



## COMMUNITY DEVELOPMENT COMMISSION

### MINUTES

January 27, 2025

12:00 p.m.

Hybrid – Council Chambers

Approved: February 10, 2025

#### Call to Order

Chair Courtney Stubbs 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, John Robledo (arrived at 12:01 p.m.)

Members absent: Emma Deane (excused), Skylar Bailey

#### Approval of Minutes for December 16, 2024

**12:01 p.m.**

**Motion:** Commissioner Johnson II moved to approve December 16, 2024, minutes as presented. Commissioner Timm seconded the motion, which passed 8-0.

#### Election of Chair and Vice Chair

**12:02 p.m.**

Commissioner Alex Johnson II nominated Commissioner Bessie Johnson for Chair. Commissioner Davis seconded the nomination, which passed 8-0.

Commissioner Davis volunteered to continue to serve as Vice Chair. Commissioner Johnson II nominated Commissioner Davis. Commissioner Cole seconded the nomination, which passed 8-0.

#### Scheduled Business:

**12:04 p.m.**

- 2025 Applicant Presentations

Executive Director of CARDV (Center Against Rape and Domestic Violence) Stephanie Miller, began noting that they are the only confidential shelter for individuals and families fleeing from domestic and sexual violence and stalking. She explained that their request was for \$30,000 to help support the hiring of a case manager/confidential advocate at .64 FTE.

CARDV provides a 24/7 hotline and shelter services with legal advocacy and community visits. She reported that they serve 125 individuals and children with confidential shelter for 30 days (25 are Albany residents). She emphasized that not all clients report where they are from so the numbers are estimated.

Staff reiterated that CBDG funds from Albany must serve Albany residents, so they would need to figure out Albany's proportion of the request. Miller responded that when working with clients the provider charges their time based upon the residence.

Chief Executive Officer, Chris Reese of Mid-Willamette Family YMCA introduced the YMCA's funding request. He provided background explaining that they work closely with the Boys and Girls Club to expand afterschool care. They are asking for \$18,000 to provide 24 families with \$125/month off the regular monthly membership cost of \$250/month. He noted the schools where care is provided. Their scholarship distribution is based on the Area Median Income (AMI), and they focus 50 percent for extremely low income to 30 percent for low and 20 percent to moderate income families. He shared that they do not get many donations and must count on grants.

Director of Program Development, Scott Withers with Boys and Girls Club of Albany shared their request is to keep the summer programs affordable for families at all levels. The ask is \$10,800 for July and August and

serve 200-225 students allowing \$25 off per week of summer charges for 50 students. Seventy-three percent of those served are extremely low to low income (regular rate \$75/week with discount would bring the total cost total down to \$50/week). Program interest and need continues to grow. He expressed the Club has been a godsend for families with more than one child. This grant will help to keep families coming in.

Board President, Sharon Konopa with Albany Partnership for Housing and Community Development provided a description of their ask for \$130,000. They are the oldest non-profit housing providers preserving rent restricted low-income housing for rent burdened households. They also provide cooling centers and community rooms. Their request is for funds for new Heating Venting and Cooling (HVAC) systems for the two community rooms. She described their rental rates which included utility services. She described the percentages of AMI being served beginning with extremely low income.

The funding is needed because the only revenues received are from the tenant rents. They are not allowed to charge a fee for the use of community rooms. To provide the HVAC systems, they would need to raise the rent. If not fully funded, it may not be feasible financially to proceed. She noted that when you have rent-restricted properties it is difficult and expensive to make capital improvements as banks value the properties lower. Their application described six different projects at three properties: two roofing, one siding and three HVAC projects.

Staff noted that there will be additional presentations at the next meeting.

#### Business from the Public

None.

#### Business from the Commission

**12:53 p.m.**

Commissioner Davis brought up the letter being drafted on creating a homeless taskforce and needing some additional time to finalize it. Staff advised Davis to let them know when to include it on the agenda. Commissioner Davis agreed to have it discussed in February.

Commissioner Green asked for any updates on the availability of block grants with the new administration. Catlin didn't have any information but did believe grant numbers would be delayed. Her concern at this point is that the timeline will be pushed out.

Commissioner Davis asked about the status of the Housing Implementation Plan and fees. Staff shared there was a first reading of two ordinances: one for the Construction Excise Tax and the other a Low-Income Property Tax Exemption. Staff said these items were put on pause until the budget is adopted and staff will provide a revenue impact analysis to council to address revenue concerns.

Commissioner Johnson II announced that the veteran's housing project he is working on has been mostly funded by a grant from Oregon Housing and Community Services to build 40 units and they are continuing fundraising but are excited to move forward.

#### Next Meeting Date

Next meeting is scheduled for February 10, 2025, at noon.

#### Adjournment

Chair Johnson called the meeting adjourned at 1:05 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](mailto:cdaa@albanyoregon.gov).*