



COMMUNITY DEVELOPMENT COMMISSION

MINUTES

September 14, 2026

12:00 p.m.

Hybrid – Council Chambers

Approved: **October 19, 2026**

Call to Order

Vice Chair Robyn Davis called the meeting to order at 12:00 p.m.

Roll Call

Members present: Jim Cole, Keith Bierwirth

Virtual attendees: Robyn Davis, John Robledo, Ron Green

Member Absent: Bessie Johnson (excused), Larry Timm (excused)

Approval of Minutes for August 17, 2026

12:01 p.m.

Motion: Commissioner Cole motioned to approve the minutes as presented. Commissioner Green seconded the motion which passed 5-0.

Public Comment

None.

Scheduled Business

12:02 p.m.

Development Program Analyst, Kaitlin Martin introduced the newest Commissioner, Keith Bierwirth. Bierwirth shared a little about himself with the group. Commissioners introduced themselves and welcomed him to the commission.

Agency Consultations

Todd Noble, director of Linn County Health Services (LCHS), shared what the agency does and how it impacts the county. LCHS has 270 employees, which is the largest agency in the county. He described the different divisions within the agency, the staffing numbers for them and each department's main focus. He also shared some of the challenges Linn County Health Services is experiencing, especially with mental health services. Green asked what could be done on the state level to improve mental health response. Cole noted the disconnect between who is making the decisions and the mental health needs in the state. Bierwirth asked about the coordination of non-profit groups and the overlapping of the services. Anne Catlin, Comprehensive Planning Manager, noted that House Bill 2005 required the city to update the code around zoning for psychiatric facilities. She also shared how the county and city continues to coordinate response services for mental health situations.

Michael Olkin with Linn Benton Housing Authority (LBHA) provided a brief overview of the origination of LBHA as an independent private corporation, contracted by HUD to administer their rental assistance programs. Their primary focus is to administer the long-term rental assistance program (Section 8 vouchers) for both Linn and Benton counties and distribute and manage about 2600 vouchers. The program has a long waitlist and includes different preference levels, based on the composition of the family. Within the total number of vouchers are some specialty vouchers for veterans and aged-out foster participants. There are also about 100 spots for Family Self Sufficiency participants. This program assists families that are interested in becoming self-sufficient with the intent of fully moving away from public assistance. These families are typically pursuing education to increase their income. They work with case workers throughout the process to meet their goals. LBHA performs housing inspections on all those utilizing the vouchers, both at move in and every two years of occupancy. They also have over 200 housing units that they manage. Bierwirth asked if people use their housing vouchers to live in apartment units owned by Health Services. Olkin responded affirmatively. There was also a discussion on the voucher and affordable housing programs, how they differ, the possibility of "double-dipping" between different programs, and the potential of public/private partnerships. Catlin explained how the voucher

program and waitlist work and issues with lack of affordable housing options. Davis asked about the inspection process and Cole asked how inspection “fails” are dealt with.

Economic Development Activity Discussion

Catlin shared that there was unspent prior year CDBG funds. They have been in contact with Oregon Cascades West Council of Governments (OCWCOG), business lending department, to see if there is an opportunity to partner to them to create economic opportunities for small businesses in Albany. Commissioners continued discussions about these economic development funds and potential uses.

Community Participation Plan

Martin explained the program requirements and shared updated copies* with the commissioners. She explained the proposed changes and asked for comments. Commissioners offered their support of the changes. The packet will be taken to the City Council later in the month.

2025 Consolidated Annual Performance Evaluation and Report (CAPER)

Martin shared slides* and explained the contents of the CAPER which will be shared with City Council. The CAPER highlights the accomplishments over the past year. Bierwirth asked what CDC’s responsibility includes for the next year. Both Martin and Catlin explained the process and the CDC’s role as well as other projects and programs that the group will be involved in.

Business from the Commission

None.

Business from Staff

Martin reminded the commissioners about the Community Advisory Group Appreciation Event, scheduled for Wednesday, September 30, 2026, and encouraged commissioners to attend.

Next Meeting Date is October 19, 2026

Adjournment

Vice Chair Davis adjourned the meeting at 1:15 p.m.

Respectfully submitted,

Reviewed by,

Talley Richardson
Administrative Assistant

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.*