



COMMUNITY DEVELOPMENT COMMISSION

AGENDA

Monday, March 18, 2024

Noon-1:00 p.m.

This meeting includes in-person and virtual participation.

Santiam Room

333 Broadalbin Street SW

Or join the meeting here:

<https://council.cityofalbany.net/groups/cdc/zoom>

You can use your microphone or dial in using your phone.

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

Meeting ID: 894 5923 3401; Passcode: 498781

1. Call to Order (Chair)
2. Roll Call (Staff)
3. Approval of Minutes (Chair)
4. March 4, 2024 [Pages 2-4]
5. Scheduled Business (Staff)
 - Fair Housing Goals and Actions [Pages 5-6]
6. Business from the Public (Chair)

Persons wanting to provide comments may:

 1. *Email written comments to 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 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: Tuesday, April 16, 2024, at 6:00 p.m. in Council Chambers
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 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





MINUTES

March 4, 2024

12:00 p.m.

Hybrid – Santiam Room

DRAFT

Call to Order

Chair Courtney Stubbs called the meeting to order at 12:01 p.m.

Roll Call

Members present: Alex Johnson II, Jim Cole, Larry Timm, Bessie Johnson, Emma Deane, Courtney Stubbs, Ron Green, John Robledo, Skylar Bailey

Members absent: Robyn Davis

Approval of Minutes:

12:02 p.m.

Motion: Commissioner Bessie Johnson moved to approve the February 19, 2024; minutes as presented. Commissioner Skylar Bailey seconded the motion, which passed 9-0.

Scheduled Business:

12:10 p.m.

- Community Development Block Grant (CDBG) Application Evaluation Continued

Beth Frelander, Planner II noted this was a continuation of the discussion of the Community Development Block Grant (CDBG) applications which began at the last meeting. She shared the rankings determined by averaging the scores turned in by the Commissioners to date. Frelander began with the Public Service applications, sharing that the scores showed that Jackson Street Youth Services and Oregon Cascades West Council of Governments (OCWCOG) were close in the top rankings.

There was an in-depth discussion of the rankings and agency's ability to implement their services if funding wasn't provided. Commissioners discussed various potential ways of allocating funding.

Commissioner Alex Johnson II expressed his support for OCWCOG's work for seniors and Jackson Street Youth Services.

Commissioners were in consensus about Albany Helping Hands both in acknowledging the good work being done but also having concerns with funding until they demonstrated they were meeting the Department of Justice expectations and provided an action plan that addressed the concerns from the DOJ.

Commissioner Stubbs reiterated that every year they invite the same agencies to apply. and she felt it is important to maintain those relationships; if they meet the program goals they should be funded. Frelander reminded them that they invite many agencies, and agencies are aware of the nature of competitive grants and the limited amount of funds.

Frelander suggested members try and reach some consensus about their rankings, decide on which agencies the commission believes should receive funding, and then decide how to split up the dollars. All were in agreement that Jackson Street Youth Services and OCWOG Senior Companions Program should receive funds given their high scores.

Commissioner Green suggested fully funding Jackson Street Youth Services and OCWCOG and distributing the balance of funds to the other three higher ranking programs and excluding the YMCA. Commissioner Timm's view was to fully fund Jackson Street Youth Services and OCWCOG and give the remainder to COAT. He had concern that the Boys and Girls Club program is overly expensive for the timeframe of the program, and they may have other funding opportunities.

Frelander summarized the proposal was to fully fund Jackson Street Youth Services and OCWCOG for \$34,000 and then the balance (16,000) to COAT. Commissioner Deane suggested the same but splitting the balance giving \$8,000 each for COAT and Boys & Girls Club. Frelander offered a proposal that lowered the Jackson Street award to \$26,000, then \$4000 to COG and \$10,000 each to Boys & Girls Club and COAT.

Frelander then asked members to consider how their decision may be affected if HUD funds differ from the anticipated amount. Commissioners agreed to hold off making that decision until the final amounts were announced.

Motion: Commissioner Skylar Bailey motioned to award CBDG funds to Public Service applicants in the following amounts pending the final HUD figures: \$26K Jackson Street Youth Services, \$4K OCWCOG, \$10K for COAT, \$10K for Boys & Girls Club. Commissioner Bessie Johnson seconded the motion, which passed 9-0.

Staff then directed the commissioners to discuss the Non-Public Service applications. With the withdrawal of the C.H.A.N.C.E. application, there is anticipated to be a larger amount of funding available than the remaining applicants applied for. Frelander asked the applicants whether they'd like to increase their funding request. She reported that DevNW could possibly provide an additional home rehab project; Family Connections could increase their grant amounts for childcare start-ups; and CARDV could provide additional security for their clients needed to safely open their new shelter. Commissioners Bessie Johnson and Emma Deane shared the importance of supporting CARDV shelter efforts as the work they are doing is life changing.

Commissioner Cole added that DevNW would need at least \$30K to do one additional house, so he believed they should split the overage between the other two applicants.

Frelander received an increased ask from CARDV of \$18K and which would leave an additional \$10K for Family Connections. Commissioner Alex Johnson II noted how important it is to promote more childcare opportunities in Albany.

Motion: Commissioner Skylar Bailey motioned to award the following Non-Public Service CDBG grants as follows pending allocations from HUD: CARDV \$41K, Family Connections \$51K and DevNW \$125K. Commissioner Jim Cole seconded the motion, which passed 9-0. (Amounts pending final HUD allocation figures)

Staff agreed that if the final figures are higher than predicted that the Commission will have an opportunity to discuss the distribution again.

- Fair Housing Goals and Actions

1:18 p.m.

Staff suggested tabling the discussion until the next meeting.

Business from the Public

1:18 p.m.

None

Business from the Commission

1:19 p.m.

None

Next Meeting Date

The next meeting is scheduled for March 18, 2024 at noon in the Santiam Room.

Adjournment

Chair Stubbs adjourned the meeting at 1:20 p.m.

Respectfully submitted,

Reviewed by,

Susan Muniz
Recorder

Beth Frelander
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@cityofalbany.net.*

Draft impediments, Goals, and Actions

Impediment 1: Lack of Affordable Housing

- Goal: Explore options for growing the City’s capacity to support the development of long-term affordable housing
 - Action: Explore potential revenue sources or other City resources for affordable housing including grants, CET, surplus property policy, and tax abatement program.
- Goal: Use existing resources to support creating or maintaining affordable housing in Albany
 - Action: Continue to support housing rehabilitation of Albany’s older housing stock.
 - Action: Allocate CDBG funds to affordable housing developments, if possible.

Impediment 2: Lack of Housing Choice

- Goal: Amend the Albany Development Code to allow for a greater variety of housing types and sizes across the city
 - Action: Pursue strategies outlined in the HIP to reduce barriers to the development of needed housing types including small homes, single room occupancy, middle housing (townhouses, duplexes, triplexes, quadplexes, and cottage clusters), apartments and accessible housing.
 - Action: Leverage CFEC requirements to allow more housing density and diversity in key areas of the City.
- Goal: Encourage affordable housing distribution throughout the City
 - Action: Allow more housing density and diversity in Climate Friendly Areas located throughout the City.

Impediment 3: Lack of Understanding of Fair Housing Laws and Resources

- Goal: Reduce discriminatory practices in the housing market.
 - Action: Work with Fair Housing Council of Oregon, Legal Aid, and rental and realtor associations to provide training for “mom and pop” landlords, rental property managers, shelter providers, and agency staff.
 - Action: Schedule fair housing training for elected and appointed officials to increase awareness among policy and decision makers to avoid making decisions that may have an unintended impact on a protected class.
 - Action: Market fair housing resources and fair housing law campaigns using other media platforms, including social media.
- Goal: Improve resident awareness of housing rights and fair housing resources.
 - Action: Work with FHCO, Legal Aid and local partners to provide fair housing and training resources to residents.
 - Action: Market fair housing resources and fair housing law campaigns using other media platforms, including social media.

Impediment 4: Linguistic, Cultural, and other Barriers to Access

- Goal: Reduce linguistic and/or cultural barriers to fair housing information, social services, and CDBG program information.

- Action: Continue building partnerships with agencies that serve the Hispanic/Latino community, residents with disabilities, and seniors and for guidance on how to remove barriers to housing and access to resources.
- Action: Ask future applicants how they ensure their services are accessible to non-English speakers and people with disabilities as part of the application process.
- Goal: Make services and resources more easily accessible for people with disabilities, including mobility impairments, cognitive disability or neurodivergence, and hearing or vision impairments.
 - Action: Use plain language in program information
 - Action: Use CDBG resources to support accessibility, as possible.
 - Action: Ask future applicants how they ensure their services are accessible to non-English speakers and people with disabilities as part of the application process.

Impediment 5: Unequal distribution of affordable housing, opportunities, and amenities

- Goal: Invest in LMI neighborhoods
 - Action: Use CDBG funds to support neighborhood improvements in predominantly low- or moderate-income census tracts
- Goal: Encourage affordable housing distribution throughout the City
 - Action: Allow more housing density and diversity in Climate Friendly Areas located throughout the City.