration of the stormwater service charge. The formal appeal requires payment of a \$25.00 appeal fee, must state the grounds for reconsideration, and must be filed in writing with the Director no later than thirty (30) days after date of the billing. The Director shall review the request to determine whether an error was made in the calculation of the service charge. If an error has been made in the calculation, the Director may approve a change to the service charge. If the appeal is denied, the reason(s) for denial will be reduced to writing and provided to the customer.

Appeal to City Manager: An appeal of the Director's decision may be brought before the City Manager within thirty (30) days of the date of the Director's decision on the initial appeal. The request must state the grounds for reconsideration of the Director's decision and must be filed in writing with the City Manager. If the City Manager determines that an error has been made in the calculation, the City Manager may approve a change to the service charge. If the appeal is denied, the reason(s) for denial will be reduced to writing and provided to the customer. The decision of the City Manager shall be final.

Successful Appeal: If an appeal of charges is successful, the revised service charge shall be applied to the account beginning with the bill that was the subject of the initial appeal, a credit will be applied to the account, and the \$25.00 appeal fee will be refunded. The revised service charge will be reflected in future billings for the property until the physical characteristics of the property change or until the rate resolution is changed.

GENERAL UTILITY INFORMATION

Billing Accounts: In cases where multiple utility accounts exist on one parcel, e.g., commercial retail mall, multi-family apartment units, etc., the City will work with the property owner to either bill one of the accounts for stormwater services for the full parcel, or a new account may be created in the property owner's name and that account will be billed for the stormwater services for the parcel. If a non-single-family residential customer has two or more parcels associated with a single business operation, e.g., a commercial building and an adjacent parking lot, those parcels may be consolidated into one bill for stormwater billing purposes.

Monthly Bills: Bills will be rendered monthly. Bills for new accounts or closed accounts, or bills that, for any other reason, cover a period of time more or less than the normal billing period, shall be prorated. Stormwater service charges are not subject to vacancy credits and will not be discontinued when properties become vacant. However, under conditions where the City discontinues billing for other utility services, it may, at its discretion, choose to also discontinue billing for stormwater services.

Commencement: The stormwater service charge shall commence upon connection to the City's water or sewer system; or upon completion, occupancy, or use of the improvements, whichever comes first. Areas that are annexed to the City or under contract to annex shall become subject to the stormwater service charge on the date of annexation or the date of the annexation contract, whichever comes first.

Adjustments, Back-Billing, Credits, and Refunds: When the utility determines a customer has been mistakenly charged too much for stormwater services, the utility will apply a credit to the account based on the date the error first occurred, the date the current customer became responsible for the bill, or a period not to exceed six years, whichever is less. If the date cannot be reasonably determined, the utility will estimate the amount of the credit based on a period not to exceed six years.

When the utility determines a customer has not been charged or has not been charged enough for stormwater services, the utility will back-bill the account based on the date the error first occurred, the date the current customer became responsible for the bill, or a period not to exceed one year, whichever is less. If the date cannot be reasonably determined, the utility will estimate the bill for a period not to exceed one year. Customers who receive such a delayed bill will be offered the opportunity to make arrangements for installment payments.

Unified Billing: The stormwater service charge shall be billed and collected by the City in the same manner and at the same time as water and sewer service charges. Partial payments on the account shall be applied first to the stormwater charge, second to the sewer charge, and finally to the water charge. The customer shall not be allowed to specify a different allocation of payment.

Delinquent Accounts: An account is delinquent 10 calendar days after the date of the bill. Delinquent accounts will receive written notice of the delinquency and may be subject to administrative service charges and service discontinuation until the entire bill balance is paid in full. An interest charge may be added to the unpaid balance, at a rate of nine percent per annum.

Collection: Any balances due on delinquent accounts may be recovered by civil action in the name of the City against the property owner, the person, or both. Change of ownership or occupancy of premises found delinquent shall not be cause for reducing or eliminating the debt due. Should the City find it necessary to collect any delinquent fees or charges for stormwater services, it shall be entitled to use any means provided by the laws of the State or permitted by the Charter and ordinances of the City. Fees and charges that are delinquent may be subject to interest charges at nine percent per annum. Any interest charge due hereunder, which is not paid when due, may be recovered in an action at law by the City.



MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager *PT* *6/7*
Chris Bailey, Public Works Operations Director *CB*

FROM: Staci Belcastro, P.E., City Engineer *SB*
Nolan Nelson, P.E., Civil Engineer III

DATE: June 4, 2018, for the June 13, 2018, City Council Meeting

SUBJECT: Special Procurement for Equipment Needed for the A-M Water Reclamation Facility
Relates to Strategic Plan theme: A Safe City

Action Requested:

Staff recommends City Council, acting as the Local Contract Review Board, adopt the attached Resolution (Attachment 1) that will:

- 1) Establish a class special procurement for the Public Works Department to purchase Flygt submersible mixers and related equipment; and
- 2) Authorize the Public Works Director to negotiate and award a special procurement contract for Flygt submersible mixers and related equipment with Xylem, Inc.

Discussion:

The draft 2019-2023 Capital Improvement Program includes construction of the Albany-Millersburg Water Reclamation Facility (AMWRF) Vertical Loop Reactor (VLR) Equipment Upgrades in fiscal year 2018-2019. This project includes replacing the existing VLR disc mixers with new propeller mixers and installation of a variable frequency drive on one of the existing VLR blowers. These improvements will result in significant energy savings. A project vicinity map is included as Attachment 2.

There are currently seven mixers installed in the VLR's seven cells, and this project will replace mixers in six of the cells. The mixer that will remain in place is a Flygt submersible mixer. Staff has requested that the same model and make of Flygt mixer be installed in all cells in order to promote familiarity, safety and efficiency, facilitate quick repair, and provide the ability to exchange parts and accessories between equipment, if necessary. Product standardization provides increased proficiency, safety, and cost-savings. It is not practical to have different brands and manufacturers because of the necessity of redundancy and quick repair of these facilities.

The only authorized supplier for Flygt mixers is Xylem, Inc. Therefore, purchase of this equipment must be done through a sole-source process.

The existing state purchasing rules, which the City has adopted as our own, allow for exceptions to competitive bidding requirements and allows purchases to be made under "Special Procurements" with approval of the City Council, acting as the Local Contract Review Board. In accordance with Oregon Revised Statutes (ORS) 279B.085, staff is seeking approval of class special procurement for Flygt submersible mixers. ORS 279B.085



and OAR 137-047-0285 define the requirements allowing a class special procurement. Staff has determined this special procurement request meets all of the requirements as outlined below:

- The special procurement is unlikely to encourage favoritism in the awarding of public contracts or substantially diminish competition for public contracts; and

Xylem is a sole-source supplier for the Flygt mixers. They are the only approved vendors for these products; therefore, approval of this class special procurement will be unlikely to encourage favoritism in the awarding of public contracts, or substantially diminish competition for public contracts.

- The special procurement is reasonably expected to result in substantial cost savings to the contracting agency or to the public; or otherwise substantially promote the public interest in a manner that could not practicably be realized by complying with the other available methods of procurement; and

The use of the class special procurement procedure for the Public Work Department's acquisition of these products will result in substantial cost savings to the City by allowing the City to negotiate and award contracts immediately with this sole-source supplier without having to review multiple brands of mixers for compatibility, quality, and efficiency. The current mixers requested are known to be efficient and reliable as one has already been installed in the system. It will eliminate delays and additional costs that may be created if the special class procurement was not approved. It will also substantially promote the public interest by allowing the City to purchase control equipment that is compatible with existing equipment in an efficient manner.

- Public notice of the approval of a special procurement meeting requirements of ORS 279B.055(4) must be given at least seven days before award of the contract and affected persons may protest the request.

Public notice of this request will be made in accordance with state purchasing requirements. This will allow prospective suppliers an opportunity to provide input or feedback to the Council, acting as the Local Contract Review Board prior to the Notice of Award.

The attached Resolution authorizes the use of the class special procurement process after adopting the findings needed to satisfy City and State purchasing requirements. The Resolution also authorizes the City to negotiate and award contracts for Flygt Submersible mixers Xylem, Inc., without making subsequent requests for special procurement from Council.

Budget Impact:

This project will reduce long-term operations and maintenance costs through a reduction in power consumption and by completing improvements to the AMWRF. The estimated cost to purchase this equipment upon approval of the fiscal year 2018-2019 budget is approximately \$198,000.

SB:NN:kc
Attachment

RESOLUTION NO. _____

A RESOLUTION OF THE ALBANY CITY COUNCIL, ACTING AS THE LOCAL CONTRACT REVIEW BOARD, WAVING COMPETITIVE BIDDING, ESTABLISHING A CLASS SPECIAL PROCUREMENT, AND AWARDING A SPECIAL PROCUREMENT CONTRACT FOR FLYGT SUBMERSIBLE MIXER PRODUCTS AND RELATED EQUIPMENT TO XYLEM, INC.

WHEREAS, Albany Municipal Code 2.66.060 (11), Oregon Revised Statutes 279B.085, and Oregon Administrative Rule 137-047-0285 allow the City Council, acting as the Local Contract Review Board, to authorize the use of the Special Procurement process for the selection of goods and services contractors for a special purpose; and

WHEREAS, such authorization must be based on written findings submitted by the department seeking the exception that describes the selected special procurement method to be used and the circumstances that support the use of the special procurement as set forth below; and

WHEREAS, the existing Vertical Loop Reactor located at the Albany-Millersburg Water Reclamation Facility currently use Flygt submersible mixers and related equipment; and

WHEREAS, procurement of Flygt submersible mixers and related equipment allows for compatibility with other existing equipment, maintains efficient operations, and promotes the public's best interest; and

WHEREAS, Xylem, Inc., is the sole manufacturer/supplier of Flygt products so awarding a contract to Xylem is unlikely to encourage favoritism in the awarding of public contract or to substantially diminish competition for public contracts; and

WHEREAS, the use of a class special procurement process to purchase Flygt products and related equipment is reasonably expected to result in substantial cost savings to the City; and

WHEREAS, the use of a class special procurement process to purchase Flygt products and related equipment will substantially promote the public interest in a manner that could not practicably be realized by complying with requirements that are under Oregon Revised Statutes 279B.055, 279B.060, 279B.065, or 279B.070 or under any rules adopted thereunder.

NOW, THEREFORE, BE IT RESOLVED BY THE ALBANY CITY COUNCIL, ACTING AS THE LOCAL CONTRACT REVIEW BOARD:

SECTION 1. Adopts the following findings:

1. The City requires a class special procurement of Flygt mixers and related equipment for the Vertical Loop Reactor located at the AM-WRF in order to maintain consistency, uniformity, and efficiency in operations.
2. The Public Works Department has researched options and found that standardization of Flygt products and related equipment promotes familiarity, safety, and efficiency in operations and allows prompt repair and exchange of parts and accessories between facilities.
3. Xylem, Inc., is the sole supplier of Flygt products and related equipment, and awarding a contract to Xylem, Inc., would unlikely diminish competition or encourage favoritism.
4. The use of a class special procurement process allows the Public Works Department to acquire additional future purchases of Flygt products and related equipment for the Vertical Loop Reactors' mixers without making subsequent request for special procurement and provides savings of time and cost associated with a more prolonged procurement selection process.

SECTION 2. Notwithstanding the provisions of City Code Section 2.66.060, the Public Works Department is authorized and directed to use the class special procurement method to procure Flygt products and related equipment.

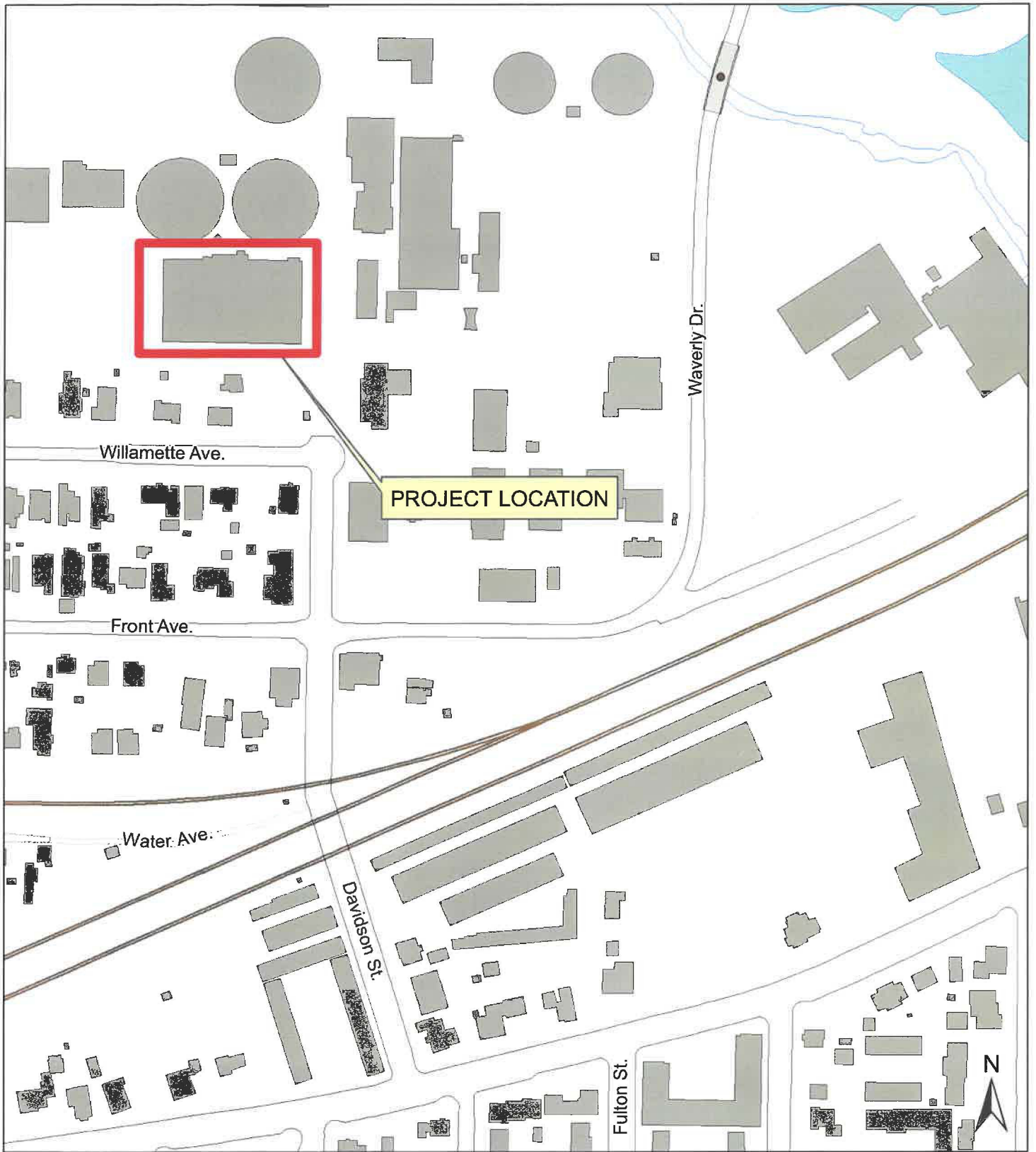
SECTION 3. The Public Works Director is hereby directed to negotiate and award a contract for Flygt products and related equipment to Xylem, Inc., after the City has given public notice for seven days of its intent to award a contract, per Oregon Administrative Rules 137-047-0285.

DATED AND EFFECTIVE THIS 13TH DAY OF JUNE 2018.

Mayor

ATTEST:

Deputy City Clerk



VERTICAL LOOP REACTOR SUBMERSIBLE MIXERS ATTACHMENT 2: VICINITY MAP

RESOLUTION NO. _____

A RESOLUTION DESIGNATING THE ALBANY ENTERPRISE ZONE

WHEREAS, the City of Albany is sponsoring an enterprise zone designation jointly with Linn County; and

WHEREAS, the sponsoring governments have formally advised and received consultation from the Oregon Business Development Department (OBDD) according to ORS 285C.078; and

WHEREAS, the municipal corporations, school districts, special service districts, that receive operating revenue through the levying of ad valorem taxes on real and personal property in any area of this enterprise zone were sent notice and invited to a public meeting May 9, 2018 regarding its designation, in order for the sponsoring governments to effectively consult with these other local taxing districts; and

WHEREAS, this enterprise zone has a total area of 8.01 square miles; it meets other statutory limitations on size and configuration, and it is depicted here on a drawn-to-scale map (Exhibit A) and its GIS shape files will be provided to OBDD. The sponsors shall fulfill their duties and implement provisions jointly under ORS 285C.105 or elsewhere in ORS Chapter 285C and related parts of Oregon Law, including but not limited to appointing a local enterprise zone manager, and to preparing a map (Exhibit A) of local, publicly owned lands and buildings in this enterprise zone for purposes of ORS 285C.110; and

WHEREAS, designation of this enterprise zone does not grant or imply permission to develop land inside it without complying with jurisdictional zoning, regulatory and permitting processes and restrictions; nor does it indicate any intent to alter those processes or restrictions, except as otherwise done in accordance with Comprehensive Plans as acknowledged by the state of Oregon Land Conservation and Development Commission (LCDC); and

WHEREAS, the availability of enterprise zone exemptions to businesses that operate hotels, motels or destination resorts would help diversify local economic activity and facilitate the expansion of accommodations for visitors, who in turn will spend time and money in the area for business, recreation or other purposes; and

WHEREAS, the City of Albany and Linn County are interested in encouraging new business investment, job creation, higher incomes for local residents, greater diversity of economic activity, and increased prosperity for all residents; and

WHEREAS, the sponsors appreciate the impacts that the designated enterprise zone would have and the property tax exemptions that eligible business firms might receive therein; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Under ORS 285C.065/285C.245 the City of Albany does hereby designate an Oregon enterprise zone to be named: The Albany Enterprise Zone, jointly with Linn County, the boundary and area of which are described in Exhibit A. John Pascone, Albany-Millersburg Economic Development Corporation (AMEDC) President, is authorized to submit documentation of this enterprise zone designation to OBDD on behalf of the zone sponsor for purposes of a positive determination in favor under ORS 285C.074. designation of this enterprise zone takes effect on July 1, 2018, as so stipulated by OBDD in its determination pursuant to any revision and resubmission of documentation. John Pascone is appointed as the local zone manager for this enterprise zone. Subject to grant of approval by the director of OBDD, the sponsors would waive the distance maximum of 20 miles overall and 15 miles between separate areas within the Enterprise Zone under ORS 285C.120 (2) for purposes of this designation.

BE IT FURTHER RESOLVED that the City of Albany, as a sponsor of the Enterprise Zone exercises its option herewith under ORS 285C.070 that qualified property of and operated by a qualified business as a hotel, motel or destination resort shall receive the property tax exemption in the Zone, and that such business firms are eligible for purposes of authorization in the Zone.

DATED AND EFFECTIVE THIS 13TH DAY OF JUNE 2018.

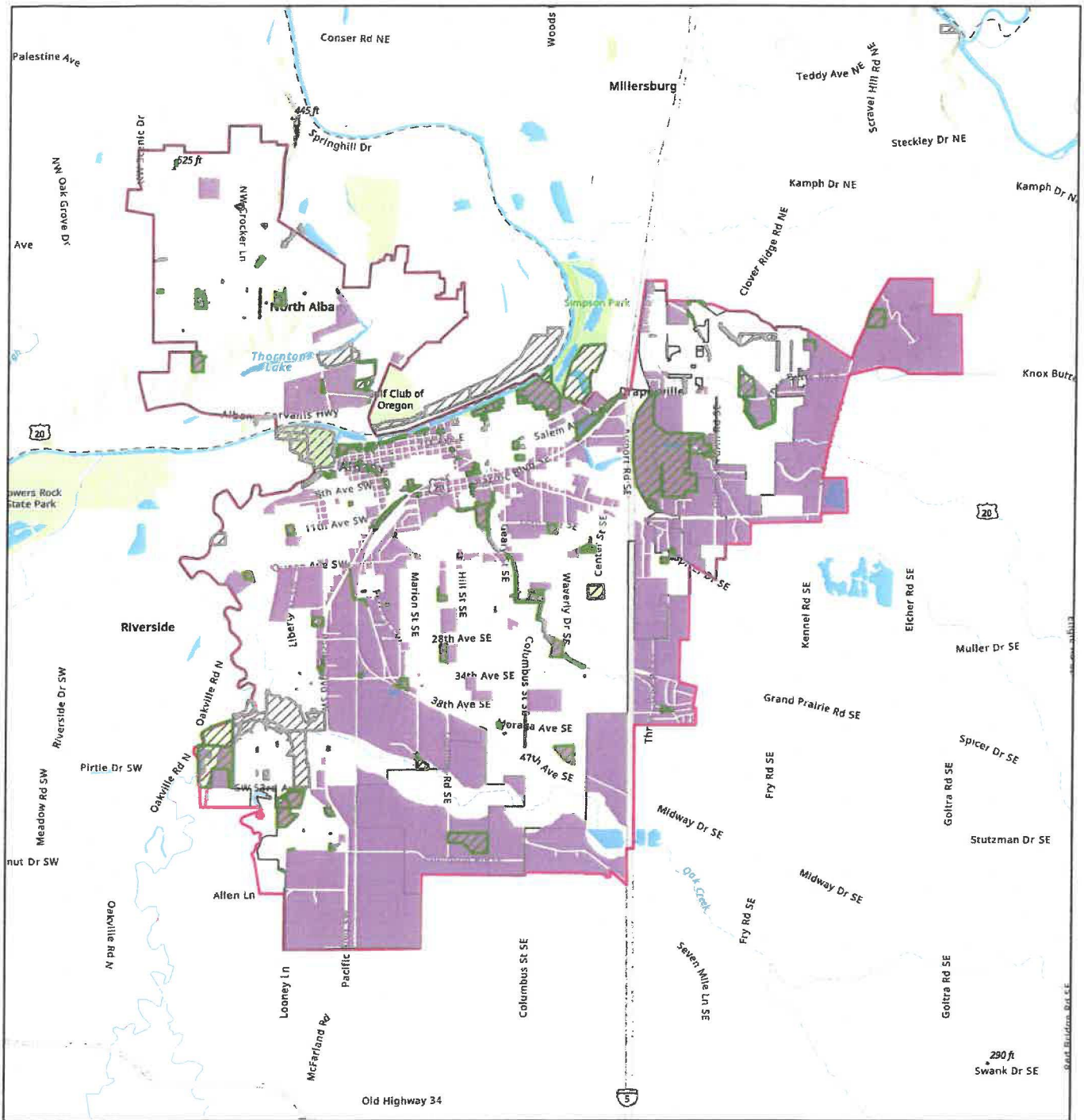
Mayor

ATTEST:

City Clerk






Albany Enterprise Zone

Exhibit A



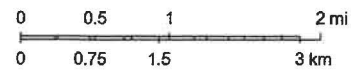
June 5, 2018

City Owned Parcels

-  Outside Enterprise Zone
-  Inside Enterprise Zone
-  Enterprise Zone
-  Albany City Limits
-  Urban Growth Boundary (UGB)

cityofalbany.net/enterprisezone

1:72,224



Sources: Esri, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



MINUTES

Monday, May 7, 2018

4:00 p.m.

Municipal Court Room, City Hall

Approved: **DRAFT**

CALL TO ORDER

Council President Bill Coburn called the meeting to order at 4:00 p.m.

ROLL CALL

Councilors present: Mayor Sharon Konopa (arrived at 4:50 p.m.) and Councilors Bill Coburn, Bessie Johnson, Rich Kellum, Ray Kopczynski, Dick Olsen, and Mike Sykes

Councilors absent: None.

BUSINESS FROM THE PUBLIC 4:00 p.m.

None.

REQUEST FOR WATER SERVICE OUTSIDE CITY LIMITS, 3709 SPICER DRIVE SE 4:00 p.m.

Civil Engineer III Gordon Steffensmeier reviewed a request for City water service for a property at 3709 Spicer Drive SE, outside City limits but within the Albany Urban Growth Boundary.

MOTION: Councilor Rich Kellum moved to approve the request for water service at 3709 Spicer Drive SE. Councilor Ray Kopczynski seconded the motion, and it passed 6-0.

PEPSI SETTLEMENT FUNDS UPDATE 4:02 p.m.

Finance Director Jeanna Yeager provided an update on Pepsi Settlement Funds. In response to questions from Council, Yeager provided clarifying information about the report.

TRANSIT FARES 4:10 p.m.

Transit Programs Supervisor Barry Hoffman reviewed follow-up information provided in response to a Council request following the October 30, 2017, presentation regarding Albany Transit Service (ATS) current and future services. The follow-up information included a discussion of fares, ridership, Corvallis' fare-less system, and alternative fuel buses.

Public Works Operations Director Chris Bailey added that the ATS cost per ride fluctuates from year to year; this year it is about \$7.34, which is comparable to other jurisdictions according to the national transit database on fare recovery.

Following brief discussion, four Councilors indicated support for considering a fare increase. This item will come back to a future Council meeting.

PETITION AND WAIVER EVALUATION 4:22 p.m.

Public Works Engineering and Community Development Director Jeff Blaine presented a Petition and Waivers (P&W) evaluation. Staff recommended that P&W be retained as a development tool to be used in situations where their use is deemed necessary, as described in the staff report. In response to questions from Council, City Attorney Sean Kidd provided additional information about P&W agreements and Blaine discussed ways that P&W have been used successfully.

There was general agreement with the staff recommendation.

PUBLIC WORKS FEE ADJUSTMENTS 4:34 p.m.

Assistant City Engineer Rob Emmons explained that, consistent with past practice and Council policy, Public Works fees are annually adjusted for inflation using the Engineering-News Record (ENR) Seattle Regional Index. Recommended increases are considered by the City Council in June, and approved increases are implemented in July. Recent annual increases have been about 2 percent to 3 percent; however, based on the ENR a 7.3 percent increase would be proposed this year.

Council was asked to give direction on whether staff should proceed as usual given the relatively large increase. Following discussion, Council indicated that staff should proceed with the normal process and bring back a recommended increase based on the ENR index. This item will come back to a Council meeting in June.

BUSINESS FROM THE COUNCIL

4:48 p.m.

Mayor Sharon Konopa arrived at 4:50 p.m.

Councilor Mike Sykes expressed frustration that some bicyclists in town are not following the law regarding stop signs, lanes of travel, etc. Hasso Hering provided anecdotal information about difficulties encountered by bicycle riders in Albany. City Manager Peter Troedsson said that he would communicate with the Bicycle and Pedestrian Advisory Commission about whether an education program could be undertaken.

Councilor Dick Olsen commented that he enjoyed the Albany Downtown Wine Walk last week.

Coburn advised that he will be absent from upcoming meetings.

CITY MANAGER REPORT

Troedsson noted that a Budget Committee meeting is scheduled for Thursday, May 10, 2018.

ADJOURNMENT

There being no other business, the meeting was adjourned at 4:58 p.m.

Respectfully submitted,

Reviewed by,

Teresa Nix
Recorder

Peter Troedsson
City Manager

RESOLUTION NO. _____

A RESOLUTION ACCEPTING THE ABSTRACT OF VOTES REGARDING THE BALLOTS CAST IN THE ELECTION HELD TUESDAY, MAY 15, 2018, REGARDING MEASURE 22-172, CITY OF ALBANY FUEL TAX.

WHEREAS, the Abstract of Votes prepared by Steve Druckenmiller, the duly elected, qualified County Clerk of the County of Linn, State of Oregon; as to the ballots cast in the Linn County election, held Tuesday, May 15, 2018, regarding the local measure for the City of Albany has been certified; and

WHEREAS, the Abstract of Votes prepared by James V. Morales, Clerk/Director, the duly appointed, qualified Records & Elections Department of the County of Benton, State of Oregon; as to the ballots cast in the Benton County election, held Tuesday, May 15, 2018, regarding the local measure for the City of Albany has been certified.

NOW, THEREFORE, BE IT RESOLVED that the same are hereby accepted.

TOTAL CERTIFIED

22- 172:	Fuel Tax	<u>Linn County</u>	<u>Benton County</u>	<u>Total Votes</u>	
	Yes	2,903	951	3,854	
	No	6,755	1,727	8,482	Failed

DATED AND EFFECTIVE THIS 13th DAY OF JUNE 2018.

Mayor

ATTEST:

Deputy City Clerk

NUMBERED KEY CANVASS

RUN DATE:05/31/18 10:58 AM

Benton County
 OREGON PRIMARY ELECTION
 May 15, 2018
 NonPartisan

FINAL CERTIFIED RETURNS

REPORT-EL52 PAGE 0013

	VOTES	PERCENT		VOTES	PERCENT
22-172 City of Albany Fuel Tax					
City of Albany					
(VOTE FOR) 1					
01 = Yes	951	35.51	03 = OVER VOTES	1	
02 = No	1,727	64.49	04 = UNDER VOTES	91	

	01	02	03	04	

0024 24 - N Albany N	522	958	1	77	
0025 25 - N Albany S	429	769	0	14	



Primary Election May 15, 2018

All Precincts, All Districts, All Scan Stations, Judge of the Court of Appeals, Position 9, Judge of the Court of Appeals, Position 6, Judge of the Circuit Court, 23rd District, Position 4, State Senator, 8th District (DEM), State Senator, 8th District (REP), State Senator, 8th District (IND), State Representative, 17th District (DEM), State Representative, 17th District (REP), State Representative, 17th District (IND), Judge of the Court of Appeals, Position 10, Judge of the Supreme Court, Position 2, State Representative, 15th District (DEM), State Representative, 15th District (REP), State Representative, 15th District (IND), State Senator, 6th District (DEM), State Senator, 6th District (REP), State Senator, 6th District (IND), Judge of the Supreme Court, Position 3, US Representative, District 4 (DEM), US Representative, District 4 (REP), US Representative, District 4 (IND), Governor (DEM), Governor (REP), Governor (IND), State Representative, 11th District (DEM), State Representative, 11th District (REP), State Representative, 11th District (IND), County Commissioner, Position 1 (DEM), County Commissioner, Position 1 (REP), County Commissioner, Position 1 (IND), Commissioner of the Bureau of Labor and Industries, Judge of the Circuit Court, 23rd District, Position 3, 22-171 Linn Law Enforcement Levy, 22-172 City of Albany Fuel Tax, 2-113 Corvallis School District, 22-170 Harrisburg School District, All Boxes

District, All Boxes

Final and Official

Total Ballots Cast: 28539, Registered Voters: 84445, Overall Turnout: 33.80%

22-172 City of Albany Fuel Tax (Vote for 1)

Precinct	Ballots Cast	Reg. Voters	Total Votes	Yes	No	Over Votes	Under Votes
Precinct 001	317	727	312	165 52.88%	147 47.12%	0	5
Precinct 003	272	643	269	126 46.84%	143 53.16%	0	3
Precinct 005	266	1128	264	96 35.98%	168 64.02%	0	2
Precinct 009	394	1403	383	111 28.98%	272 71.02%	0	11
Precinct 011	263	715	261	81 31.03%	180 68.97%	0	2
Precinct 014	267	1111	263	66 25.10%	197 74.90%	0	4
Precinct 015	107	384	102	37 36.27%	65 63.73%	0	5
Precinct 016	348	917	345	120 34.78%	225 65.22%	0	3
Precinct 018	1010	2794	990	296 29.90%	694 70.10%	0	20
Precinct 048	551	1128	538	197 36.62%	341 63.38%	0	13
Precinct 084	257	1338	255	83 32.55%	172 67.45%	0	2
Precinct 089	308	913	307	107 27.65%	280 72.35%	0	11
Precinct 091	418	1673	411	95 23.11%	316 76.89%	0	7
Precinct 092	708	2256	694	183 26.37%	511 73.63%	0	14
Precinct 093	713	2360	703	188 26.74%	515 73.26%	0	10
Precinct 094	345	1092	339	117 34.51%	222 65.49%	0	6
Precinct 095	504	1490	486	95 19.55%	391 80.45%	0	18
Precinct 096	458	1003	440	150 34.09%	290 65.91%	0	18
Precinct 100	627	1656	618	191 29.29%	427 70.71%	0	9
Precinct 102	549	1622	541	126 23.29%	415 76.71%	0	8
Precinct 105	243	950	238	74 31.09%	164 68.91%	0	5
Precinct 106	329	917	322	97 30.12%	225 69.88%	0	7
Precinct 107	501	1350	497	113 22.74%	384 77.26%	0	4
Total	9845	1350	9658	2903 30.05%	6755 69.94%	0	187

I hereby certify this copy to be a true, full and correct copy of the original now on record in my office.
STEVE DRUCKENMILLER

 County Clerk
JUNE 1, 2018
Deputy



MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager *AT 6/7*
Jeff Blaine, P.E., Public Works Engineering and Community Development Director *JB*

FROM: Staci Belcastro, P.E., City Engineer *SB*
Mark A. Yeager, P.E., Project Manager *MY*

DATE: June 5, 2018, for the June 13, 2018, City Council Meeting

SUBJECT: Award of Professional Services Contract for Consulting on WWTP-13-01, Water Reclamation Facility Solids Handling Improvements Project

Relates to Strategic Plan theme: A Safe City, An Effective Government

Action Requested:

Staff recommends that City Council award a professional services agreement in the amount of \$248,616 to Kennedy/Jenks Consultants of Portland, Oregon.

Discussion:

In accordance with Oregon Administrative Rules (OAR) 137-048-0220, a two-step Request for Qualification (RFQ)/Request for Proposal (RFP) solicitation process was used to select a consultant to provide engineering services for the Water Reclamation Facility (WRF) Solids Handling project. First, an RFQ statement was publicly advertised and, in response, only one consultant (Kennedy/Jenks Consultants of Portland, Oregon) submitted a qualifications statement to the City on March 22, 2018. After review of the qualifications statement by a three-member selection review team, notice was sent to Kennedy/Jenks requesting they participate in the second step and submit a proposal in response to an RFP. That proposal was received on April 30, 2018.

The selection review team determined that Kennedy/Jenks' proposal met the required criteria, and the firm was qualified to provide the predesign services defined in the RFP. Kennedy/Jenks submitted a detailed cost proposal and schedule for predesign services; their cost proposal is reflective of the work to be performed.

Project Background

The Cities of Albany and Millersburg (Cities) constructed the WRF in 2010 to replace the previous wastewater treatment facility. The solids reduction and stabilization systems at the WRF do not work as intended, so the facility produces unstabilized solids that do not meet the regulatory requirements to be beneficially used as a biosolids soil amendment. The unstabilized solids from the WRF are currently placed in a local landfill. The Cities would like the WRF to produce a biosolids product suitable for beneficial reuse rather than landfill disposal. Additionally, the Cities need to replace the existing dewatering equipment (belt-filter presses) that is at the end of its useful life.



The Cities recently completed a Biosolids Feasibility Study and other pilot studies and have determined that the preferred solids treatment alternative is to compost the solids into Class A biosolids product at an off-site composting facility. The Biosolids Feasibility Study included a basis of design, plant information and loadings, assumptions, and a solids treatment alternatives analysis. This analysis assumed a 20-year design period with predicted plant flows and loading out to 2040. Pilot studies have been previously conducted by the City of Albany with covered aeriated static composting piles, as well as with dewatering equipment alternatives.

Kennedy/Jenks Consultants is very familiar with the solids handling facilities and circumstances at the WRF and assisted the City during the year-long pilot project with covered aerated static pile composting.

The objectives of the predesign effort include refinement of the costs and requirements for the dewatering facilities and a determination of whether the estimated costs and likelihood of success of a composting program will support proceeding to final design and preparation of bid documents for construction. A final predesign report will be developed and presented to the Cities for review and approval prior to proceeding to final design.

The professional services contract for this project includes approximately \$204,500 in core services related to evaluation and predesign of dewatering systems options and composting system facilities and submittal of a predesign report. The scope of work also allows the City to request optional services for assistance in preparation of a biosolids management plan, sourcing of bulking materials, evaluation of potential end user markets, and review of potential sites for locating the composting facilities. Work on this contract is scheduled to be completed by the end of 2018.

Budget Impact:

This project will be funded from Sewer System Capital Projects (601-50-2500).

MY:SB:kc



MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager *PT 6/17*
 Jeff Blaine, P.E., Public Works Engineering and Community Development Director *JB*

FROM: Staci Belcastro, P.E., City Engineer *SB*
 Nolan Nelson, P.E., Civil Engineer III

DATE: May 25, 2018, for the June 13, 2018, City Council Meeting

SUBJECT: SS-18-06, Vertical Loop Reactors Aeration Line Improvements – Contract Increase of 36.14%

Action Requested:

Staff recommends Council approve a construction contract increase in excess of 10 percent to Trenchline Excavation, Inc., for the SS-18-06, Vertical Loop Reactors (VLR) Aeration Line Improvements in the amount of \$78,335.42.

Discussion:

Project Background

On April 9, 2018, Council approved a contract with Trenchline Excavation, Inc., in the amount of \$216,750 to construct the VLR Aeration Line Improvements. The project was initiated because gaskets in the existing 24-inch ductile iron pipe that delivers high temperature air to the plants’ VLR had deteriorated to the point of failure. This project includes installation of a temporary air-line bypass to facilitate replacement of the deteriorated gaskets with temperature resistant Viton rubber gaskets. A project vicinity map is included as Attachment 1.

Description of Changed Conditions

There are times when unknown or unforeseen circumstances arise during construction. Since these issues are not in the original contract, they typically are dealt with by issuing a change order to the contractor. Per AMC 2.66.040, Council approval is required for any change orders in excess of 10 percent above the originally approved contract amount. However, in order to avoid significant inconveniences to the public, potential environmental damage, and potential for added costs due to delay, it was critical to address the issues immediately in the field. As a result, Council approval of the change order requested in this memo will result in payment to Trenchline Excavation for work they have already completed in good faith. Council was made aware of the anticipated change order in excess of 10 percent in an email from the City Manager on May 15, 2018. The project was completed on May 31, 2018; this memo includes a summary of the changed conditions that were encountered in the field.

Quantified Change Orders

Staff completed design of the VLR Aeration Line Improvements using information from as-built drawings as well as information gained by excavating the pipe at several locations. However, a number of discrepancies



between the Consultant’s as-built drawings and actual conditions, in addition to other issues, were discovered during construction. Following is a description of these issues:

- Portions of the pipe were approximately two feet lower than anticipated based on as-builts and potholes. This increased the amount of excavation and pipe materials required to complete the project.
- The available original project submittals incorrectly indicated the 24-inch D.I. pipe joints were push-on style. In actuality, the pipe joints are restrained TR Flex requiring substantially more labor and additional excavation to disassemble.
- An assumption was made that the 24-inch D.I. pipe was installed in standard lengths of 17-18 feet. However, there were nine more joints in the pipe than anticipated, which required extra materials and labor.
- The connected lines coming off the aeration line were larger than anticipated. The pipes at the surface were 12 inches in diameter, but once exposed they were actually 20 inches in diameter. This increased the material cost of seven gaskets.
- Mechanical joint connections were assumed to be reusable. However, the bolts were damaged and difficult to remove and, therefore, the connection adapters had to be cut off and replaced.
- Due to the extreme temperature of the air leaking from the pipe and into the surrounding ground, multiple nearby utilities were significantly damaged and required replacement.
- More gaskets were found in the blower building that were damaged as well. This added material and labor costs.
- During excavation, it was discovered that the cathodic protection installed on the VLR Aeration line was installed incorrectly, not consistent with the construction drawings. Additional cathodic protection was installed to protect the pipe from damage due to corrosion.

Summary of Total Estimated Project Costs

Based on the project bid and anticipated related costs, a summary of the total estimated final project cost is shown in the table below. The amounts have been rounded to the nearest \$100.

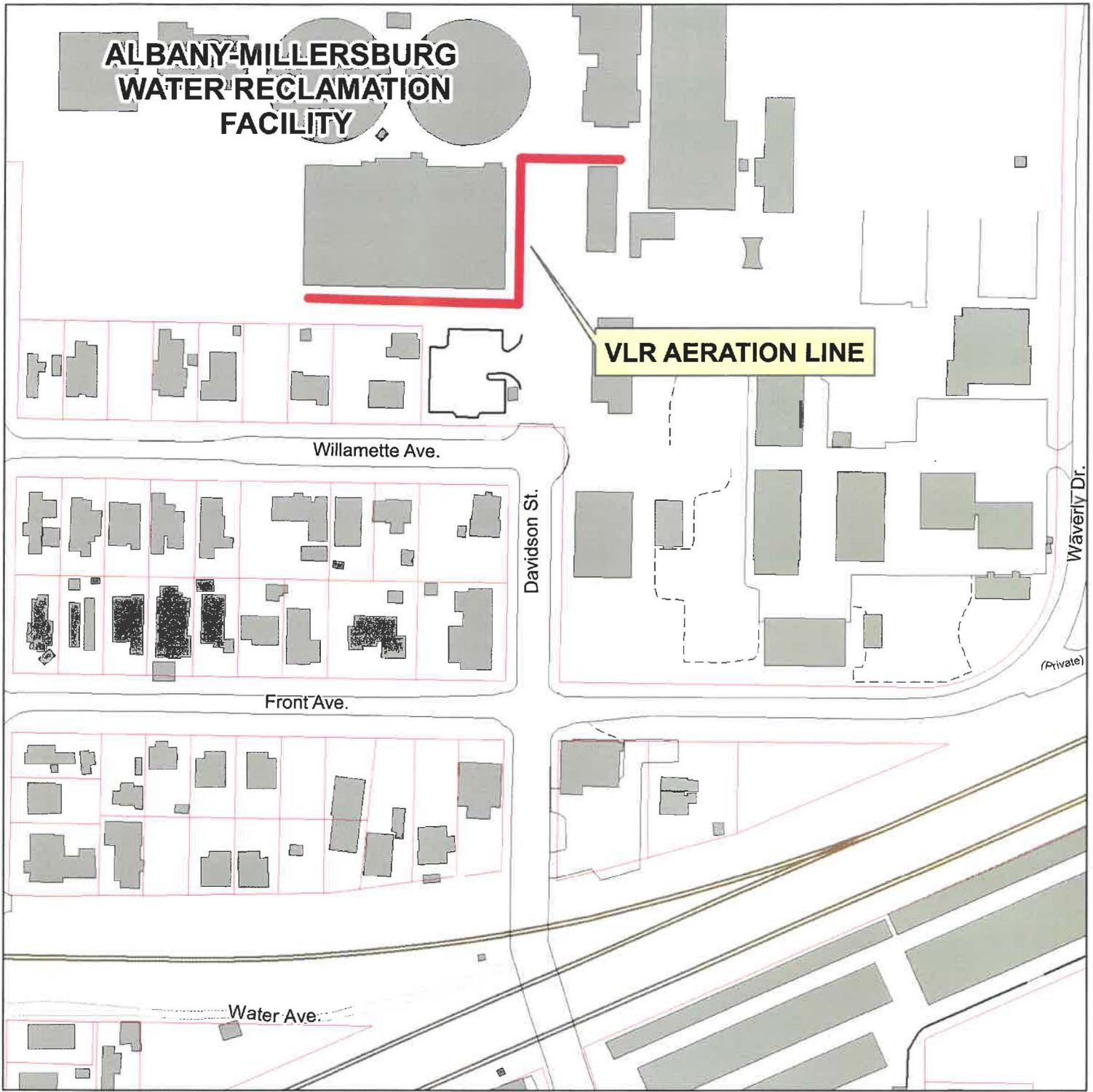
Project Components	Estimated Cost at Time of Award	Final Cost
I. Engineering Design/Construction Inspection		
a. Engineering	\$15,000	\$15,000
b. Construction Management	\$10,000	\$5,000
<i>Engineering Subtotal</i>	\$25,000	\$20,000
II. Construction Costs		
a. Construction Contract	\$216,800	\$216,800
b. Construction Contingency 10%	\$21,700	N/A
c. Proposed Change Order (36.14%)	N/A	\$78,300
<i>Construction Subtotal</i>	\$238,500	\$295,100
<i>Total Estimated Construction Cost</i>	\$263,500	\$315,100

Budget Impact:

This project was not a planned expenditure and was constructed as an emergency repair. However, there are adequate reserves kept in the sewer capital fund to address emergencies such as this. Furthermore, the Energy Trust of Oregon will provide a reimbursement of \$119,213. This project is funded from the Sewer Capital Projects Fund (601-50-2500).

NN:kc

Attachment



**SS-18-06, VLR AERATION LINE IMPROVEMENTS
ATTACHMENT 1: VICINITY MAP**



MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager *JB 6/7*
Jeff Blaine, P.E., Public Works Engineering and Community Development Director *JB*

FROM: Staci Belcastro, P.E., City Engineer *JB*
Lori Schumacher, Civil Engineer II *LS*

DATE: June 1, 2018, for the June 13, City Council Meeting

SUBJECT: Award of Bid for SS-18-01, 2018 Pipe Bursting Projects

Action Requested:

Staff recommends that Council award this bid in the amount of \$1,130,394 to the low bidder, Emery & Sons Construction Group of Salem, Oregon.

Discussion:

On Tuesday, May 15, 2018, bids were opened for SS-18-01, 2018 Pipe Bursting Projects. There were 3 bids submitted for this project, ranging from \$1,430,590 to \$1,843,230. The Engineer's estimate was \$1,227,750. A bid summary is provided as Attachment 1.

Project Description

The scope of this project included rehabilitation of approximately 6,600 feet of existing 8-inch and 10-inch sewer mainlines using pipe bursting technology. The existing sewer mains are in very poor condition and cannot be maintained due to partially collapsed pipe sections and poor access. The project locations are shown in Attachments 2 through 12. Pipe bursting is a trenchless technology that breaks up the existing pipe in place and pulls a new pipe through the void. When feasible, pipe bursting is used in lieu of traditional open trench construction methods, as it is typically less expensive and less disruptive, without sacrificing quality.

Budget Discussion

The lowest bid came in approximately \$403,000 over the budget amount, inclusive of engineering and contingency. Staff evaluated the project and identified pipe segments that could be eliminated in order to reduce the total cost of the project to \$1,329,800, closer to the project budget of \$1,250,000. The pipe segments that staff are proposing to eliminate are not at risk of immediate failure; they will be added back into a future pipe bursting project. Attachments 2 through 12 also identify the 6 pipe segments that staff is proposing to eliminate from the project.

Summary of Estimated Project Cost

Based on the revised project bid and anticipated related costs, a summary of the total estimated project cost of SS-18-01, 2018 Pipe Bursting Projects is shown in the following table. Amounts are rounded to the nearest \$100.



Project Components	Estimated Cost
I. Engineering Costs	
a. Design Engineering	\$59,400
b. Construction Inspection	\$20,000
<i>Engineering Subtotal</i>	\$79,400
II. Construction Costs	
a. Construction Contract	\$1,130,400
b. Contingency	\$113,000
c. Other Construction Costs (post construction survey, etc)	\$7,000
<i>Construction Subtotal</i>	\$1,250,400
<i>Total Estimated Project Cost</i>	\$1,329,800
<i>Project Budget</i>	\$1,250,000
<i>Under/ (Over) Project Budget</i>	(\$79,800)

Budget Impact:

This project will be funded from the Sewer System Capital Projects fund (601-50-2500). There are adequate reserves in the Sewer System Capital Projects fund to cover the estimated \$79,800 overage. Additionally, approximately \$113,000 of the total estimated project cost is contingency funds that are held to deal with changed conditions during construction. While these funds may be required to complete the project, if changes are minimal, much of the contingency can be saved. Historically, pipe bursting projects such as this one use less than two percent contingency.

LS:kc

Attachments (12)

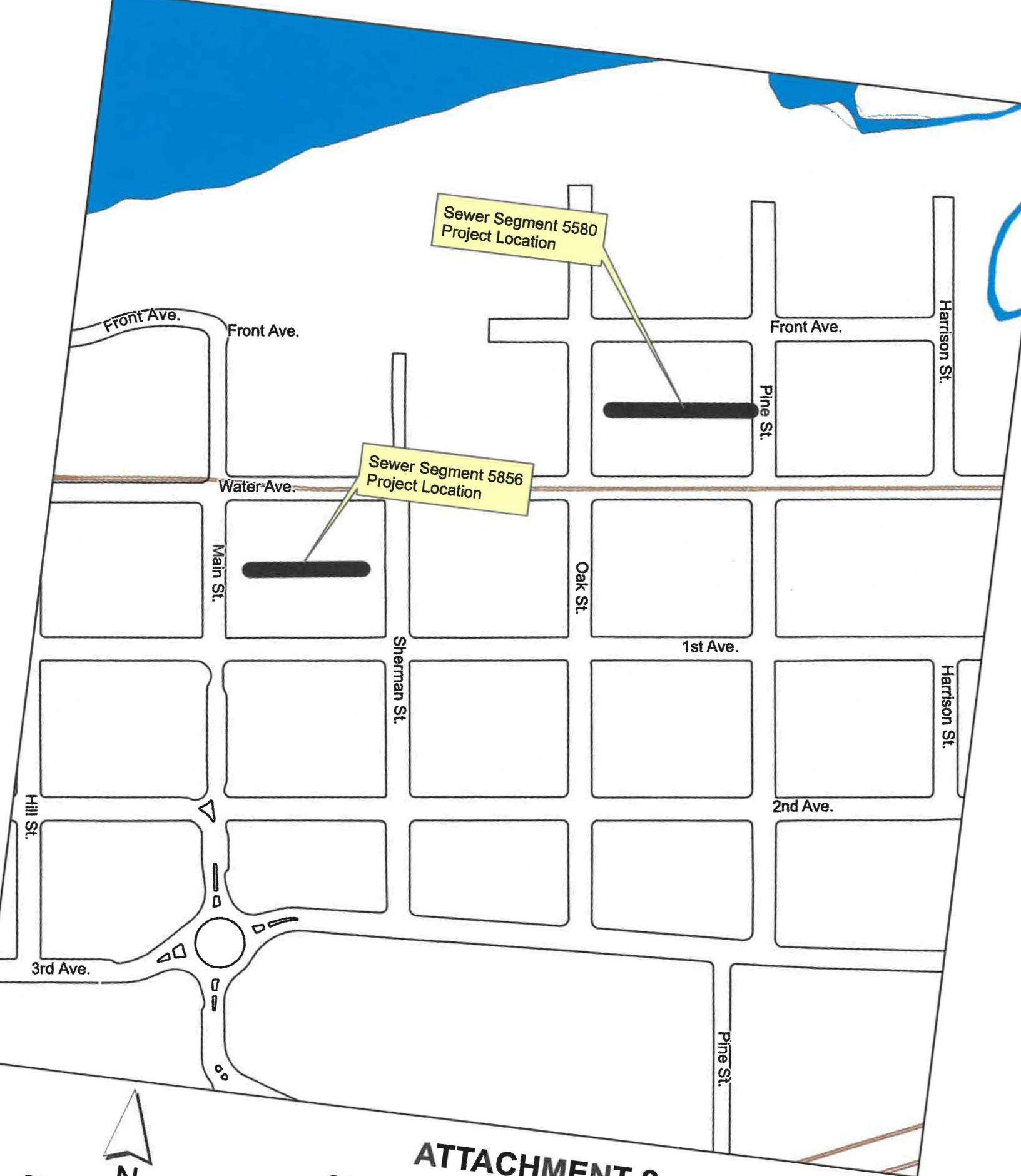


CITY OF ALBANY, OREGON
Public Works Department
Construction Contract Bids

Project: SS-18-01, 2018 Pipe Bursting Projects

Bid Opening: Tuesday, May 15, 2018

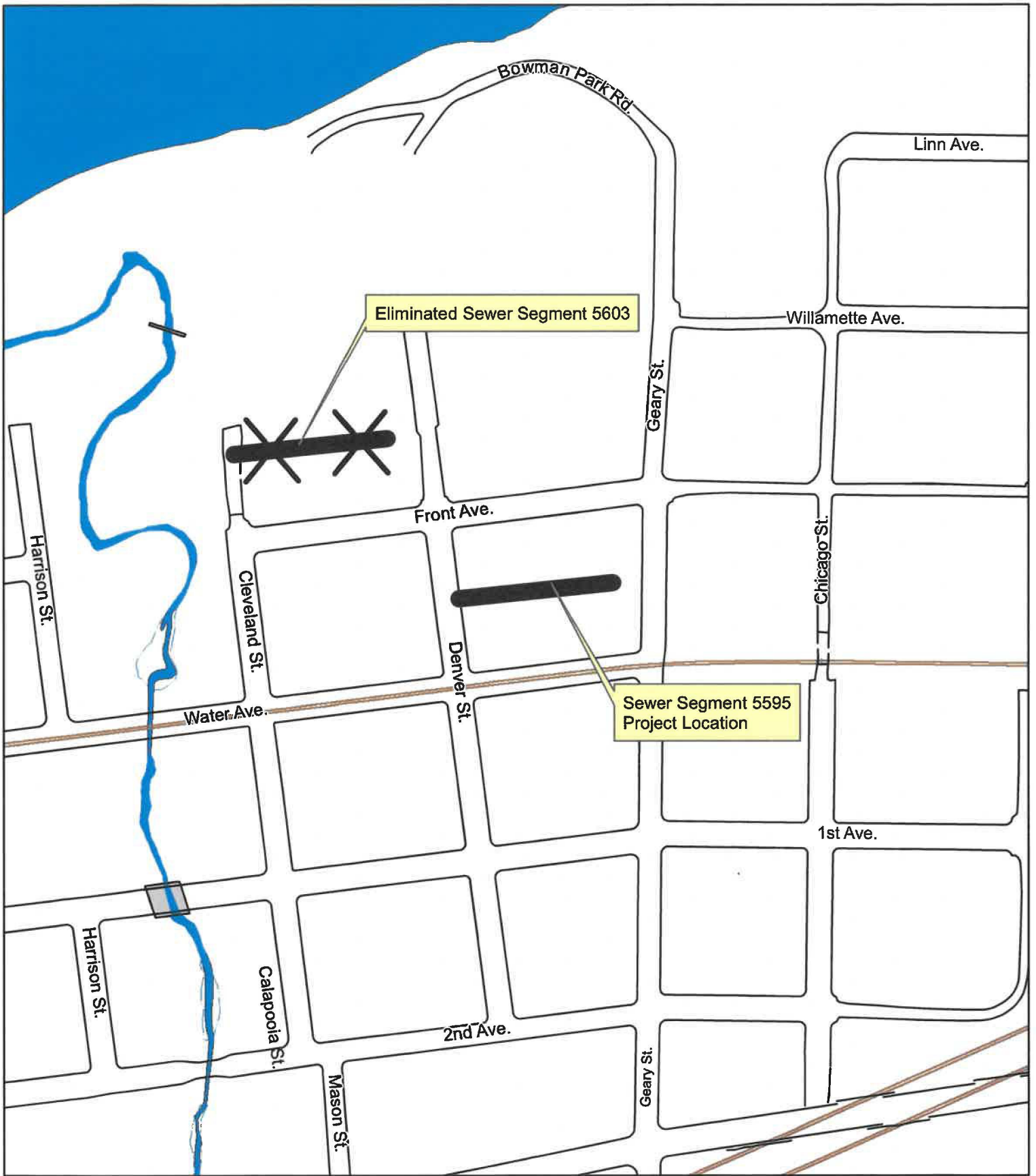
Engineer's Estimate	Emery & Sons Construction Group (Salem, OR)	K & R Plumbing Construction (Clackamas, OR)	H & J Construction (Eugene, OR)
\$1,227,750	\$1,430,590	\$1,493,300	\$1,843,230



Sewer Segment 5580
Project Location

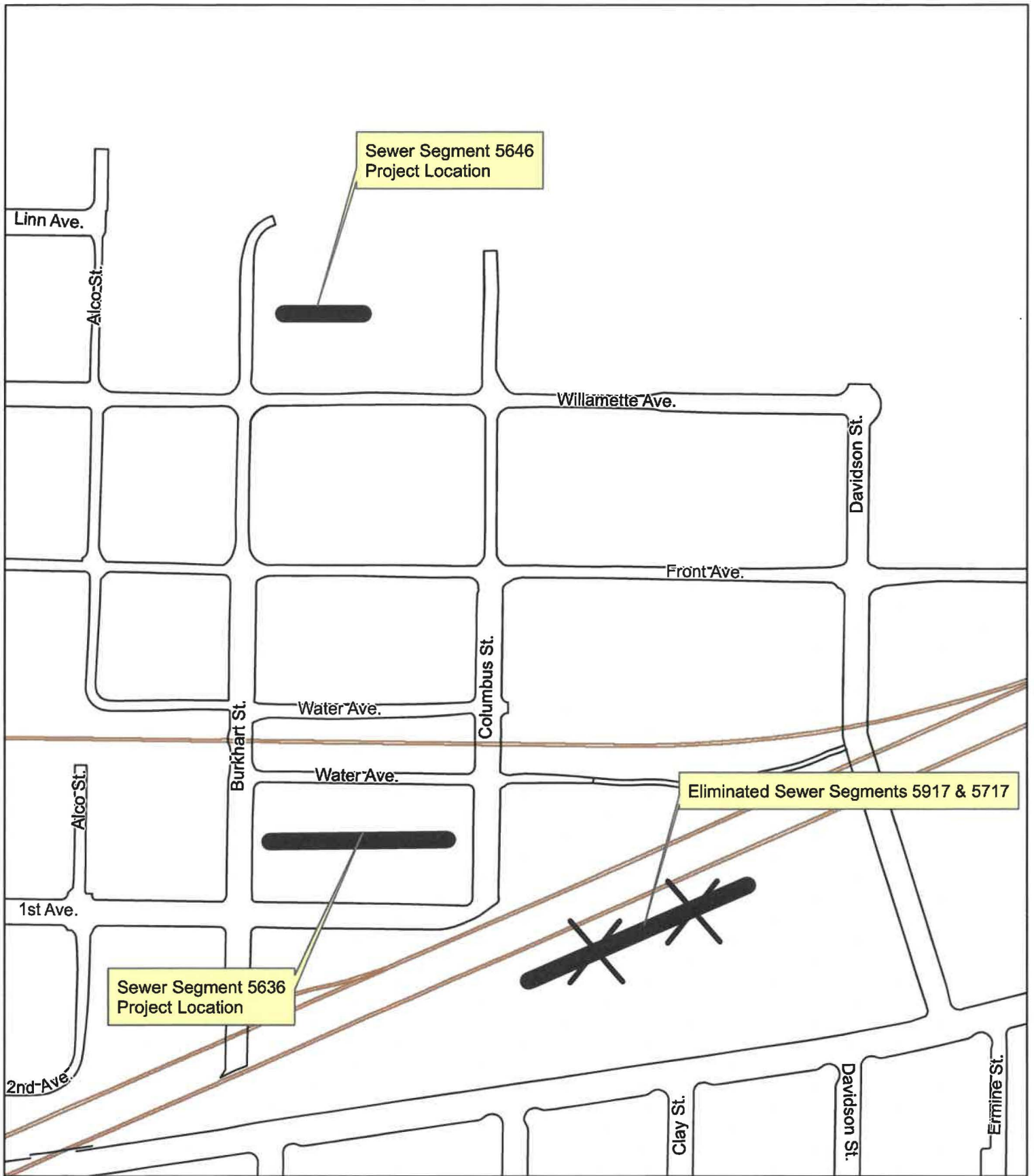
Sewer Segment 5856
Project Location

ATTACHMENT 2
SS-18-01, 2018 Pipe Bursting Projects
Project Vicinity Map



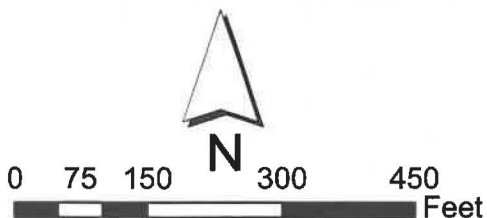
ATTACHMENT 3

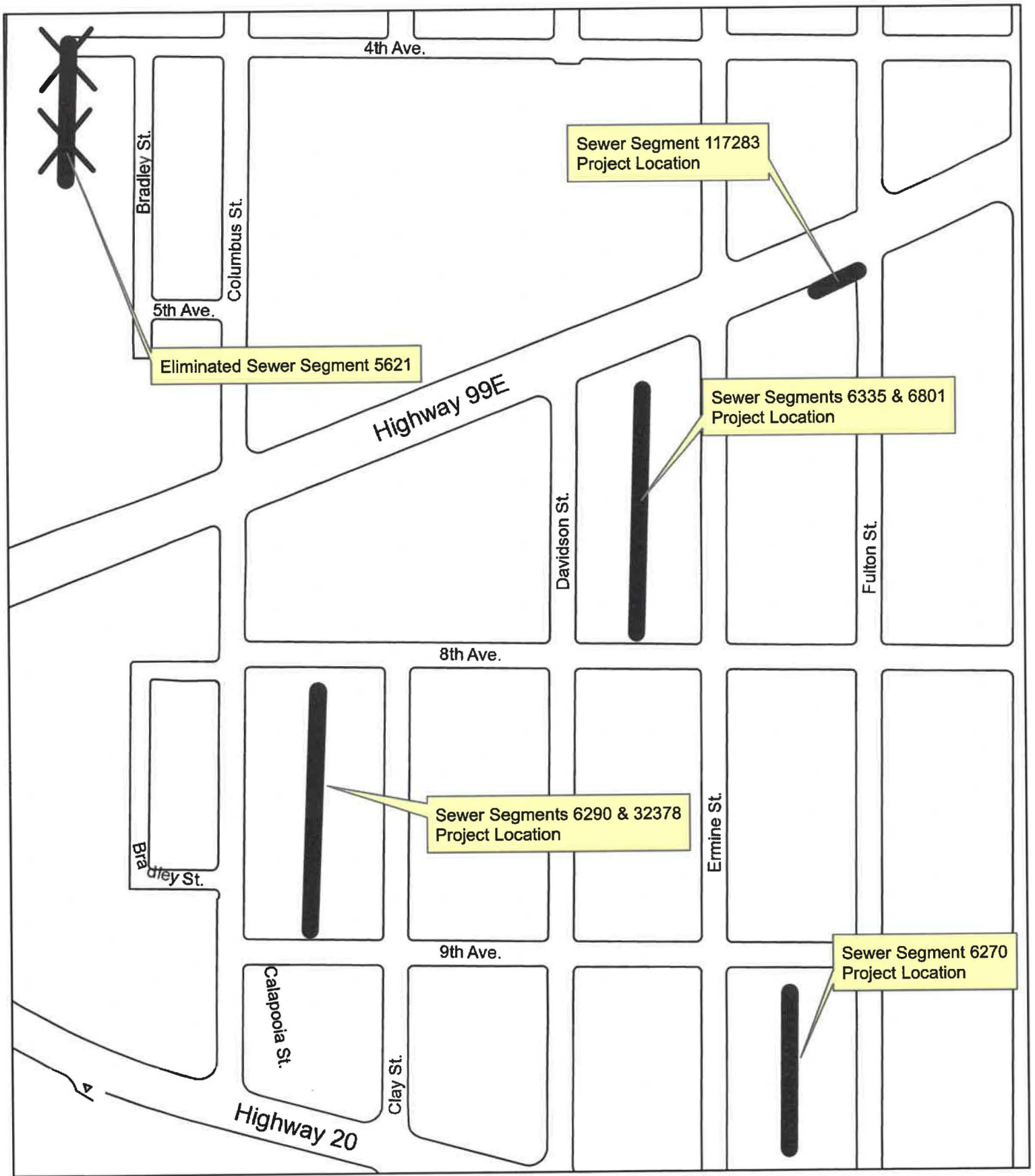
SS-18-01, 2018 Pipe Bursting Projects
Project Vicinity Map



ATTACHMENT 4

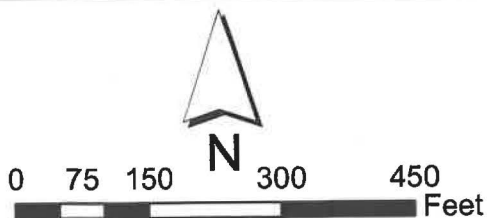
SS-18-01, 2018 Pipe Bursting Projects Project Vicinity Map

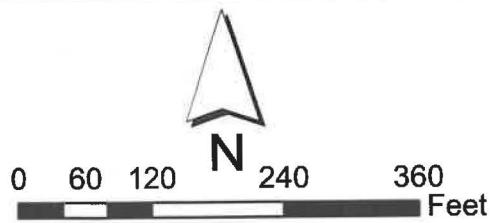
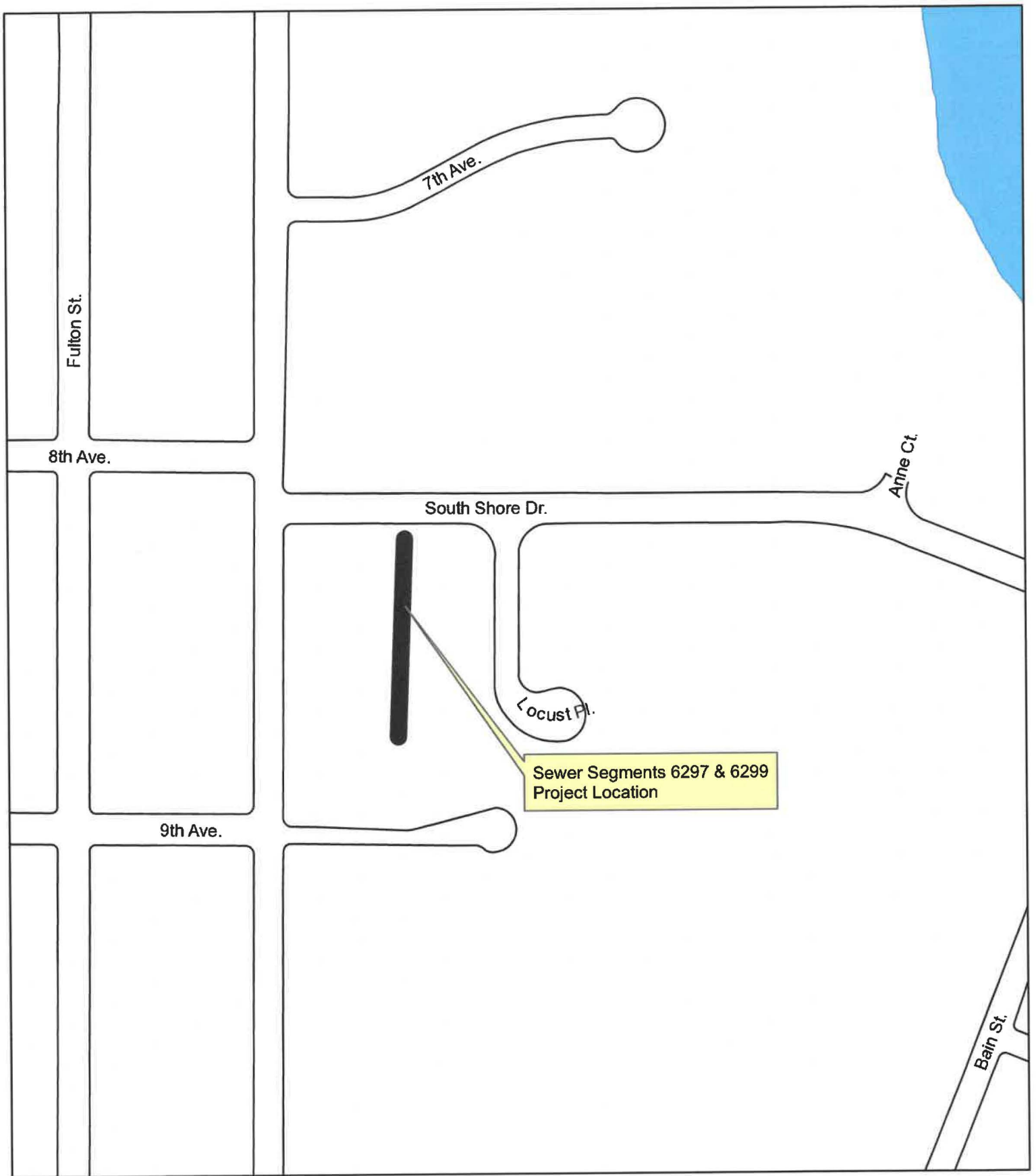




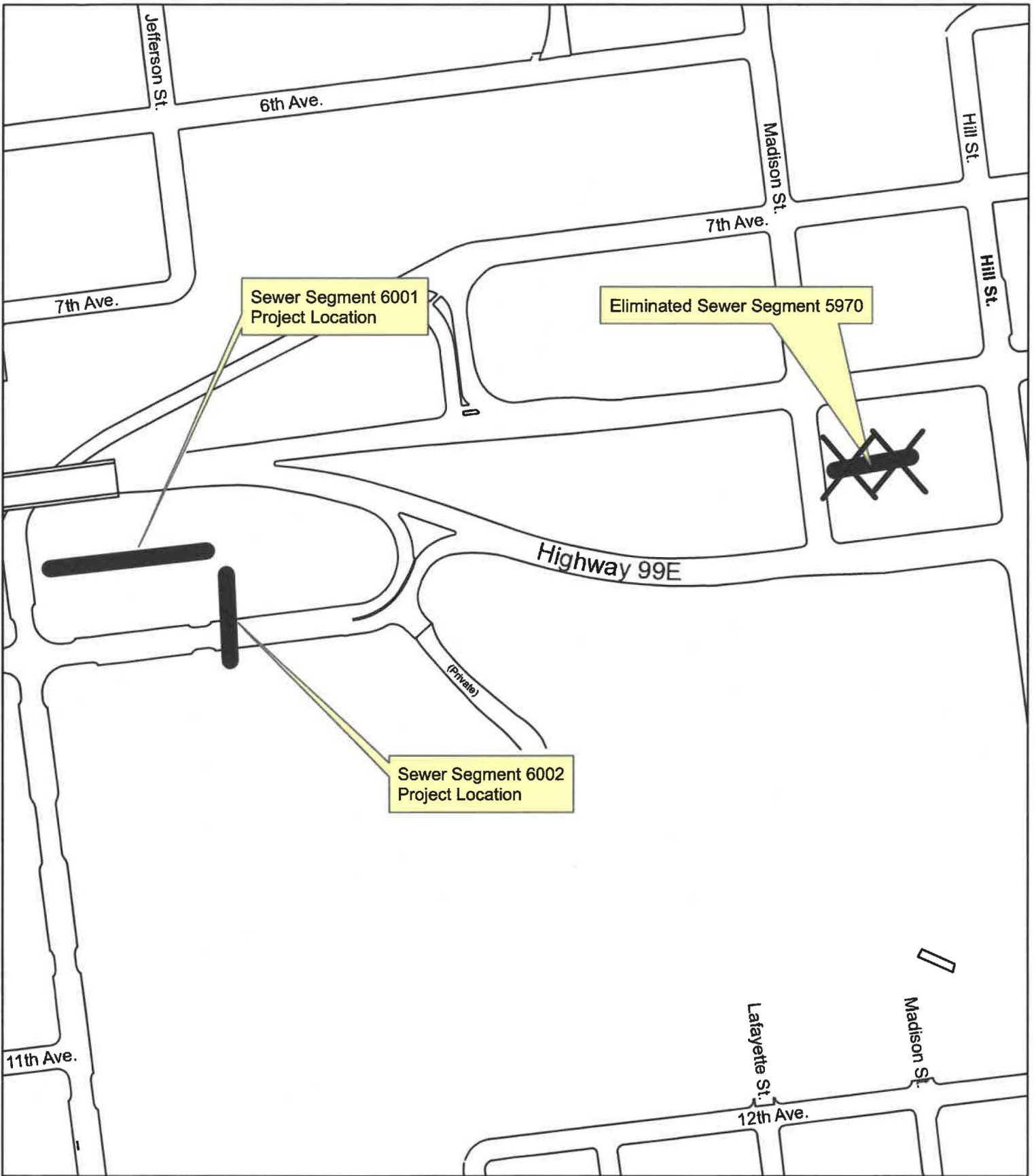
ATTACHMENT 5

SS-18-01, 2018 Pipe Bursting Projects Project Vicinity Map



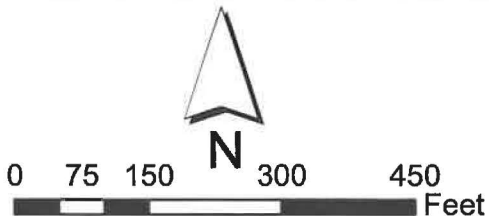


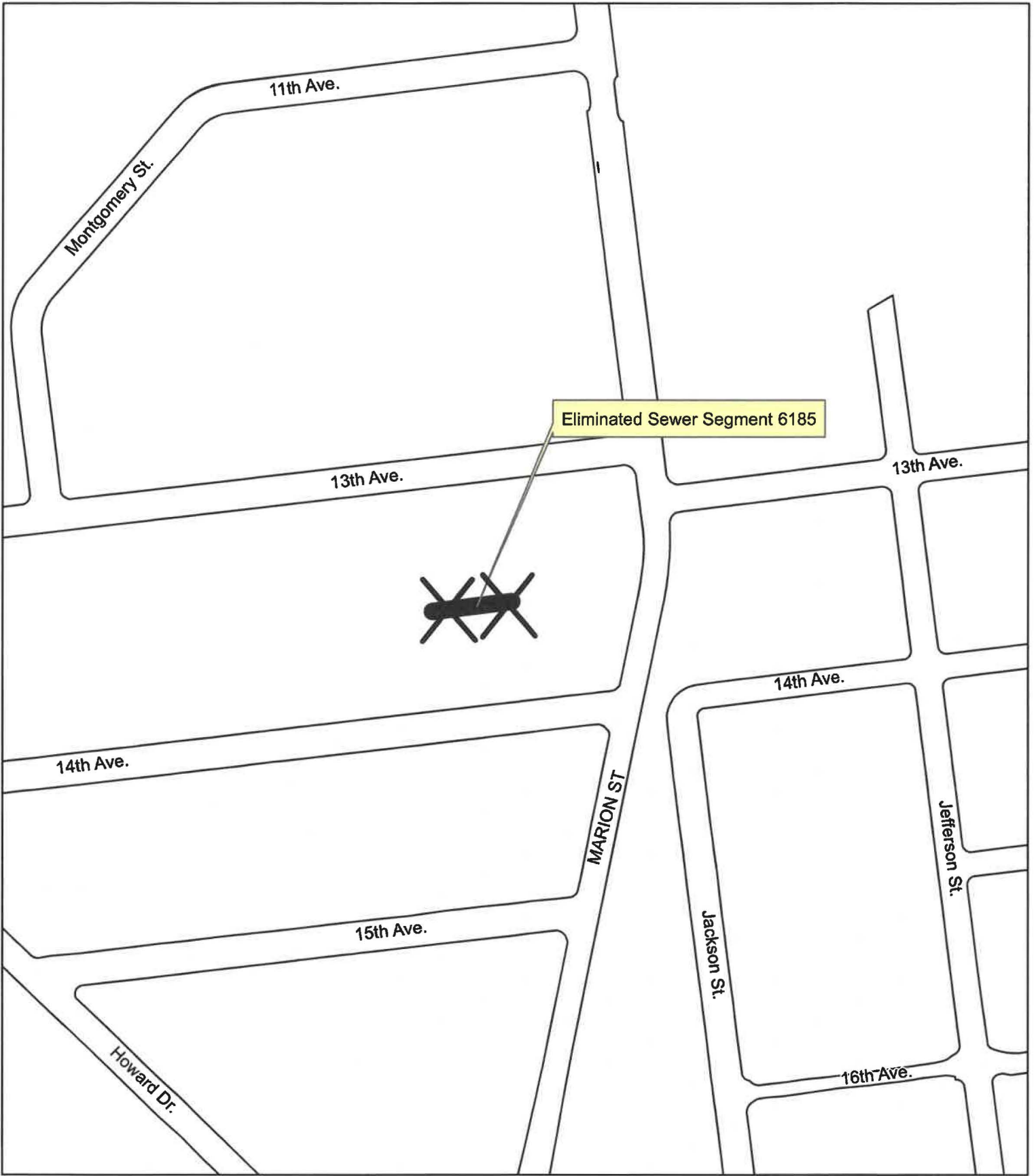
ATTACHMENT 6
SS-18-01, 2018 Pipe Bursting Projects
Project Vicinity Map



ATTACHMENT 7

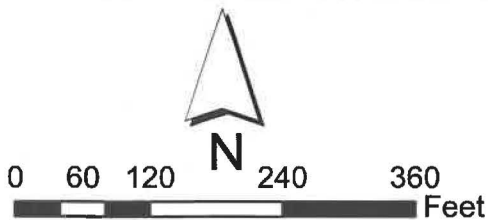
SS-18-01, 2018 Pipe Bursting Projects Project Vicinity Map

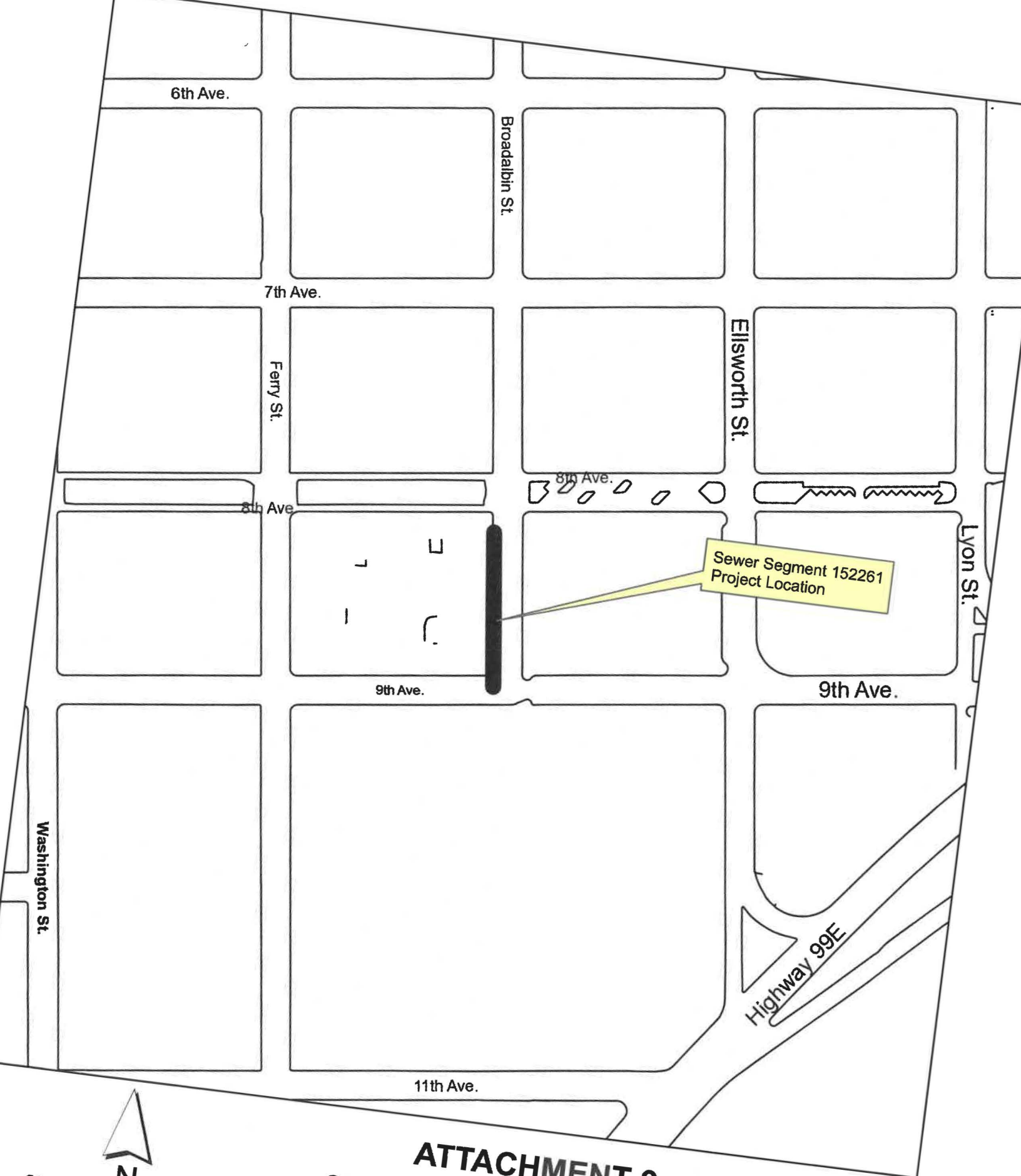




ATTACHMENT 8

SS-18-01, 2018 Pipe Bursting Projects
Project Vicinity Map





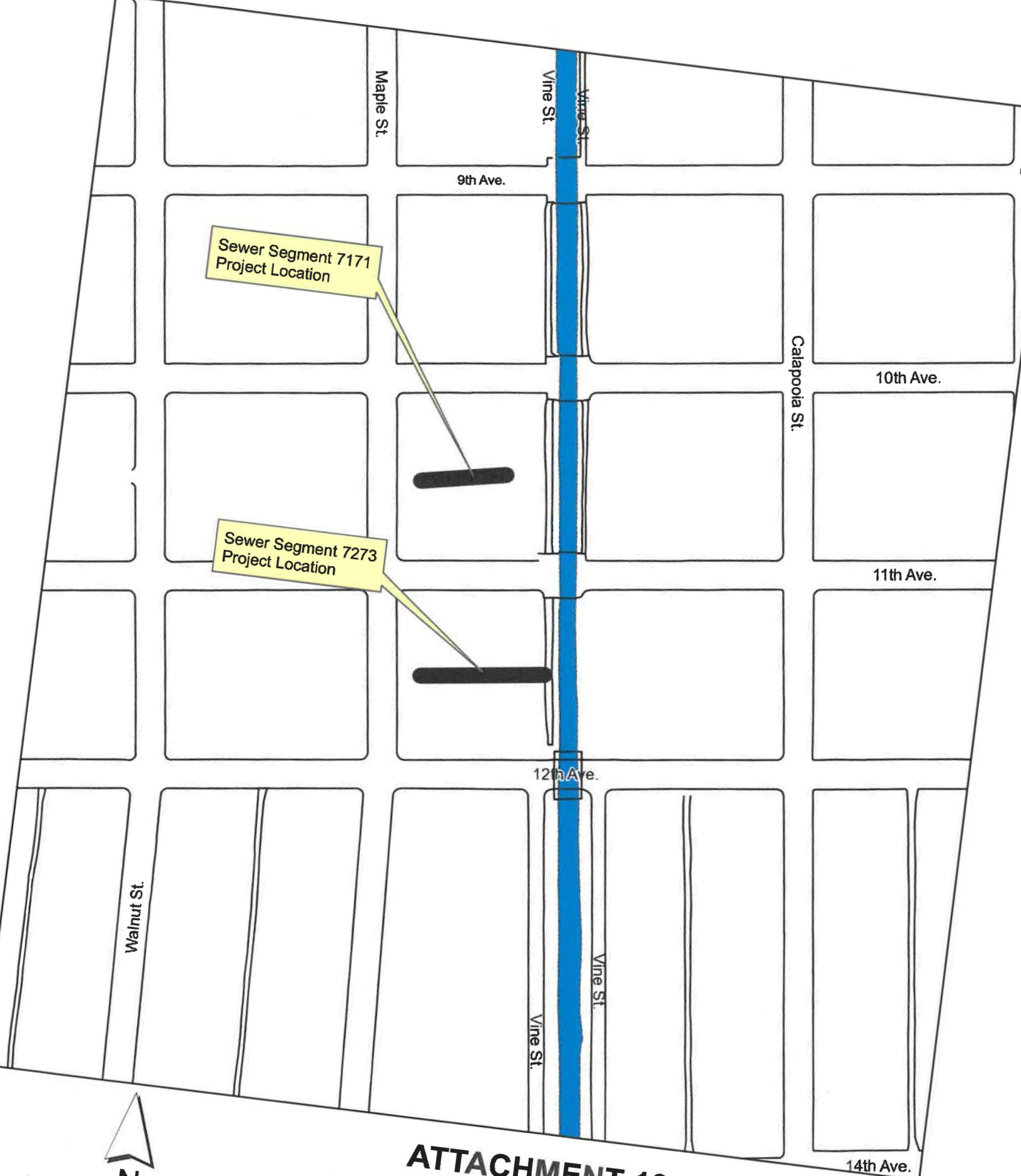
Sewer Segment 152261
Project Location



N



ATTACHMENT 9
SS-18-01, 2018 Pipe Bursting Projects
Project Vicinity Map



Sewer Segment 7171
Project Location

Sewer Segment 7273
Project Location

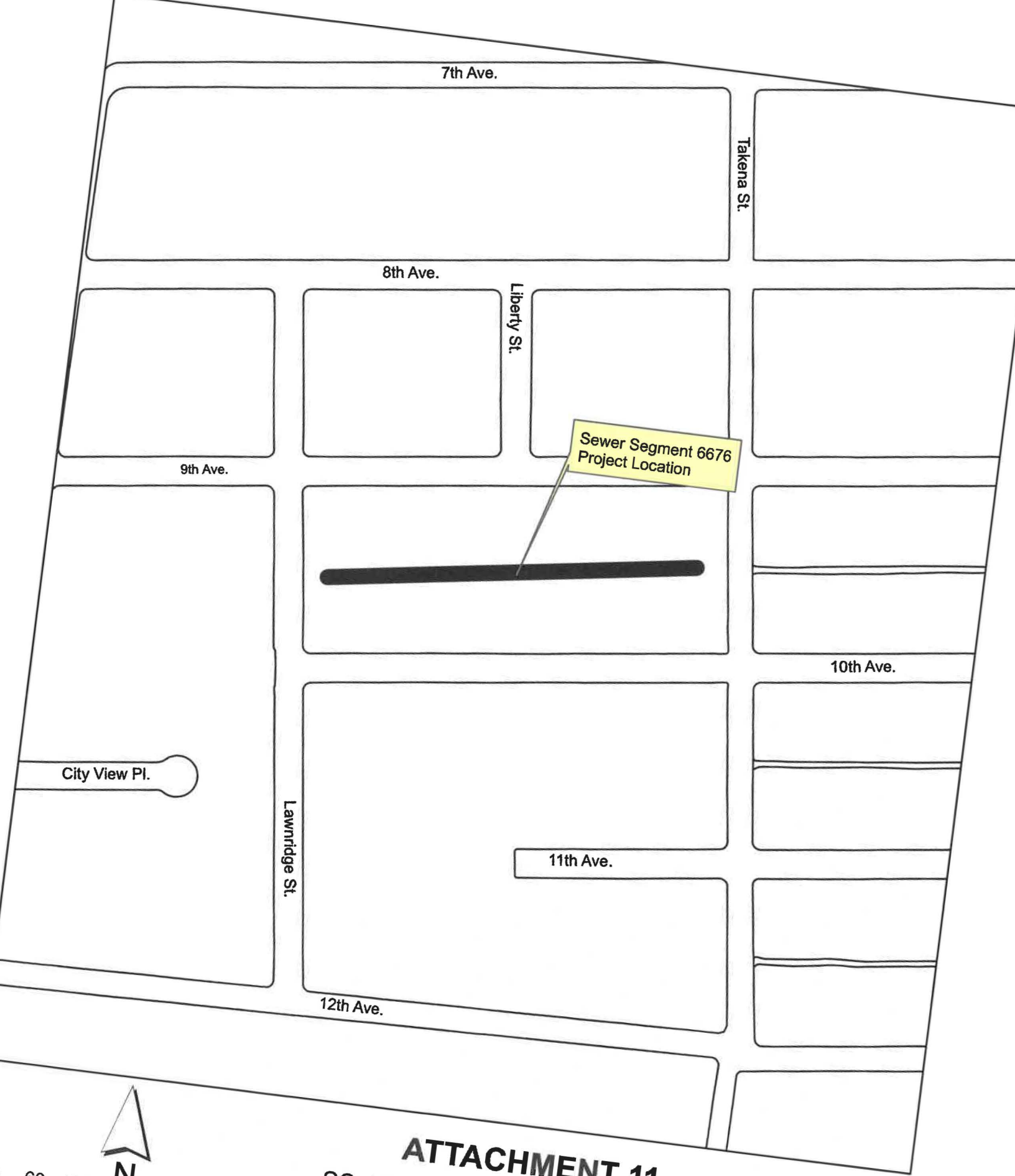
ATTACHMENT 10

SS-18-01, 2018 Pipe Bursting Projects
Project Vicinity Map



N

60 120 240 360
Feet



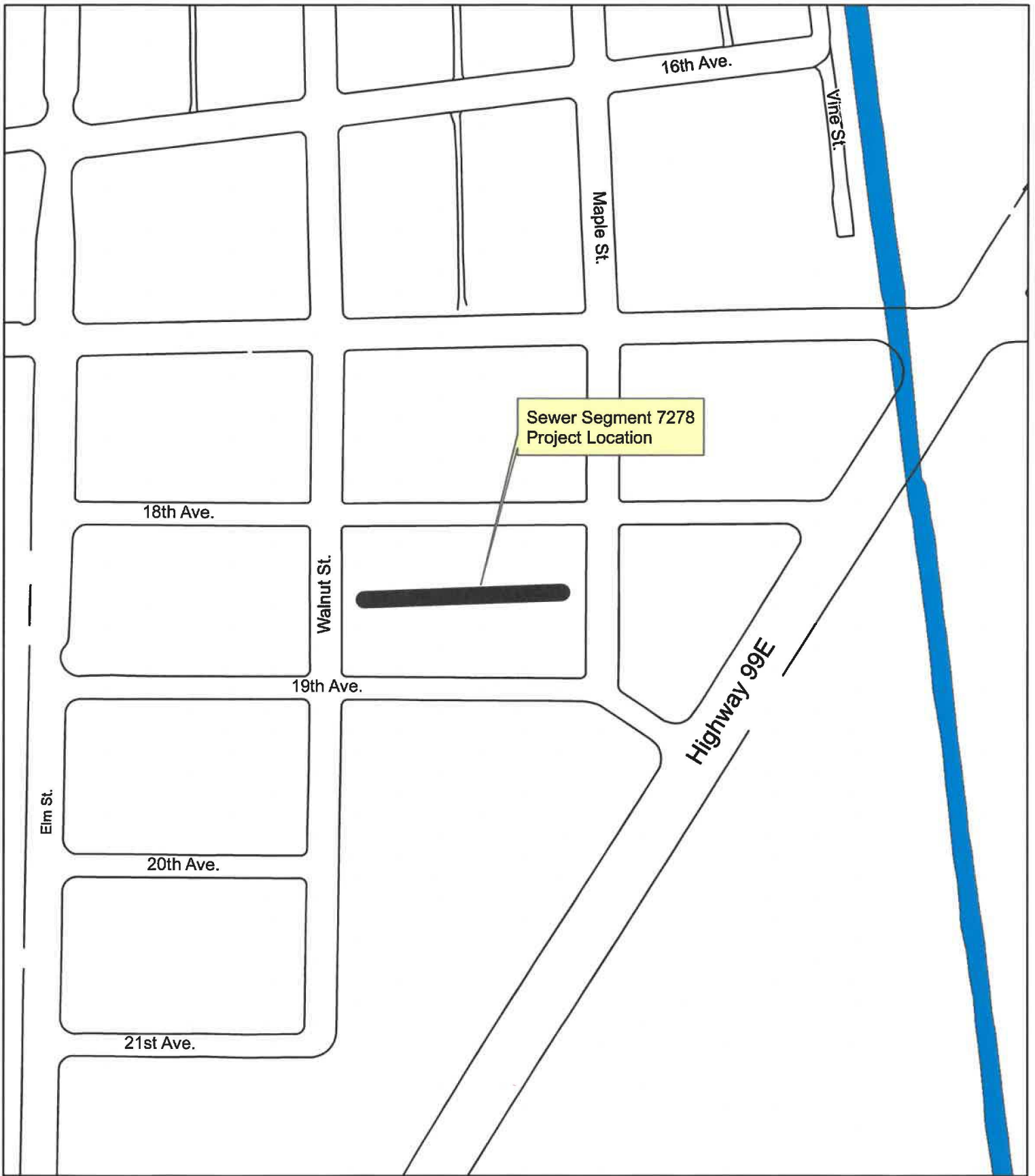
Sewer Segment 6676
Project Location



N



ATTACHMENT 11
SS-18-01, 2018 Pipe Bursting Projects
Project Vicinity Map



Sewer Segment 7278
Project Location



0 60 120 240 360
Feet

ATTACHMENT 12

SS-18-01, 2018 Pipe Bursting Projects
Project Vicinity Map



MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager *BT 6/7*
Jeff Blaine, P.E., Public Works Engineering and Community Development Director *JB*

FROM: Staci Belcastro, P.E., City Engineer *SB*
Lori Schumacher, Civil Engineer II *LS*

DATE: May 29, 2018, for the June 13, 2018, City Council Meeting

SUBJECT: Award of Bid for WL-18-01, Peach Tree Lane Area Water Lines

Action Requested:

Staff recommends Council award this bid in the amount of \$977,561.71 to the low bidder, Northcore USA LLC of Salem, OR.

Discussion:

On Tuesday, May 22, 2018, bids were opened for WL-18-01, Peach Tree Lane Area Water Lines. There were 10 bids submitted for this project, ranging from \$977,561.71 to \$1,227,192.00. The Engineer's estimate was \$1,044,535.00. A bid summary is provided as Attachment 1.

Project Description

This project includes construction of approximately 6,600 feet of 8-, 6-, 4-, and 2-inch water lines along Fairway Drive, Cherry Lane, Peach Tree Lane, Cloverdale Drive, and Lafayette Street. In addition to water line construction, this project includes installation of water services, meters, fire hydrants, and related appurtenances. The existing steel and asbestos cement water lines are deteriorated and undersized. Replacing the waterlines will increase system reliability and reduce the number of emergency responses required to fix leaks. A vicinity map showing the project limits is provided as Attachment 2.

Summary of Estimated Project Cost

Based on the project bid and anticipated related costs, a summary of the total estimated project cost of WL-18-01, Peach Tree Lane Area Water Lines is shown in the following table. Amounts are rounded to the nearest \$100.



Project Components	Estimated Cost
I. Engineering Costs	
a. Design Engineering	\$35,000
b. Construction Inspection	\$45,000
<i>Engineering Subtotal</i>	\$80,000
II. Construction Costs	
a. Construction Contract	\$977,600
b. Contingency	\$97,800
c. Other Construction Costs (construction staking, water sample testing, etc)	\$15,000
<i>Construction Subtotal</i>	\$1,090,400
<i>Total Estimated Project Cost</i>	\$1,170,400
<i>Project Budget</i>	\$1,300,000
<i>Under/ (Over) Project Budget</i>	\$129,600


Budget Impact:

This project will be funded from the Water System Capital Fund (615-50-2308).

LS:kc

Attachments (2)

- c: Karen Kelley, Water Superintendent (via-email)
- Jeff Kinney, Water Operations Supervisor (via-email)



CITY OF ALBANY, OREGON

Public Works Department

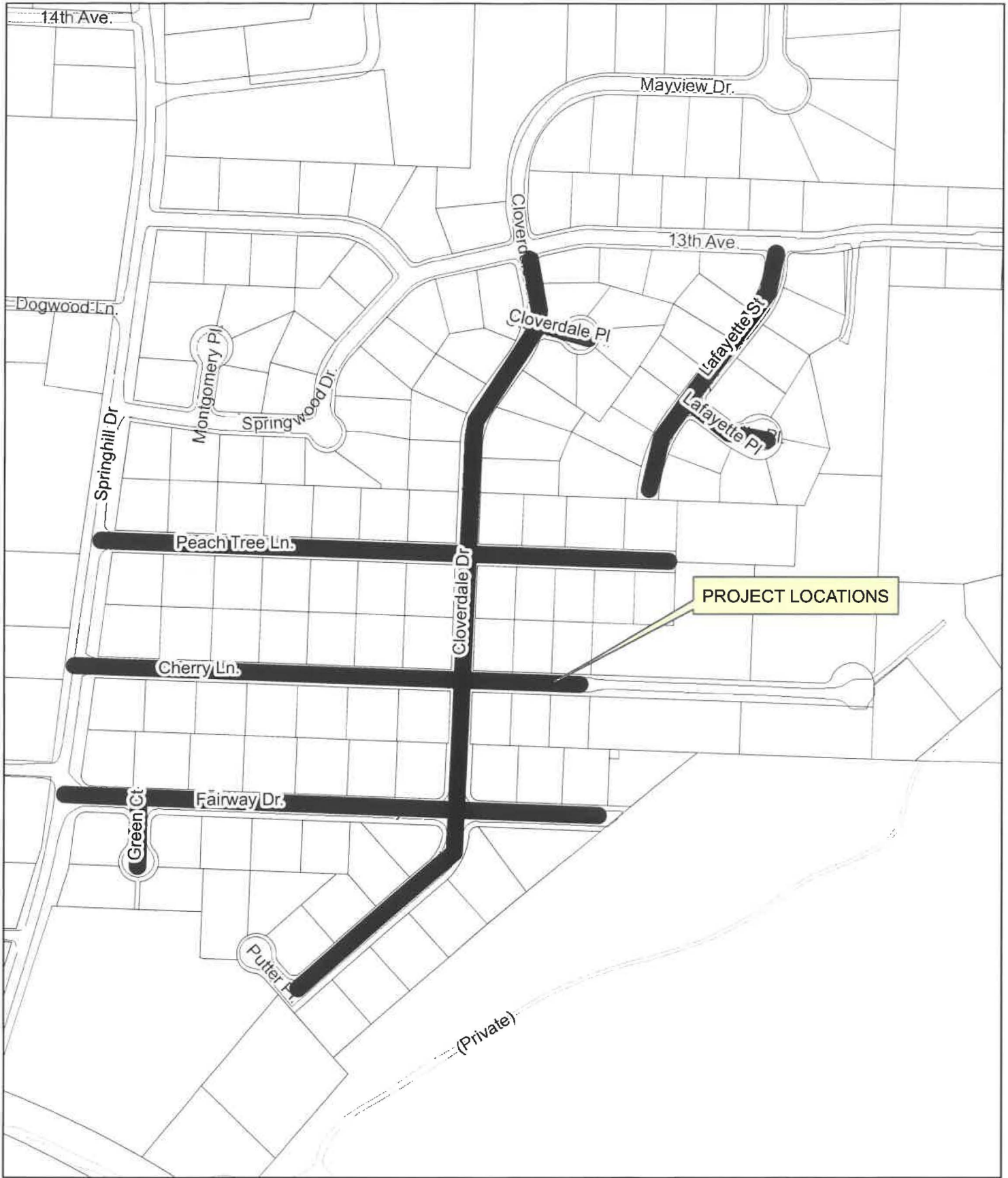
Construction Contract Bids

Project: WL-18-01, Peach Tree Lane Area Water Lines

Bid Opening: Tuesday, May 22, 2018

Engineer's Estimate	Northcore USA (Salem, OR)	H & J Construction (Eugene, OR)	Pacific Excavation (Eugene, OR)	Trench Line Excavation (Corvallis, OR)	BRX, Inc. (Albany, OR)	Enterprises NW Inc (Cloverdale, OR)
\$1,044,535.00	\$977,561.71	\$986,540.00	\$988,196.00	\$989,700.00	\$994,365.00	\$1,015,993.50

Gelco Construction (Salem, OR)	Emery & Sons Construction Group (Salem, OR)	NW Metal Fab & Pipe (Wilsonville, OR)	Jesse Rodriguez Construction (Silverton, OR)
\$1,028,120.00	\$1,134,250.00	\$1,197,238.00	\$1,227,192.00



ATTACHMENT 2

WL-18-01, PEACH TREE LANE AREA WATER LINES



PROJECT VICINITY MAP






MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager 
Chris Bailey, Public Works Operations Director 

FROM: Jon Goldman, Transportation Superintendent 

DATE: June 4, 2018, for the June 13, 2018, City Council Meeting

SUBJECT: Federal Aviation Administration Grant and Award of Bid for AR-17-02-B, Apron Improvements Phase 2 Albany Municipal Airport

Relates to Strategic Plan theme: Great Neighborhoods, An Effective Government

Action Requested:

Staff recommends Council authorize the acceptance of a Grant Agreement from the Federal Aviation Administration (FAA) in the amount of \$648,000 to complete apron rehabilitation (phase 2) at the Albany Municipal Airport.

Staff also recommends Council award a contract in the amount of \$569,950 to the low bidder, Wildish Construction Co., of Eugene, Oregon, to complete the work.

Discussion:

At the May 9, 2018, Council meeting, Council authorized staff to apply for FAA grant funding to complete an apron rehabilitation (phase 2) project at the Albany Municipal Airport. This project will make improvements to the existing main parking apron including crack seal, partial reconstruction, overlay, storm drain improvements, pavement markings, and installation of new tie-down equipment. The total project cost including engineering is estimated to be \$720,000.

FAA grants totaling \$648,000 are now available. These grants will pay for 90 percent of the project and require a 10 percent local match of \$72,000, which is available in the Airport Capital Projects program budget. Staff is recommending Council approve the attached Resolution (Attachment 1) to accept the FAA grants and transfer the matching funds.

Staff is also recommending Council award the bid to construct this project to the low bidder, Wildish Construction Co. FAA procedures require that FAA grant-funded projects be put out to bid prior to awarding funding so that they will have more precise estimates of funding requirements for capital projects across the region. On April 24, 2018, bids were opened for AR-17-02-B, Apron Improvements Phase 2. There were two bids submitted for this project ranging from \$569,950 to \$670,670. The engineer's estimate was \$750,000.

Budget Impact:

Fund 203-50-5003

FY 2017-2018

Revenues:

FAA Grant	\$648,000
Transfer in from Airport Capital (211-50-1115)	\$72,000

Expenditures:

AR-17-02 Apron Improvements	\$720,000
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JCG:CB:kc
Attachment

RESOLUTION NO. _____

A RESOLUTION ACCEPTING AND APPROPRIATING TRANSFER FROM MUNICIPAL AIRPORT CAPITAL PROJECTS PROGRAM TO THE FEDERAL AVIATION ADMINISTRATION (FAA) CAPITAL GRANT PROGRAM.

WHEREAS, the City of Albany applied to receive Federal Aviation Administration (FAA) grant funds; and

WHEREAS, the FAA is offering a grant in the amount of \$648,000 to be used for apron rehabilitation (phase 2) for the benefit of Albany Municipal Airport; and

WHEREAS, a 10 percent match is required for FAA grant funds; and

WHEREAS, the City of Albany’s local match will be approximately \$72,000.

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council accept the FAA grant funds; and

BE IT FURTHER RESOLVED that the City of Albany approves a local match of \$72,000:

Resources:	Debit	Credit
211-50-1115-90012		\$72,000
Requirements:		
211-50-1115-91228	\$72,000	

DATED AND EFFECTIVE THIS 13TH DAY OF JUNE 2018.

Mayor

ATTEST:

Deputy City Clerk



MEMO

TO: Albany City Council

FROM: Sharon Konopa, Mayor *Sharon (sk)*

DATE: June 7, 2018, for the June 13, 2018, City Council Meeting

SUBJECT: Appointment to the City Tree Commission
Relates to Strategic Plan theme: An Effective Government

Action Requested:

Council approval of the following appointment to the City Tree Commission:

City Tree Commission

James Jansen *[application attached]*

(Mayor's new appointment)

Discussion:

Recommendations for any remaining vacancies on City advisory groups will be submitted for approval at subsequent Council meetings.

Budget Impact:

None.

SK:ldh

Attachment

*G:\Administrative Services\City Manager's Office\Boards-Commissions\Recruitment\2018 Recruitment\^2018 appointments-boards & commissions-msk-#4.doc
05.23.18.docx*





BOARD, COMMISSION, AND COMMITTEE APPLICATION

(Please print legibly or type)

CITY HALL
333 Broadalbin Street SW
P.O. Box 490
Albany, OR 97321-0144
www.cityofalbany.net
(541) 917-7500

Board, Commission, and/or Committee Preference:

City Tree Commission

(list all for which you are applying)

Name: James Jansen Preferred First Name: Jim

Residential Information:	
Home Address: <u>Albany, OR 97321</u>	Phone: _____
	Cellular: _____
E-mail: _____	Fax: _____ <i>(Optional)</i>

Employment Information:	
Employer's Name: <u>Retired</u>	Phone: _____
Work Address: _____	Cellular: _____
E-mail: _____	Fax: _____ <i>(Optional)</i>

Please provide information as requested below to describe your qualifications to serve on this City of Albany Board, Commission, or Committee. Feel free to provide additional information that you may wish to share with the City.

- List current or most recent occupation, business, trade, or profession:

Web development / design, Firefighter/EMT.

<p>For City use only: Ward: <u>I</u> II III or Lives Outside City Limits (Circle One)</p> <p>If lives outside city limits, does applicant meet special definition for the specific b/c/e for which applying?</p> <p>Yes No If yes, how? _____</p>

- List community/civic activities. Indicate activities in which you are or have been active:

Board member / Volunteer for Albany Regional Museum. CHANCE recovery center.

- Indicate why you are interested in serving on this board, commission, or committee and what other qualifications apply to this position.

Have a genuine desire to keep the trees in Albany. Too many are being cut down without replacement.

- What contributions do you hope to make?

Have a voice in decisions impacting our community. I am outspoken and do not let things go in a direction I do not believe in.

Are you currently an employee or board member of a Transient Lodging Tax (TLT) recipient or TLT collector organization? Yes No

Please consult the *Guide for Public Officials* and the *Guide for Public Officials 2015 Supplement* that are posted on the state of Oregon's website at <http://www.oregon.gov/ogec/Pages/index.aspx> (see visual reference below).



Guide for Public Officials



The guide has been revised to include informational links to statutes and rules to give you a more complete reference tool. Click here to access the guide. Click here for Guide for Public Officials 2015 Supplement.

James Jansen
Signature of Applicant

05/22/2018
Date



TO: Albany City Council
VIA: Peter Troedsson, City Manager
FROM: Ed Gallagher, Library Director
DATE: June 6, 2018, for the June 13, 2018, City Council Meeting
SUBJECT: Reclassification

Action Requested: Authorization to reclassify a vacant position from Library Aide to Library Assistant.

Discussion:

A recent retirement has created a vacancy and we would like to provide more balance and capacity beyond our entry-level Library Aide classification. Changing this classification would make us a more flexible staff in that the Library Assistant classification allows for staffing at all public service desks.

Budget Impact:

None. Modest increases in personnel costs will be absorbed by hiring a new Library Assistant at Step I.

EG