



COMMUNITY DEVELOPMENT COMMISSION

MINUTES

October 20, 2025

12:00 p.m.

Hybrid – Council Chambers

Approved: November 3, 2025

Call to Order

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

Roll Call

Members present: Jim Cole, Larry Timm, Robyn Davis, Bessie Johnson, Ron Green, Courtney Stubbs, Tracy Liles and Alex Johnson II present at 12:02 p.m.

Members absent: Emma Deane, John Robledo (excused)

Approval of Minutes for September 15, 2025

12:00 p.m.

Motion: Commissioner Timm motioned to approve the minutes. Commissioner Cole seconded the motion. All voted in favor of accepting the minutes 6-0. (Commissioners Liles and Johnson II came in after the vote.)

Public Comment

12:01 p.m.

None.

Scheduled Business

12:01 p.m.

- Agency Consultation - Community Services Consortium

Comprehensive Planning Manager, Anne Catlin introduced Dina Eldridge, Housing Operations Manager for Community Services Consortium (CSC).

Eldridge explained that CSC is the designated community action agency representing Linn, Benton and Lincoln Counties addressing local causes and conditions affecting people who are low income or trying to escape poverty. They help with job seekers, skill building, youth programs, food share programs, wrap around services, and housing and utility services. Their mission is to provide those vital services by collaborating with community partners to positively transform lives. She sees the most urgent need and challenge is to provide stable housing.

She also noted the concern over federal funding cuts and budget priorities and how the overall federal cuts in services affect Oregon and the State's ability to backfill programs. She emphasized it will take partnership and community effort to meet needs. She noted the HEART (Homeless Engagement and Resource Team) meetings as a place for providers to network and coordinate efforts and with the HEAL group of emergency responders and providers.

Commissioner Davis asked how CSC prioritized paused services. Eldridge replied that they have short term assistance programs to prevent eviction or those needing help with moving costs to get into housing. They have had to pause that assistance. Housing-related special needs benefits through Samaritan are continuing. CSC is the only agency processing rent payments, deposits which is continuing but normal short term housing programs are paused. Longer term assistance with federal programs for housing assistance is still active but with no openings.

Commissioner Cole asked about what prevention programs are experiencing cuts and what is covered. Eldridge described the Oregon Eviction and Prevention Program, as an approach originated during COVID to prevent homelessness. The effort grew out of that response. It helps pay back rent and help homeless and unhoused as well providing deposits and first/last months rent to get into housing. Not meant to be long term, but it is a huge percentage of what they do but is endangered for lack of funds.

Commissioner Stubbs shared that she's witnessed a lot of success stories of people staying out of homelessness by preventing evictions and benefiting from that program. She opined that even creating affordable housing efforts are vital but many can't afford even the lowest rents.

Commissioner Green praised Eldridge's efforts during the uncertainty around funding. CSC is in place to deliver the help.

Chair Johnson asked, with the federal cuts do you have enough to cover to the end of the year? Eldridge shared her department and gets three main sources of federal money. One as a passthrough from Oregon Housing and Community Services and that money is not in danger this fiscal year. Continuum of Care is another source that has been proposed to rolling into another program called the Emergency Solutions Grant. CSC has a renewal already approved from the last cycle so good to October 2026. One program received awards but then it was suspended until they certified that they are following recent federal restrictions and the whole state of Oregon cannot comply with those restrictions. The Emergency Solutions Grant (ESG) is still in effect although it may be subject to cuts or changes in language that would be a concern.

Commissioner Davis inquired about the effect or use of litigation on some of the political demands for the agency. Eldridge replied CSC hasn't done anything directly in that capacity and are making the programs proceed as best they can in accordance with the law.

Chair Johnson expressed the Commission's appreciation for Eldridge's information and extended an invitation to return.

- Allocating Prior Year Funds

12:30 p.m.

Catlin requested input from the Commission regarding roughly \$5,175 dollars from prior funds unspent. They need to allocate those funds to an agency or program excluding public services due to the cap. She suggested the Commissioners consider allocating those unspent funds to this program year recipients - the Albany Partnership for Housing and Community Development for rehabilitation to existing units and Albany Area Habitat for Humanity to establish their Home Repair Program. She explained the original asks and details of the awards, then asked for the commission's decision.

Commissioners deliberated and Commissioner Johnson II suggested giving \$3000 to Albany Partnership and the balance to Habitat.

Motion: Commissioner Johnson II motioned to allocate remaining prior year funds in the following amounts- \$3,000 to Albany Partnership for Housing and Community Development and the remaining amount to Habitat for Humanity. Commissioner Green seconded which passed 8-0.

- Agency Consultation Survey Results

Catlin expressed staff's desire for input on how the commission wants to prioritize the needs that they are hearing from agency surveys they received. Formerly, she recognized the concern of the commission to use the funds to address homelessness. She sees affordable housing, transportation costs, food insecurity as needs noted in the survey.

Chair Johnson asked about some newer organizations listed that responded to the Agency Consultation Summary. Young Roots, Crossroads Community, Cumberland Church. Catlin said there are many on the

interested parties list that don't necessarily apply for funds but did respond, or provided consultation. She described the efforts of those organizations.

Catlin asked if the commissioners felt they have the information they need to set priorities for next year.

Commissioner Timm agreed that reducing homelessness should be a plan priority perhaps the top priority as a basic element of need. Agreeing Commissioner Cole reiterated that increasing affordable housing is what can reduce homelessness.

Commissioner Davis suggested with a caveat of considering that the funding revenue shortfall with the state and federal chaos has caused concerns amongst these providers so perhaps some funding could be targeted to organizations seeking grants from private foundations. Commissioner Cole repeated his thought about scoring those with leverage higher to extend the use of the limited (CDBG) funds.

Commissioner Stubbs recollected that each year they seem to re-prioritize a similar set of issues. But is affordable housing the heart of the issue? She concluded there are layers of importance, no single issue. But no matter how affordable housing is, it is still difficult for many to get and stay housed. There is this gap, which seems to be the social issues that we may not be able to solve.

Commissioner Timm, acknowledged that a lot of factors issue may be making people homeless; we can only react to what people apply for.

Commissioner Johnson II spoke for the necessary services to help those in need get into housing, mental health services, addiction services, abusive environments, shelters, no one solution is going to address any one person's need.

Commissioner Cole poised that housing people is a beginning requirement but not a complete solution. Housing first to rely on.

Commissioner Johnson went back to the affordability and long waiting lists even if ready to get housed.

- PY 2026 Priorities and Application Narrative/Scoring Criteria

12:57 p.m.

Catlin summarized that there are myriads of factors affecting the ability to secure housing. But there is a lack of affordable housing and concerns for the homeless. She suggested some changes in the matrix/point system to add more points to prioritize needs and whether the commission wanted to limit the amount of grant requests.

Commissioner Cole asked about the ranking process and perhaps changing the point process and priorities between public service and non-public services as they seem to be different buckets.

Commissioner Liles offered her perspective supporting people already housed from losing housing or employment. Whether that is loss due to transportation, childcare, as well as affordability.

Catlin reiterated that many public services do ultimately affect housing and could still be considered within the priority. It is not just the physical housing but the services to support getting into housing. She added that starting in January the city will begin to raise some funding over time with the new Housing CET (construction excise tax) that will become available to support construction of housing.

Commissioner Johnson appreciated the effort on the survey and summary as a great help in prioritizing issues.

Commissioner Stubbs voiced how much success that the CSC has had in helping people stay housed. And felt CSC along with CHANCE deserve support.

Commissioner Timm referencing the chart that staff supplied and the importance of leveraging funds and using that language and potentially increasing the points for that.

Catlin offered to make suggested adjustments to the scoring matrix and will get it to the commission for final review. She suggested a short meeting on November 3rd to review the scoring matrix prior to the applications being sent out in early November.

Business from the Commission

1:13 p.m.

None.

Next Meeting Date

The next scheduled meeting is November 3, 2025. Potentially, again November 17, 2025, if necessary.

Adjournment

The Chair adjourned the meeting at 1:14 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.*