



COMMUNITY DEVELOPMENT COMMISSION

MINUTES

February 10, 2025

12:00 p.m.

Hybrid – Council Chambers

Approved: February 24, 2024

Call to Order

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

Roll Call

Members present: Jim Cole, Larry Timm, Ron Green, Courtney Stubbs, Robyn Davis, Alex Johnson II, Bessie Johnson, Emma Deane

Members absent: John Robledo, Skylar Bailey (both excused)

Approval of Minutes for January 27, 2025

12:01 p.m.

Motion: Commissioner Timm moved to approve the January 27, 2025, minutes as presented. Commissioner Cole seconded the motion, which passed 8-0.

Scheduled Business:

12:03 p.m.

- 2025 CDBG Applicant Presentations

Oregon Cascades West Council of Governments (OCWCOG), Community Services Program Manager, Alicia Lucke, presented their application for the Senior Companion Program to increase the availability of services to Albany and also increase supports for low-income persons. This program recruits' volunteers 55 and over meeting low-income guidelines to provide one on one support to Albany homebound or disabled seniors assigning them as a driver or companion needing extra support. They intend to serve a total of 18 residents. This proposal is to support necessary staff and mileage reimbursement for the volunteers.

Jackson Street Youth Services, Grants Manager, Lauren Winchester, presented their application. Jackson Street provides outreach and emergency shelter for youth 10-24 years. They are asking for funds to support the Next Steps Transitional Living Program for case management support. The program population is 18-24 years old with some homeless and all generally with little to no income. The caseworkers assist youth in completing their education, job search support, interviewing skills, networking in the community. They have 10 beds in Albany and average length of stay is trending up to 9 months. The program is aligned with CBDG funding in reducing homelessness increasing economic opportunity and increased services for low-income population. Winchester answered that they would accept a smaller award but would have to make adjustments to the effort.

Creating Housing Coalition: Community Outreach Assistance Team (COAT) Carol Davies, Outreach Program Director provided a summary of their request to support COAT efforts and services to the unhoused and housing unstable people with basic supplies, food, hygiene, offering intensive case management until they find permanent housing involving getting identification, filing for SSI, addressing housing barriers, filling out applications. Once housed staff continue to help them be successful in the placement. They served over 1000 people last year. Funding would supplement staff for case management and outreach. If not fully funded they would have to reduce the number of people served.

C.H.A.N.C.E Development Manager, Jennifer Thelander, described their proposal for a database coordinator for the (2nd CHANCE) shelter. C.H.A.N.C.E. provides services for people with substance use disorders, houselessness

and/or mental health challenges. They have multiple offices, one in Albany with shelter. Their funding generally covers programs but not necessary maintenance, or other support. The main goals of providing a database coordinator are to improve quality, accuracy and frequency of data to support programs and provide data for new revenue streams. Most funding requests require an immense amount of demographic data. They have seen a big increase in clients with mental health needs and they want to be ready to impact those issues at a legislative level with available data. They served 487 last year at the shelter and anticipate 600 this year as they have increased the number of beds. If only partially funded they may have to reduce the position to part time.

Commissioner Stubbs asked for a description of the process of 'hiring' clients as staff to provide some of the shelter services. Thelander explained their process helping interested clients to get appropriately certified.

Commissioner Johnson II asked whether there is an increase in senior clients? Yes, they have seen an increase in those with medical needs needing respite care dropped off at the shelter after medical release.

Commissioner Green asked if a job description has been prepared for the database coordinator and training plan and whether data will be shared by other locations. Thelander noted it will be just for the shelter at this time, and they are working on a job description.

Commissioner Cole asked about the training. Thelander answered most training will be for onboarding new shelter staff.

Albany Area Habitat for Humanity, Executive Director, Gamael Nassar, presented their proposal for the Albany Habitat Home Repair Program. The Program is a critical initiative to address the urgent housing need in Albany for safe, stable and affordable housing for low- to medium-income homeowners unable to address critical repairs such as partial roof repairs, energy efficiency improvements, accessibility modifications. Making necessary repairs reduces housing insecurity and strengthens low-income communities. Habitat serves a minimum of 12 low- to moderate income households. They give priority to elderly, veterans, disabled and other populations that are disproportionately affected by unsafe conditions and financial hardships. CBDG funding is needed because it directly supports preservation of affordable housing, prevents displacement and ensures low- to moderate- income households can live in a safe and healthy environment. Many households do not qualify for traditional or government backed loans leaving them no other options for repairs. The CBDG funds allow them to do complete more substantial high impact projects that directly address safety hazards and long-term stability. They welcome any level of funding but would need to reduce numbers of projects completed if not fully funded.

Catlin suggested meeting with the Community Services Consortium to partner with their free weatherization program and help link to other organizations that may cover or provide certain services free of charge.

Staff Update

Commissioner Davis asked staff about the federal funding situation. Catlin said a lot of other HUD programs have been affected but the city can still drawdown funds from HUD and has asked award recipients to spend and submit reimbursements as fast as possible. The city has not received word on future 2025 CBDG funds. Given the HUD programs are popular across the country, she hopes the CDBG program won't be impacted. The city should know more in March and staff are proceeding as if the city will get funds to ensure the application timeline isn't interrupted.

Catlin requested that Commissioners score the applications before the end of the week so staff can record the scores before they meet again to evaluate the projects at the February 24, 2025, meeting.

Business from the Public

1:08 p.m.

None.

Business from the Commission

1:09 p.m.

Commissioner Johnson asked what they can do. Catlin suggested calling the Congressional switchboard. Commissioner Davis also suggested contacting the governor.

Commissioner Johnson II wanted to note his concerns around the uncertainty of federal funds, especially Medicaid and other social programs and the direct effects to the elderly; many are frightened. He strongly suggested that staff and commissioners provide a measured positive response supporting those in need and be prepared to share any resources that can provide assistance.

Next Meeting Date

Next meeting is scheduled for February 24, 2025, at noon in the Santiam Room.

Adjournment

Chair Johnson 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.*