



COMMUNITY DEVELOPMENT COMMISSION

MINUTES

August 17, 2026

12:00 p.m.

Hybrid – Council Chambers

Approved: **September 14, 2026**

Call to Order

Chair Bessie Johnson called the meeting to order at 12:02 p.m.

Roll Call

Members present: Jim Cole, Bessie Johnson, Ron Green (virtual), Robyn Davis, John Robledo

Member Absent: Larry Timm (excused)

Approval of Minutes for July 20, 2026

12:03 p.m.

Motion: Commissioner Davis motioned to approve the minutes as presented. Commissioner Cole seconded the motion which passed 5-0.

Public Comment

None.

Scheduled Business

12:04 p.m.

Agency Consultations

- Executive Director for C.H.A.N.C.E. Shelter, Emma Deane, shared an overview of the services they provide, including high and low barrier dorms, family dorms and a respite area for those who have elevated medical needs. Other services are peer support, case management, housing, scheduling appointments, transportation, meals, showers, laundry services and a clothing closet. Their downtown office is open weekdays from 9:00 a.m.-5:00 p.m. They serve 60-90 individuals daily at their downtown location. They also transport individuals to and from detox at any time around the state. They have paired with Samaritan Health Services to bring medical and dental services to each location monthly. They have seen a lot of people struggle to access mental health support, medical support and housing. Their team helps people access resources to identify affordable housing. They have seen that providing transportation to resources has been a service that is greatly utilized. They are the only “low barrier” shelter in the area and the beds stay full, even during the warmer months, which is unusual. They often find themselves an advocate for individuals with accommodation needs, which is often missed. They receive funding from the Behavioral Health Resource Network (BHRN) and they have been able to maintain their level of support even with reduced funding.

Commissioner Davis asked if there has been an increase in newly unhoused individuals, people repositioning from other locations or a mixture of both. Deane answered that it’s a mixture of both, those with no identification and an increase in seniors needing housing, as well as people from outside the area. Commissioner Green asked for clarification of low and high barrier options. Deane explained the different spaces and provided commissioners with additional shelter information.

- Executive Director for the Community Outreach Assistance Team (COAT), Carol Davies, shared that COAT obtained their own 501(c)(3) non-profit status earlier this year. Since then, they have acquired new office space, near CHANCE and the Department of Human Services and are

Americans with Disabilities Act (ADA) accessible. They will be starting a hotel program in September, pairing with Budget Inn, and having access to 15 rooms on a continuous basis through June 2027. They will be prioritizing disabled, elderly and families in this program. They are currently funded through the state-wide shelter program and grants from Inter-health Network (IHN). The biggest challenges of those that are serving are the with those living in their cars and the difficulty in finding a location to park as well as transitional beds instead of sleeping in their cars, which is unhealthy. The organization is having trouble finding affordable housing for the disabled and elderly as their social security payments are significantly less than the cost of rent for even a small apartment and very long waitlists. She shared the resources and ideas they have utilized to locate housing. COAT also goes out into the community throughout the week to provide outreach in the way food, clothing, personal hygiene and medical supplies. By doing this it allows them to build relationships and identify their next level needs to connect them to resources in the community. They then also provide classes to continue the independence process and continue check-ins on their progress.

- Executive Director for Crossroads Communities (CRC), Michael Couch, shared that they are a non-profit, community development organization out of Lebanon. The program provides supportive and stabilization services for household living and vulnerability crisis. Their main objective is to assist people with becoming independent and successful. They do street outreach and shelter, Housing, personal Empowerment and community Development (SHED). The group goes out into the community and identify those that need assistance, many houseless with concurrent conditions that make it difficult to become housed. They have partnered with Sleep Trailer, to provide services to homeless people in need of a secure place to spend the night. Each unit has a locking door, is heated/cooled and then can meet with outreach staff in the morning to identify next steps. It is a “managed site” based shelter program allowing them to control who enters and the site is monitored with cameras. The average stay at the site is 18 days with the program focusing on movement to self-sufficiency. They have a 50 percent success rate to treatment and/or housing, recognizing that this program is not for everyone. CRC is Linn County’s official shelter service provider coordinator, meaning they distribute all funds coming from the state’s Housing and Community Services is awarded to CRC and they sub-award to shelter services in Linn County. Since starting out a street outreach and support service organization, they have expanded to proving a 22-unit affordable housing facility in Lebanon. In addition, they have a transitional men’s house that has 15 beds for those overcoming substance abuse, exiting mental health treatment and exiting incarceration. They are hoping to get a women’s house soon. For a location in Albany, they are currently taking possession of the Faith Lutheran Church as a community service location for young families, providing life skills and parenting classes and plan to transition the top floor of the building into apartments for young families. Finally, they have a variety of resources for people will all types of needs and connect with many other organizations throughout the state to help identify and implement assistance programs.

As for funding, CRC utilizes state, federal, philanthropic and self-funding sources. Any overages from one area are diverted to other areas of the organization. Johnson asked for more information on the new location in Albany. Davis referenced the large group of people living in their cars and asked about what kind of help was being provided to that group to transition them into housing. Cole asked for more information on the process of transitioning from being houseless to being housed.

Business from the Commission

None.

Business from Staff

- Development Programs Analyst Kaitlin Martin noted that she had included the agency consultation questions and highlighted the ones that have been updated, based on previous feedback from the commission. She asked the group to review and give her feedback. Martin updated the group on who was coming to present at the next meeting.
- Comprehensive Planning Manager, Anne Catlin hopes to have a joint work session between CDC and City Council to discuss housing needs, given that have begun collecting Construction Excise Tax (CET) funds to support affordable housing as well as to discuss a state-run revolving loan fund program for moderate-income housing that the City can apply for. Johnson asked about the youth coming to the commissions.
- Martin reminded the group about the Citizen Advisory Appreciation Event on September 30 , 2026, and encouraged them to RSVP.

Next Meeting Date is September 14, 2026

Adjournment

Chair Johnson adjourned the meeting at 1:08 p.m.

Respectfully submitted,

Reviewed by,

Talley Richardson
Administrative Assistant

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.*