



COMMUNITY DEVELOPMENT COMMISSION

MINUTES

March 17, 2025

12:00 p.m.

Hybrid – Santiam Room

Approved: April 21, 2025

Call to Order

Chair Bessie Johnson called the meeting to order at 12:01 p.m.

Roll Call

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

Members absent: Emma Deane (excused), Ron Green (excused), John Robledo (excused)

Approval of Minutes for February 24, 2025

12:01 p.m.

Motion: Commissioner Timm moved to approve the February 24, 2025 minutes as presented. Commissioner Cole seconded the motion, which passed 6-0.

Scheduled Business:

12:02 p.m.

- 2025 CDBG Applicant Evaluations Continued

Comprehensive Planning Manager, Anne Catlin continued the Community Development Block Grant (CDBG) applicant review from the last meeting suggesting they evaluate the two Non-Public Service applications first. She reiterated that they are evaluating awards based upon amounts received last year from the U.S. Department of Housing and Urban Development (HUD) because the city hasn't received confirmation on 2025 amounts. She again reviewed different methods in determining award amounts.

The Commissioners discussed the affordability periods on the housing rehab projects and home equity versus eventual potential sale and what if any liens get placed to recoup rehab funds. HUD wants to see a revolving fund and 5-year affordability commitment. Commissioner Johnson II shared his concern that if repairs are not done on these homes because low-income residents can't afford them, the homes will be irreparably damaged.

They then discussed funding amounts and the feasibility of a condition on Habitat Housing to set up a revolving loan program that would cycle repaid funds back into further repairs on low-income housing if the property sells within 5 years.

Motion: Commissioner Timm moved to approve \$130,000 for Albany Partnership and \$97,000 for Habitat with a condition that they establish a type of program where if the property sells within 5 years the repaid funds continue to be used for low-income housing. Commissioner Johnson II seconded the motion, which passed 6-0.

Commissioner Cole suggested that when scoring is basically equally between applications how the matrix could be adjusted to include other priorities. As an example, Commissioner Johnson II shared his priority is around funds directly going to Albany-based organizations and local impact and numbers served.

The discussion continued on the Public Service applications. Staff had provided options such as percentage of ask, evenly split options, and focus on priorities.

Commissioner Timm had previously suggested fully funding a couple of agencies and expressed his award amount preferences.

Staff reminded Commissioners that all applicants responded that they could adjust their programs if getting less than their ask and talked about what programs could potentially access other funding opportunities.

Commissioners discussed C.H.A.N.C.E and Jackson Street Youth Services and how they meet the need for homeless services. Commissioner Stubbs preferred funds for those organizations for their established efforts in homeless prevention.

Commissioner Johnson expressed his support for the organizations providing affordable child care which allows low-income parents to work and support the family.

Commissioner Davis noted that even with the award caps, most applicants would ask for the maximum amount needed fully realizing that partial funding was most likely. A few different figures were suggested and how to prioritize within a closely competitive process. Commissioners leaned on percentage splits. Then they suggested that any motion contain a mechanism for basing award amounts on percentages after final HUD funds are announced. The total funding amount they worked on was \$52,500. which was based on last year's amount. Once funds are announced staff could make adjustments based on percentages, higher or lower. They all agreed there was an issue about CARDV and COAT as they also help people outside Albany.

Motion: Commissioner Davis motioned to adopt the following funding matrix and adjust pending the allocation from HUD:

- C.H.A.N.C.E.—\$17,000
- Jackson Street Youth Shelter—\$17,000
- YMCA—\$8,500
- Boys and Girls Club—\$6,000
- OCWCOG—\$4,000

Commissioner Johnson II seconded the motion, which passed 6-0.

Business from the Public

None.

Business from the Commission

Commissioner Davis asked whether applications are being instructed to remove Diversity, Equity and Inclusion (DEI) language? Catlin responded not that she was aware of and they have no plans to make changes.

Staff Updates

Catlin reported that the city has 60 days from the date HUD publishes allocation numbers to submit the action plan to HUD and hold the Council hearing. The action plan must be ready and published for 30 days before the hearing. With staff instructed to base changes on the percentages of the final city award, further deliberation isn't necessary if time is a constraint.

Next meeting date

April 21, 2025 at 12:00 p.m. in the Santiam Room.

Adjournment

Chair Johnson adjourned the meeting at 1:20 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.*