



City of Albany

2020 Consolidated Annual Performance and Evaluation Report

for the Community Development Block Grant Programs CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

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

Each year the City is also required to provide a Consolidated Annual Performance Evaluation and Report (CAPER) to the public and HUD that evaluates Albany's progress towards meeting the one-year goals in the Annual Action Plan and the goals and objectives identified in the 2018-2022 Consolidated Plan. This CAPER covers progress made in the 2020 federal program year, which corresponds to Albany's 2020-2021 fiscal year.

The 2020 Federal program year was Albany's third year of the 2018-2022 Consolidated Plan. The City received an allocation of \$375,290 in CDBG funds to address needs identified in the five-year Consolidated Plan. Additionally, the City received \$470,164 in CARES Act funds to address needs related to the Coronavirus pandemic. The City carried over about \$419,564 from prior years into the 2020 program year and spent \$318,060 in CDBG funds and \$235,918 in CDBG CARES Act funds by June 30, 2021, to address strategic plan goals.

Between July 1, 2020, and June 30, 2021, CDBG and CARES Act funds provided services to more than 4,000 low- and moderate-income Albany individuals and 26 households with the following programs: housing rehabilitation, emergency shelter and case management to homeless youth

and adults, emergency housing assistance, healthy food boxes, beds and furniture, child abuse prevention, childcare, and senior companions for shut-in seniors and persons with disabilities. Efforts to provide small business assistance are underway but were not completed during Program Year 2020 (PY2020).

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create affordable housing opportunities	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Added	Household Housing Unit	1	0	0.00%			
Create affordable housing opportunities	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	4	0	0.00%	2	0	0.00%
Create affordable housing opportunities	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$	Other	Other	1	0	0.00%			

Create economic opportunities	Economic Development	CDBG: \$	Jobs created/retained	Jobs	20	0	0.00%	4	0	0.00%
Create economic opportunities	Economic Development	CDBG: \$	Businesses assisted	Businesses Assisted	20	0	0.00%	10	0	0.00%
Create economic opportunities	Economic Development	CDBG: \$	Other	Other	30	0	0.00%			
Improve access to opportunities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	1000	100.00%			
Planning and Administration	Planning and Administration	CDBG: \$	Other	Other	1	1	100.00%			
Preserve affordable housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	20	12	60.00%	5	5	100.00%
Prevent and respond to impacts of COVID-19	Affordable Housing Homeless Non-Homeless Special Needs Economic Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	1558	311.60%	40	1558	3,895.00%

Prevent and respond to impacts of COVID-19	Affordable Housing Homeless Non-Homeless Special Needs Economic Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	30	21	70.00%			
Prevent and respond to impacts of COVID-19	Affordable Housing Homeless Non-Homeless Special Needs Economic Development	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0		0	0	
Prevent and respond to impacts of COVID-19	Affordable Housing Homeless Non-Homeless Special Needs Economic Development	CDBG: \$	Businesses assisted	Businesses Assisted	10	0	0.00%			
Provide needed public services	Homeless Non-Homeless Special Needs Fair housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	6531	326.55%	1040	2413	232.02%
Provide needed public services	Homeless Non-Homeless Special Needs Fair housing	CDBG: \$	Homelessness Prevention	Persons Assisted	50	26	52.00%			

Reduce and prevent homelessness	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	10		120	10	8.33%
Reduce and prevent homelessness	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	500	410	82.00%			

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

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

Consistent with the reprioritizing of goals in the 2018-2022 Consolidated Plan due to the Coronavirus pandemic, the 2020 priorities are as follows:

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

Prevent and Respond to COVID-19: The City allocated CDBG-CV funding to agencies providing emergency housing assistance, small business assistance, emergency food boxes, and prevention supplies in order to prevent, prepare for, and respond to impacts of COVID-19. The City also allocated funds to programs providing needed services to families affected by the pandemic such as childcare and resources for children and

youth to engage in virtual learning. These programs are continuing to support Albany residents and businesses.

Create Economic Opportunities: CDBG funds were combined with CARES Act CDBG-CV funds to create an emergency grant program for businesses with 25 or fewer employees impacted by COVID-19, with the purpose to create or retain jobs. Numerous businesses applied for funds, and about 15 qualified for funding and funding distribution to businesses will occur in PY2021. The business advising, technical assistance, and grants to microenterprises programs were impacted by COVID-19. Most businesses secured other funding and assistance.

Reduce and Prevent Homelessness: Public services grants were prioritized to shelters to help reduce homelessness and provide services to Albany residents experiencing homelessness, or those at risk of homelessness, including local youth. CDBG-CV funds were allocated to emergency housing assistance to 21 households to prevent eviction. Shelters also used CDBG-CV funds to prevent and respond to COVID-19 within shelters.

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

- Cascades West Council of Governments provided senior companion services to 27 low-mod home-bound seniors.
- Furniture Share delivered dining room tables, beds, desks, and food boxes to more than 2,600 Albany residents below the poverty line.
- Salvation Army provided emergency foodboxes to 233 low- and moderate-income households, representing 951 residents.
- The local YMCA and Boys and Girls Club provided childcare and youth services to 95 children/youth in families impacted by COVID-19.
- Family Tree Relief Nursery provided 26 families with in-home services, therapeutic childcare, and other wrap around services to prevent child abuse. An additional 13 families affected by COVID-19 were served using CARES Act funds.

Preserve Affordable Housing: CDBG funds supported the owner-occupied housing rehabilitation no-interest deferred loan program managed by DevNW to improve livability of Albany's aging housing stock. Five housing rehabilitations were completed in PY2020.

Create Affordable Housing Opportunities. Due to high real estate prices, the home-buyer assistance program had no activity and a property has not yet been secured for a new affordable housing development.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	4,396
Black or African American	209
Asian	39
American Indian or American Native	290
Native Hawaiian or Other Pacific Islander	34
Total	4,968
Hispanic	781
Not Hispanic	4,187

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

Narrative

Between July 1, 2020, and June 30, 2021, CDBG programs served more than 5,000 residents with CDBG and CARES Act funded programming through public services, emergency housing assistance, shelter, housing rehabilitation, and economic development opportunities. Of these, 87 percent of the residents assisted were White, 4 percent were African American, 7 percent were American Indian or American Native, and 16 percent were of Latino/Hispanic origin.

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

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	375,290	318,060

Table 3 - Resources Made Available

Narrative

In 2020, the City was allocated a \$375,290 in CDBG funds and \$470,164 in CARES Act funds, also known as CDBG-CV funds. The City carried forward \$220,804 in CDBG funding from PY2019 as programs to provide relief and protection from COVID-19 got underway early in PY2020. The City spent a total of \$553,978 by June 30, 2021. Funding for small business assistance will be expended in PY2021, but the program is underway.

The remaining 2018 and 2019 CDBG funds and the \$90,000 allocated in 2019 CDBG-CV are allocated to the following activities:

- Emergency Business Assistance:** The City awarded a total of \$208,311 (\$90,000 in CARES Act CDBG-CV and the rest in 2019 and 2018 funds) to Community Lending Works to provide emergency business grants to businesses with fewer than 25 employees impacted by COVID-19. After a slow start, 13 businesses have applied and qualified for funds and disbursements will occur in PY2021. These funds will help small businesses create and retain jobs. These funds were used to leverage additional emergency funds from the state to enable the City to offer a total of \$365,000 to help businesses impacted by COVID-19.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Census Tract 204	5	9	Housing rehabilitation, youth shelter services
Census Tract 205		4	Emergency shelter services; Child abuse prevention services and daycare
Census Tract 208.1	7	12	Housing rehabilitation
Census Tract 208.2		10	Housing rehabilitation, senior companion services, childcare

Table 4 – Identify the geographic distribution and location of investments

Narrative

About one-third of the City's CDBG expenditures by June 30, 2021, were in local target area Census Tracts 204, 205, 208.01, and 208.02. The City hopes incremental investments in these areas will gradually remove blighted conditions and improve safety and livability, which may encourage more private investment in these areas. CDBG activities and expenditures in Albany's low- and moderate-income Census Tracts are listed below.

Census Tract 204 activities

- One owner-occupied housing rehabilitation was completed in this tract.
- Jackson Street emergency youth shelter services and case management to youth ages 10 to 18.
- Salvation Army is located in this Census Tract and distributed emergency food boxes and services to area residents.
- Community Services Consortium operates out of this Census Tract, but provides services Citywide.

Census Tract 205 activities

- One owner-occupied housing rehabilitation was completed in this tract.

Census Tract 208.01 activities

- Family Tree Relief Nursery, located here, provides family supports, in-home visits, and therapeutic childcare to prevent child abuse.
- Two emergency shelters located in this target area were awarded CDBG-CV funding for PY2020.
- Boys and Girls Club provided childcare and youth services to those impacted by COVID-19.

Census Tract 208.02 activities

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

Leveraging

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

The City did not use any publicly owned land or property within the City limits to address the needs identified in the 2020 Action Plan.

CDBG-CV: The City's CARES Act allocation was used to leverage \$165,000 in grants from the state to provide emergency business grants to Albany businesses. CV funds also leveraged local food donations, volunteer hours, and other state and federal emergency relief funds.

CDBG: Several nonprofit service providers use the federal 2020 CDBG awards to leverage funding from private foundations, state and local funding, as well as donated goods and volunteers.

- Family Tree Relief Nursery uses CDBG funds to leverage state funds of \$20,000 and local funds of more than \$20,000.
- Jackson Street Youth Services used the City's CDBG support to leveraging private gifts and donations of more than \$100,000, federal funds of \$100,000, and state funds of more than \$50,000.
- Furniture Share received more than \$50,000 in private donations and local grants and more than \$500,000 in gifts of furniture, food, and household items.
- The senior companion program managed by Cascades West Council of Governments received more than \$175,000 in federal funds, \$8,500 in state funds, and \$10,000 in donations, and had 11 low-income senior volunteers provide companionship to homebound Albany seniors.

CR-20 - Affordable Housing 91.520(b)

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

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

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	30	21
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	4	5
Number of households supported through Acquisition of Existing Units	1	0
Total	35	26

Table 6 – Number of Households Supported

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

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

NON-HOMELESS HOUSEHOLDS PROVIDED HOUSING ASSISTANCE:

a. Number of Households Supported through Rental Assistance (CDBG-CV): CSC provided emergency housing assistance to 21 Albany households in PY2020, including both homeowners and renters.

- Extremely low-income renter households assisted – 10
- Low-income renter households assisted – 5
- Moderate-income renter households assisted – 6
- Middle-income renter households assisted – 0

b. Number of Households Supported through Rehab of Existing Units with CDBG: Five owner-occupied housing rehabs were completed in PY2020 (by June 30, 2021), and two are underway.

- Extremely low-income owner households assisted – 0
- Low-income owner households assisted – 3
- Moderate-income owner households assisted – 2
- Middle-income owner households assisted – 0

c. Acquisition of Existing Units with CDBG: Due to the high cost of housing and the economic impact of COVID-19, no applications were successfully processed for the down payment assistance program. These funds will be reallocated to PY2021 housing rehab activities.

Discuss how these outcomes will impact future annual action plans.

Due to the increased costs of housing, qualified applicants for home buyer assistance have not found housing that is affordable to purchase. Consequently, home buyer assistance programs were not funded in 2021, and funds will be allocated to housing rehab. The City amended the 2019 Plan to reallocate funds originally intended to increase the supply of affordable housing through acquisition and/or rehab to emergency support for local businesses.

COVID-19 will likely result in further amendments to existing Plans to ensure unspent or unallocated funds are used to mitigate the impacts of COVID-19 on businesses and residents.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	10	0
Low-income	8	0
Moderate-income	8	0
Total	26	0

Table 7 – Number of Households Served

Narrative Information

Household income is used to determine eligibility for most of Albany's activities; however, the outcome is typically the number of persons served, rather than the number of households served. Household income data is provided for the housing rehabilitation activities (five households) and emergency rental assistance (21 households). Overall, 3,957 extremely low-income people were served using CDBG funds, along with 41 low-income people, 1,021 moderate-income people and only one non low-moderate income person. An additional table is provided to illustrate the income of persons served by other programs.

In 2020, CDBG and CDBG-CV funds provided low-mod residents and households with child abuse prevention, shelter services, furniture and food box distribution, childcare and youth services, support to home-bound seniors, emergency housing assistance, and owner-occupied housing rehabilitation. Most of the residents supported through CDBG programs had extremely low incomes, earning 30 percent or less of the median family income (MFI), representing 73 percent of those served.

ACTIONS TAKEN TO ADDRESS WORST CASE HOUSING NEEDS in 2020:

- Community Services Consortium (CSC) provides rapid rehousing to Albany's homeless persons, who are assumed to be extremely low-income.
- CSC also provides homeless prevention assistance in the form of rent relief, mortgage assistance, and utility assistance to prevent eviction from rentals or doubled-up situations to 381 Albany households representing 931 people (CDBG and other funds). Most of those served are severely rent-burdened households and are extremely low-income, low-income, and moderate-income households.
- Albany Helping Hands Shelter operates six transitional houses for men and one for women and women with children to move homeless residents into stable housing.
- Jackson Street Youth Services provides emergency shelter for youth in Albany.
- Linn County Health Services and Community Helping Addicts Negotiate Change Effectively (C.H.A.N.C.E.) provide housing vouchers for residents in recovery from addiction and those with mental disabilities and individuals discharged from correctional facilities and institutions. The emergency shelters also provide housing, food, and clothing to individuals discharged from correctional facilities and institutions.

OTHER ACTIONS TAKEN TO FOSTER AND MAINTAIN AFFORDABLE HOUSING:

2020 CDBG funds continued to support the rehabilitation of Albany's affordable housing stock. The City consults with area housing and service providers to assess opportunities and projects that may be ready to proceed and apply for CDBG assistance – including partners for property acquisition, housing rehabilitation, and new construction and is exploring how to establish a land bank or land trust.

Due to the COVID-19 pandemic, CARES Act and CDBG funds are being used to prevent evictions of extremely low-, low-, and moderate-income renters and homeowners through emergency rent and mortgage assistance and utility assistance.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City made the following progress in the 2020 program year to reduce and end homelessness within the community:

1. The Linn County Outreach team visits homeless camps throughout the county to engage residents, build trust, provide supplies, assess needs, and encourage these individuals to seek supportive services. Linn County has provided on-site vaccines and testing at local shelters in an effort to prevent the spread of COVID-19.
2. A local team representing different agencies reaches out to Albany's unsheltered residents to provide meals, hygiene, and other supplies.
3. City staff attended monthly meetings of the Homeless Engagement and Resource Team (HEART).
4. The annual homeless resource fair was cancelled due to COVID-19.
5. A local agency, C.H.A.N.C.E., and the City Solutions Team responds to calls to help residents in crisis or need with services directly at time of contact/need.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

The City provided public service grants to the local shelters to prevent the spread of COVID-19 in the shelters and respond to impacts of COVID-19. Due to the pandemic, numbers are down at two emergency shelters. Linn County has provided tents and cots to ensure safe distancing for shelter guests.

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

Transitional and Supportive Housing

- Albany Helping Hands currently operates seven transitional supportive houses with a capacity of approximately 34 people/beds including one for women and women with children. Albany Helping Hands staff provides ongoing support to residents.

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

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

CDBG funds have helped to fill the gap in needs provided by other public and private agencies to prevent and reduce homelessness through a variety of programs. Homeless or at risk residents and families come through the local Coordinated Entry process established by the community action agency, Community Services Consortium (CSC).

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

- The Family Tree Relief Nursery provided social services, counseling, education, and support to high-risk families with young children to reduce child abuse and homelessness. The program helps parents gain skills to reduce their risk of becoming homeless and losing their children to foster care. Children also spend time in a therapeutic classroom. All of the children served in 2020 stayed living safely with their families.
- Jackson Street Youth Services provided shelter and case management to 10 homeless and unaccompanied Albany youth in 2020. Youth are either reconnected with their families or move into transitional living. These services prevent a number of youths going into correctional institutions and are available to help those leaving these institutions.
- Albany Helping Hands shelter provided shelter and transitional housing to chronically homeless residents and women with children experiencing homelessness until they can get into safe and supportive housing.
- CSC helped to prevent homelessness through emergency rental assistance, homeless prevention support, utility bill payments, and housing programs for veterans. In PY2020, CSC helped 339 households with various homeless prevention services.
- Greater Albany Public School District operates FACT (Families and Community Together), which is a team of family service consultants that link schools, students, and families with available community services in Albany. FACT’s goals are to enhance student education by supporting and empowering students and families to access educational, health, and community services.

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

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Due to the COVID-19 pandemic, efforts to assist chronically homeless continue, but the pandemic has created additional challenges in addressing housing needs for these residents. Resources are being directed to prevent homelessness during the pandemic.

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

- Community Services Consortium (CSC) provides Albany households with rapid rehousing programs. CSC uses a housing first model and coordinated entry system to work through the waiting list. Referrals come from community service agencies.
- CSC also provided supportive services to veterans and veteran families including reaching out to homeless or near homeless veterans through services, the homeless resource fair for veterans, and providing case management services focused on obtaining permanent housing solutions.
- Albany has 10 Oxford Houses and 8 other recovery houses. Houses are democratically run, self-supporting, drug-free homes for those in recovery from drug and alcohol addiction.
- Substance Abuse: Community Helping Addicts Negotiate Change Effectively (C.H.A.N.C.E.) provides recovery support services to help residents through recovery and works directly with many residents coming out of jail. The agency helps residents obtain housing, skills, resources, support, recreational activities, and guidance needed for long-term recovery so they become healthy productive members of their families and community.
- The Homeless Engagement and Resources Team (HEART): Representatives from numerous service and government agencies work together to prevent and reduce homelessness, including the City of Albany and Samaritan Health Services. The annual homeless resource fair put on by

HEART was cancelled due to COVID-19.

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

Actions taken to address the needs of public housing

Albany has no public housing, as defined by the Department of Housing and Urban development. Linn-Benton Housing Authority (LBHA) provides affordable housing units and manages the Section 8 Housing Choice Voucher program for the two county region, currently serving 944 Albany households with vouchers. LBHA also owns and manages 105 units of publicly supported housing in Albany, serving low- and moderate-income seniors (90 units) and persons with disabilities (15 units). Albany has approximately 500 rental housing units that were constructed with public or low-income housing tax credit assistance.

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

Discussions on future collaborations to address needs is ongoing.

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

LBHA works with residents participating in their Family Self Sufficiency (FSS) program and in their individual development account savings programs to help them save money to become homeowners. In the 2020 calendar year, five residents graduated from the FSS program and purchased their own homes, and in 2021, two residents have purchased homes to date, and one family is qualified for a Habitat for Humanity home and is waiting for its completion.

Actions taken to provide assistance to troubled PHAs

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

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

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

The City of Albany adopted amendments to the Albany Development Code in late 2020 to streamline the process for needed housing and ensure clear and objective standards for needed housing.

In October 2020, the City adopted a housing needs analysis to 2040 that identifies how many housing units by affordability is needed and how much land would be needed to provide needed housing. The City is in the process of appointing a task force to discuss and identify affordable housing strategies that the City can consider implementing and applied for funding to develop a Housing Implementation Plan that would get underway in PY2021. In compliance with Oregon HB 2001, the City has prepared amendments to the Development Code to allow “middle” housing types (2-4 plexes, townhouses, and cottage clusters) that may provide more affordable housing choices and diversify the City’s housing stock. The middle housing amendments are anticipated to be adopted by the end of 2021 or early 2022.

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

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

In 2020, the Albany Community Development Commission solicited applications several times to determine the highest priority needs of Albany’s low- and moderate-income residents, and assessing needs of those impacted by COVID-19 and to prevent the spread of COVID-19. The City targeted resources to prevent and respond to COVID-19, to reduce and prevent homelessness and serve extremely low-income, and underserved residents with needed services.

In 2020, CDBG-CV funds supported the Second C.H.A.N.C.E and Albany Helping Hands shelters efforts to provide shelter, meals, help them access services and employment, and more self-sufficient so they can transition into permanent housing. The CDBG-CV funds specifically helped the shelters safely operate during the Coronavirus pandemic and prevent the spread of the virus. CDBG-CV funds also supported an emergency housing assistance program through CSC. CV funds also provided child care and youth services to families impacted by COVID and need of care and help with distance learning. Funds provided emergency shelter and case management to unaccompanied youth with the goal of providing them with safe, permanent housing, while staying in school and gaining life skills. Family Tree Relief Nursery used CDBG funds to provide staff to work with at-risk families to strengthen families, improve parenting skills, overcome other stresses to keep families together, and prevent homelessness. Funds also helped low-income seniors provide service and companionship to home-bound seniors.

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

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

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

The 2020 Action Plan identified the following actions to be taken to address lead-based paint hazards.

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

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

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

During the 2020 program year, the City took the following actions to reduce the number of poverty-level families in Albany:

- Emergency Business Grants: The City allocated funds to provide emergency business grants to Albany's small businesses impacted by COVID-19 in order to help these businesses retain or

rehire employees. Funds for businesses identified for this program will be disbursed in PY2021.

- Provide public services: In 2020, the City allocated 15 percent of its annual entitlement award in public service grants to four agencies to serve Albany's lowest income residents, elderly residents, homeless residents, and at-risk children using CDBG funds. An additional seven agencies were allocated CDBG-CV funds to provide services and emergency housing assistance to residents impacted by COVID-19.

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

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

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

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

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

- The Albany Community Development Commission (CDC) consulted with affordable housing providers and 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.
- Consultation with local shelters, Community Services Consortium, Linn-Benton Housing Authority, Albany Partnership, and Linn County Mental Health to discuss the needs of Albany's residents is ongoing.
- City representatives participated in the Homeless Engagement and Resource Team (HEART) meetings. HEART is comprised of various social service agencies; health, housing, and homeless advocates; and governmental agencies that work collaboratively to identify the needs of Albany's homeless and at-risk residents.

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

The City took the following action in 2020 to overcome the effects of impediments identified in the *2018 Update Albany's Analysis of Impediments to Fair Housing Choice and Plan*.

- Embracing Diversity: City staff encourages the appointment of persons in protected classes to the Albany Community Development Commission and continues to reach out to agencies that work with persons of color to assess needs and identify impediments to fair housing. Staff attends monthly meetings of the Hispanic Advisory Council and Linn Benton Health Equity Alliance to foster relationships with Albany's Latinx community and assess needs that could be addressed with CDBG resources.
- Linguistic and Cultural Barriers: The City of Albany and Community Services Consortium local offices have worked to hire employees fluent in Spanish so they can respond to complaints and potential fair housing violations. The Albany Community Development Department has two Spanish-speaking employees.
- Lack of Understanding of Fair Housing Laws: Fair housing trainings for landlords and elected and appointed officials and staff are scheduled for October, 2021. The Fair Housing Council of Oregon will be providing these trainings.

CR-40 - Monitoring 91.220 and 91.230

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

The City follows these monitoring steps annually:

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

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

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

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

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

those receiving small awards.

While certain activities or programs are more complex and may present more risk than others, the City tries to monitor every organization on-site at least once in a three-year cycle.

Due to COVID-19, no on-site monitoring visits were made, but a thorough review of a CDBG-CV funded subrecipient was made to check for duplication of benefits with other federal funds.

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

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

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

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

A notice of the 15-day comment period and public hearings on Albany's 2020 CAPER was published in the Albany Democrat-Herald and on the City's web site on September 7, 2021. The City distributed it to the media and created a social media release about opportunities to comment on the CAPER and community needs.

The Albany City Council hearing is September 22, 2021. Comments will be received through September 22, 2021.

The CAPER was available on the City's web site on September 7, 2021. The City's press release and website content were viewable in Spanish, the most common language of minorities. The CAPER press release was distributed to all area agencies that work with low- and moderate-income residents, residents of Hispanic origin, and residents with a disability, including but not limited to, Linn County Health Services, Department of Human Services, Cascades West Council of Governments Senior and Disability Services, Linn-Benton Housing Authority, and C.H.A.N.C.E. (Community Helping Addicts Negotiate Change Effectively).

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

Two letters were received during the public comment period. The letter from Jackson Street Youth Shelter, one of the CDBG funding recipients, provided an overview of their services and emphasized community needs they have identified. Specifically, they described the growing need for family mediation services, expanded youth shelter capacity, LGBTQ specific housing, expanding outreach and drop in center services, and emergency shelter for young adults ages 18 to 24. DevNW, another recipient of CDBG funds, also submitted a letter of support for the 2020 CAPER and the work it reflects. The letter also called attention to the ongoing housing crisis in the city. These letters are attached to this report for reference.

CR-45 - CDBG 91.520(c)

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

In order to respond to economic impacts of the COVID-19 pandemic and prevent the spread of COVID, the City adopted substantial amendments to the 2019 Action Plan to add the CARES Act funds and performance outcomes.

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

No

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

CR-45 - CDBG 91.520(c)

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