



COMMUNITY DEVELOPMENT COMMISSION

MINUTES

September 16, 2024

12:00 p.m.

Hybrid – Santiam Room

Approved: October 21, 2024

Call to Order

Commissioner Johnson II volunteered to chair the meeting since both the chair and vice chair were absent and called the meeting to order at 12:04 p.m.

Roll Call

Members present: Jim Cole, Larry Timm, Bessie Johnson, Ron Green, Alex Johnson II, Skylar Bailey, John Robledo (arrived at 12:26 p.m.)

Members absent: Emma Deane, Courtney Stubbs, Robyn Davis (excused)

Approval of Minutes for August 19, 2024:

12:05 p.m.

Motion: Commissioner Skylar Bailey moved to approve the August 19, 2024; minutes as presented. Commissioner Jim Cole seconded the motion, which passed 6-0.

Scheduled Business:

12:05 p.m.

Agency Consultations

Planner II Beth Frelander stated that she invited agencies that provide housing and affordable housing in Albany to discuss needs for low- and moderate-income residents.

Albany Habitat for Humanity, Executive Director, Gamael Nassar discussed the kinds of housing needed by low- and moderate-income Albany residents including more affordable rental units, home ownership programs, supportive housing, disability accessible housing as well as subsidized and energy efficient housing.

Nassar shared different ideas and strategies that could provide more opportunities for permanent home ownership.

Commissioner Johnson inquired if the lots that Habitat for Humanity has could support an accessory dwelling unit (ADU) which Comprehensive Planning Manager Anne Catlin and Construction Manager Jerry O’Riordan addressed.

In response to a question from Commissioner Timm, Nassar and O’Riordan discussed different funding aspects and future goals.

Next Frelander introduced Luis Mendoza, Assistant Director for Generational Homeownership, with DevNW. Mendoza discussed challenges with home repairs and the increased needs for Americans with Disabilities (ADA) accessibility.

Mendoza shared that the biggest barrier to homeownership is price point and home availability within an affordable range.

Mendoza discussed that DevNW would benefit from access to low-cost land, so they are able to build homeownership opportunities and discussed community land trusts and the importance to keep homes as affordable homes for future generations.

Commissioner Robledo Arrived at 12:26 p.m.

Commissioner Cole asked how DevNW process helps people acquire homes, which Mendoza explained the process for evaluating projects and discussed internal changes that they have made to build a program that is as self-sustainable as possible.

Freelander next turned over to Community Services Consortium, Senior Housing Operations Manager, Dina Eldridge. Eldridge explained that her organization does not build housing and are not focusing on homeownership.

Eldridge discussed that their niche are renters and those who have experienced homelessness. She described that the fastest growing segment in the homeless population are seniors, and the largest unmet need is permanent supportive housing.

Eldridge shared what supportive housing can look like and varying needs for intensive case management in addition to lifetime rent subsidies. She also shared what potential models of this type of housing could look like.

Commissioner and agency consultants continued conversations about different available resources and community needs and how to help those in need to access these services.

2023 CDBG Consolidated Annual Performance Evaluation Report (CAPER)

12:54 p.m.

Freelander asked commissioners if they had any questions regarding CAPER, and Comprehensive Planning Manager Anne Catlin announced that there would be a public hearing September 25, 2024, to receive any comments regarding community needs that CDBG funds could help address.

Business from the Public

1:06 p.m.

None.

Business from the Commission

1:06 p.m.

None.

Next Meeting Date

October 21, 2024, 12:00 p.m. in the Council Chambers

Adjournment

Commissioner Johnson II adjourned the meeting at 1:07 p.m.

Respectfully submitted,

Reviewed by,

Signature on file

Signature on file

Kaitlin Martin
Administrative Services Coordinator

Beth Freelander
Planner II

*Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing cdaa@albanyoregon.gov.