



COMMUNITY DEVELOPMENT COMMISSION AGENDA

**Tuesday, April 16, 2024
6:00 p.m.**

This meeting includes in-person and virtual participation.

Council Chambers
333 Broadalbin Street SW
Or join the meeting here:

<https://council.albanyoregon.gov/groups/cdc/zoom>

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

Meeting ID: 894 5923 3401; Passcode: 498781

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to Order (Chair)
2. Roll Call (Staff)
3. Approval of March 18, 2024, minutes [Pages 2-3] (Chair)
4. Scheduled Business (Staff)
 - Annual Action Plan Executive Summary [Pages 4-6]
5. 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: Monday, May 20, 2024, at 12:00 p.m. in Santiam Room
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 18, 2024

12:00 p.m.

Hybrid – Santiam Room

DRAFT

Call to Order

Chair Courtney Stubbs called the meeting to order at 12:00 p.m.

Roll Call

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

Members absent: Ron Green (excused)

Approval of Minutes:

12:00 p.m.

Motion: Commissioner Alex Johnson II moved to approve the March 4, 2024, minutes as presented. Commissioner Jim Cole seconded the motion, which passed 7-0. Commissioners Bailey and Robledo arrived at 12:01 p.m.

Scheduled Business:

12:02 p.m.

- Fair Housing Impediments Goals and Actions

Planner II Beth Frelander shared the revised goals and impediments* based on the March 4, 2024, discussion with the Commission.

Commissioner Timm suggested under lack of affordable housing a change in language that instead of "if possible" to say, "subject to available funding and competing applications". Others suggested "eligible" applications instead of "competing", commissioners supported these changes.

Staff added an additional goal to encourage affordable housing distribution throughout the city with the associated action of continuing to pursue and identify Climate-friendly areas. Catlin noted they are looking to reduce barriers to other housing types and potential zoning changes.

Commissioner Davis emphasized that a variety of forms of communication are important, as not all are comfortable accessing resources electronically. Commissioner Deane agreed it was important not to just have it on social media or websites but use a variety of formats to empower individuals to know their rights in respect to housing as application processes for housing don't protect people.

Catlin agreed that the CBDG program should encourage applicants to provide hard copy materials and ensure Fair Housing materials are posted. Commissioner Cole agreed that applicants should be proactive in ensuring they are serving people across the board and that their processes don't have bias.

Staff agreed to revise the goals to include physical barriers, non-electronic technology users, grievance procedures as discussed.

Staff noted that the next steps are to bring the drafted goals back out to the community for comment to ensure that they have captured the issue. Commissioner Johnson II volunteered to set up town halls in the senior communities in each of the three Wards to solicit feedback.

Commissioners discussed asking the mayor and city councilors to be involved, as well as other potential opportunities to discuss changes coming to the city.

Business from the Public

12:46 p.m.

None

Business from the Commission

12:46 p.m.

Commissioner Davis asked about the new sources of funding for affordable housing efforts from the Legislature to which Catlin explained the processes.

Commissioner Johnson II shared some comments he received at an event with the Director of Housing as well as some discussion he heard at a Benton County Legislative Breakfast regarding creating a housing affordability task force. He was surprised at the level of reluctance to participate in the effort. Catlin offered it may be more viewed as a city rather than county service issue.

Next Meeting Date

The next meeting is scheduled for April 16, 2024, at 6:00 p.m. in the Council Chambers.

Adjournment

Chair Stubbs adjourned the meeting at 12:58 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@albanyoregon.gov.*



2024 Draft Annual Action Plan Executive Summary

Introduction

The City of Albany receives an annual formula grant from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program. Every five years the city prepares a five-year strategic plan, called the Consolidated Plan, to identify housing, community, and economic development needs and priorities. The 2023-2027 Consolidated Plan identifies community needs and goals for the City to try to achieve between July 1, 2023, and June 30, 2028, “to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income (LMI) persons.” The goals and strategies outlined in the 2023-2027 Consolidated Plan were identified through agency consultations, research, data analysis, a community survey, and other local input.

The City’s 2024 Action Plan describes how the City will target program year 2024 CDBG funds to address needs and goals identified in the 2013-2027 Consolidated Plan. The City anticipates receiving \$335,000 from HUD for program year 2024, but the funding allocation has not been announced yet.

2024 Plan Goals and Objectives

The 2024 Annual Action Plan (2024 Plan) objectives and outcomes were developed by assessing data and needs through requests for proposals and agency consultations. The need for affordable housing remains substantial. Emergency shelters and domestic violence shelters are often at capacity as the insufficient amount of affordable housing presents a barrier to those working to transition out of these shelters. Further, public services are continually needed to support Albany’s most vulnerable residents including low-income families, seniors, homeless youth, and unsheltered homeless adults. The 2024 Action Plan activities will benefit Albany’s low- and moderate-income residents, with funding allocated to activities that work to prevent and reduce homelessness, maintain quality affordable housing, provide needed services, and expand economic opportunities. Housing stability and overall wellbeing will be improved by services that support homebound seniors and their ability to remain living independently, maintaining low-income housing through the low-income homeowner housing rehabilitation program, and shelter to help survivors of domestic violence and youth find shelter and ultimately stable housing.

The following summarizes how the City will allocate 2024 CDBG program funds to activities that address 2023-2027 Consolidated Plan goals and objectives.

Reduce and prevent homelessness.

- Funding will be used to support Jackson Street Youth Services which provides emergency shelter for homeless youth. Jackson Street Youth Services has been tentatively allocated \$26,000 and is projected to serve 70 youth.

- Funds are also dedicated to the Community Outreach Assistance Team (COAT) through Creating Housing Coalition. This outreach arm of the organization helps unsheltered adults or adults at risk of losing housing access resources and services, and ultimately, find housing. COAT has been tentatively allocated \$10,000 and is projected to serve 400 residents.

Increase affordable housing options.

- Funds will go toward providing adequate security and privacy at a new confidential shelter for survivors of domestic violence, operated by Center Against Rape and Domestic Violence (CARDV). This expands access to temporary housing that allows survivors to stabilize their lives and seek permanent stable housing. CARDV has been tentatively allocated \$40,900 and the shelter is projected to serve 30 residents.

Maintain existing affordable housing.

- Continue to support the housing rehabilitation loan program provided by DevNW to improve the safety, sustainability, and livability of owner-occupied by low- and moderate income (LMI) residents. DevNW has been tentatively allocated \$125,000 and is projected to serve 3 Albany homeowners.

Support Economic Opportunities for low- income residents.

- The City will partner with Family Connections to provide grants to small in-home childcare businesses to support job creation and retention as well as grow the availability of childcare services in Albany. Family Connections has been tentatively allocated \$51,900 which will provide small business grants to 5 low- or moderate- income residents to start, expand or stabilize their in-home childcare business.

Support public services for special needs and low-income residents.

- In addition to the services for homeless and at-risk youth and unsheltered adults described above, funds will support after school and summer enrichment for youth which also serves as vital childcare for low- and moderate- income families. The Boys and Girls Club has been tentatively allocated \$10,000 to provide scholarships for 19 low- and moderate- income households.
- Funding will also support the Oregon Cascades West Council of Governments' (OCWCOG) senior companion program for elderly home-bound adults. OCWCOG has been tentatively allocated \$4,000 to provide assistance to 15 seniors allowing them to continue living independently in their homes.

Evaluation of past performance

In the first year of the 2023-2027 Consolidated Plan period, the CDBG resources helped to maintain and improve affordable housing, prevent homelessness, support homebound seniors, provide case management and shelter to youth, provide resource navigation and case management to unsheltered adults, provide childcare and youth enrichment. These outcomes are aligned with the goals of the CDBG plan and showcase the myriad of ways CDBG funds have been used to support low- and moderate-income residents in Albany over the years. Funds have also been used to support economic development through grants to in-home childcare businesses and low- and moderate-income neighborhood improvements through investments to Lehigh Park.

Summary

The 2024 Action Plan describes the activities the City of Albany will support or carry out to address the community needs identified through public participation and consultation to further the goals and objectives identified in the 2023-2027 Consolidated Plan. In 2024, the CDBG funds will help to improve the livability and sustainability of existing affordable housing, create economic opportunities and expand the availability of childcare, and provide ongoing support to agencies that are working to reduce homelessness, serve seniors, support survivors of domestic violence, and enrichment for youth from low-income households.

Public Hearing and Comment Period

A public hearing on the 2024 Action Plan is tentatively scheduled for the May 22, 2024 City Council meeting at 6pm in the Council Chambers at City Hall. Written comments can be submitted between April 22, 2024 and May 22, 2024. The 2024 Action Plan in its entirety will be posted on the city website and available at the Albany Library and Albany City Hall on April 22, 2024.

Cancelled