



## COMMUNITY DEVELOPMENT COMMISSION

### MINUTES

August 18, 2025

12:00 p.m.

Hybrid – Council Chambers

Approved: September 15, 2025

#### Call to Order

Chair Bessie Johnson called the meeting to order at 12:00 p.m.

#### Roll Call

Members present: Jim Cole, Robyn Davis, Tracy Liles, Ron Green (arrived at 12:01 p.m.), John Robledo, Courtney Stubbs, Alex Johnson II, Larry Timm

Members absent: Tracy Liles, Emma Deane

#### Approval of Minutes for June 2, 2025

**12:00 p.m.**

**Motion:** Commissioner Johnson II motioned to approve the minutes from June 2, 2025. Commissioner Cole seconded the motion, which passed 8-0.

#### Public Comment

**12:01 p.m.**

City of Albany Councilor Marilyn Smith updated the Commission on the effort to set up a separate Continuum of Care for Linn, Benton and Lincoln Counties to break away from the 26 county Rural Oregon Continuum of Care that HUD funds for homeless prevention and other services.

Commissioner Davis asked what percentage of the funds comes from federal versus local or private funding. Counselor Smith wasn't able to provide those numbers but suggested Dina Eldridge at Community Services Consortium would be a good source for those numbers

Commissioner Timm asked about the numbers of homeless in the various geographic areas and the trends, whether program efforts are making a significant difference. Catlin stated that there were numbers from the Point-In-Time count available in the 2025 Action Plan.

Counselor Smith continued that she had seen the drafted letter from the Commission, and it raised an immediate concern for her because we already have a task force based in Albany and operating in Linn County and has been continually meeting since 2006. That taskforce began with a homeless resource fair and community summit with the Council. The task force became the HEART (Homeless Engagement and Resource Team) that includes government, law enforcement, emergency response; faith-based organizations, health care agencies and housing/shelter providers participate. Regular discussion identifies gaps and provides agency updates on efforts.

Staff provided Commissioners with a list (from the 2025 Action Plan) with descriptions of local efforts, groups and housing services working to reduce homelessness.

Commissioner Stubbs asked if Counselor Smith sees any gaps where needs aren't being covered. Counselor Smith responded that she sees the biggest gap is people not choosing to access shelter services for a variety of reasons such as having pets, not wanting to be separated from their partners, those with behavioral issues, etc.

Commissioner Johnson asked if there is any way to gauge how much progress has been made. Counselor Smith answered yes. At each HEART meeting they have a report on how many people have been moved off the street and into housing through community street outreach. Shelter is not permanent housing and there are people doing the one-on-one outreach to get individuals housed. She noted that Albany does have three year-round shelters, which other communities don't have.

Scheduled Business

**12:27 p.m.**

- Agency Consultation Discussion & Direction

Comprehensive Planning Manager, Anne Catlin shared that the Federal 2026 budget does include funding for the CDBG program, but figures are not final. There is a slight reduction in the fiscal year allocation. It means we'll need to move quickly to conduct agency consultations and determining priorities. They issue Request for Applications in late October/early November to give agency's time to apply. Commissioners were provided with a list of possible consultants for consideration.

Commissioner Timm shared he would rather hear from agencies after they apply and only once.

Commissioner Johnson added they would have the application to review and be better prepared with questions.

Commissioner Johnson II requested that Faith Hope & Charity Inc. be on the list.

Catlin suggested it would be important to know what the gaps are to set priorities for funds usually determined during consultations. So asked how to go about getting the consultation without repeating information. She suggested pre-loading the discussion with survey questions to get specific information.

Commissioner Stubbs asked if there was a liaison from the HEART group to consult with the Commission on current gaps. Catlin explained the group is made up of people from different agencies so no specific representative. She suggested Dena Eldridge with the Community Services Consortium as a good resource for identifying gaps, as well as Commissioner Dean.

Commissioner Cole suggested it is good to have an additional opportunity to speak with organizations but perhaps there is value in front-loading questions to help prioritize and how to drive the decision. He recalled the scoring was very tight and would prefer the ranking be more spread out. And there were questions that weren't resolved like number of meals served vs number housed. We had trade-offs without having clarity on how to make that decision. Generally, things that could tighten the process.

Commissioner Timm said focusing the discussion primarily on what the gaps/needs are versus this is what my agency does.

Commissioner Johnson agreed and with so many efforts concerned with serving the same person from the same dollars. Ideally a clearinghouse of sorts basing awards on specific areas of expertise.

Commissioner Johnson noted that some applications come in year after year for the same services. Catlin suggested emphasizing growing the programs and looking at whether a program can become self-sustaining or find other funding.

- Housing Implementation Plan Updates

**12:47 p.m.**

Catlin reported progress on implementing the strategies in the housing implementation plan. The council did defer system development charges for housing so reducing the amount due up front in the

permit process but delay until there is occupancy. The Council did adopt the Construction Excise Tax (CTE) for housing, a fee for new development on the value of the improvement for adding living space for residential or occupiable space for commercial construction.

Business from the Commission

**12:56 p.m.**

Commissioner Davis appreciated Councilor Smith taking the time to provide information to the Commission. But expressed concern that there doesn't seem to be a liaison accountable to elected officials and stated that Corvallis has such an oversight group. Davis's concern was that there is such a disparate approach to problem gaps such as health services, that coordination could address in a more unified way and agencies should be held accountable. Other cities report on progress addressing homelessness.

Catlin suggested having staff from the Fire Department and Police Department and possibly Park staff and Linn County Health Services attend future CDC meetings. The HEART Group is a collective to share information about what is going on but is not holding anyone accountable. HEART doesn't distribute out their minutes to know what they talk about. Sharing the information so there is more understanding about what is going on. Catlin suggested reporting to Council from agencies providing services, such as COAT and other organizations doing work in the field. She believed that Commissioner Deane would be helpful in identifying areas for improvement as well as COAT, who goes out weekly to camp sites.

Commissioner Johnson II noted that with the joint meetings we have with the Council perhaps one could be convened on this topic with reporting. Discussion continued about groups that could report to Council on this topic.

Commissioner Johnson II invited members to attend a groundbreaking of the YMCA Veteran's Housing project on September 10, 2025, at 10:00 a.m.

Next Meeting Date

The next meeting is scheduled for September 15, 2025.

Adjournment

The Chair adjourned the meeting at 1:16 p.m.

Respectfully submitted,

*Signature on file*

Susan Muniz  
Recorder

Reviewed by,

*Signature on file*

Anne Catlin  
Comprehensive Planning Manager

*\*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).*