



# COMMUNITY DEVELOPMENT COMMISSION AGENDA

**Monday, October 21, 2024  
12:00 p.m.**

This meeting includes in-person and virtual participation.  
Council Chambers

333 Broadalbin Street SW

Or join the meeting here:

<https://council.albanyoregon.gov/groups/cdc/zoom>

Phone: 1 (253) 215-8782 (Long distance charges may apply)

Meeting ID: 894 5923 3401; Passcode: 498781

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Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to Order (Chair)
2. Roll Call (Staff)
3. Approval of September 16, 2024, minutes [Pages 2-3] (Chair)
4. Scheduled Business (Staff)
  - Agency Consultations
  - 2025 CDBG Application Priorities [Page 4]
  - Housing Implementation Plan Update
5. Business from the Public (Chair)
 

*Persons wanting to provide comments may:*

  1. **Email written comments to [cdaa@albanyoregon.gov](mailto:cdaa@albanyoregon.gov), including your name, before **noon on the day of the meeting.****
  2. **To comment virtually during the meeting, register by emailing [cdaa@albanyoregon.gov](mailto:cdaa@albanyoregon.gov), before **noon on the day of the meeting**, with your name. The chair will call upon those who have registered to speak.**
  3. **Appear in person at the meeting and register to speak.**
6. Business from the Commission (Chair)
7. Next Meeting Date: Monday, November 18, 2024, at 12:00 p.m. in Santiam Room
8. Adjournment

*This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48-hours in advance of the meeting at: [cdaa@albanyoregon.gov](mailto:cdaa@albanyoregon.gov) or call 541-917-7550.*

*Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City's website.*

[albanyoregon.gov/cd](https://albanyoregon.gov/cd)





## COMMUNITY DEVELOPMENT COMMISSION

### MINUTES

September 16, 2024

12:00 p.m.

Hybrid – Santiam Room

Approved: DRAFT

#### 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,

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](mailto:cdaa@albanyoregon.gov).*

## **2025 Community Development Block Grant Funding Priorities**

Each year, the Community Development Commission can choose whether certain goals or priorities from the 5-year consolidated plan are particularly important and therefore warrant extra weight when evaluating applications for funding. The CDC can select specific goals or priorities and give extra points or special consideration to applications that address those select goals or priorities. The CDC may also decide all goals or priorities bear equal weight. Below are the priorities and goals from the 2023-2027 Consolidated Plan.

### **2023-2027 Consolidated Plan Priorities and Goals**

Priority: Support affordable housing in Albany

Goals:

Increase affordable housing options

Maintain the existing affordable housing stock

Priority: Reduce homelessness

Goals:

Increase affordable housing options

Support public services for LMI residents

Priority: Increase the availability of needed services for low- and moderate-income residents

Goal: Support public services for LMI residents

Priority: Expand economic opportunities for low- and moderate-income residents

Goal: Support Economic Opportunities for LMI residents

Priority: Strengthen and revitalize low- and moderate-income neighborhoods

Goal: Strengthen LMI neighborhoods and accessibility