



COMMUNITY DEVELOPMENT COMMISSION

MINUTES

February 9, 2026

12:00 p.m.

Hybrid – Council Room

Approved: February 23, 2026

Call to Order

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

Roll Call

Members present: Jim Cole, Larry Timm, Bessie Johnson, Ron Green, Courtney Stubbs, John Robledo

Members absent: Alex Johnson II (excused), Robyn Davis, Tracy Liles (excused)

Approval of Minutes for January 26, 2026

12:03 p.m.

Motion: Commissioner Green motioned to approve the minutes as presented. Commissioner Stubbs seconded the motion, which passed 6-0.

Public Comment

None.

Scheduled Business- Program Year 2026 Public Service Applicant Presentations

12:02 p.m.

Jackson Street Youth Services – Lauren Winchester, Grants Manager

Jackson Street Youth Services is applying for funding for their Next Steps Transitional Living Program. Winchester estimated that there are about 200 youth/young adults 18 to 24 experiencing homelessness in Linn County. About a third are from Albany. She emphasized that youth respond best to developmentally appropriate services and Jackson Street's mission is to provide those services. Each young person is paired with a case manager that provides individualized skills training. Gaining employment, education/GED and supportive housing expand the youth's opportunities and stability.

Jackson Street is increasing their services in Albany by opening 17 more housing units. They expect to serve 27 young adults from Albany for 9 month stays.

Winchester shared their organizational concerns over funding, and noted their program is a natural fit for CBDG funds as they are in line with the fund's priorities.

Commissioner Green asked if a template is used in working with clients to identify skill sets or do they leave it to the individual to determine their needs? Winchester answered it's a bit of both based around four core outcomes recommended by federal funders which include goals of having safe and stable housing, completing high school/GED, or further education, positive well-being (physical, mental, dental) and having at least one positive permanent adult outside of the program for continuing support or advice, which has proven to be a huge predictive factor in their success after the program. They include skills targeted to meet employment goals, and skills related to their personal interests, strengths and goals.

Boys and Girls Club of Albany – Samantha Jordan, Program Development Director

Boys and Girls Club is applying for funding of their summer program to provide scholarships for attendees. She noted that they are not directly housing-related but the child care they provide enables parents to maintain their employment and housing. Eighty percent of their students are low income. Their goal is to provide scholarships for at least 100 students. Last year they awarded 70 scholarships out of the 400 served. Jordan reported that they provide care from 8:00 am to 5:30 p.m., two meals per day plus snacks, as well as numerous activities and field trips. She echoed other applicants in agreeing that funding has been very difficult.

Commissioner Stubbs asked what the organizational impact of YMCA's program has been on the Boys and Girls Club as they are seemingly serving the same people and both organizations are competing for funds. Jordan reported that their numbers had increased to over 3100 members in 2025 across their programs. She emphasized they have a strong partnership with the YMCA and meet monthly to collaborate as the need is only growing.

Commissioner Cole asked if the scholarships are per individual and what about cases where there is more than one child in a household? Jordan responded that they serve families with one child and those that have multiple children and they try and support all the families they can but prioritize where there is the most need. Commissioner Cole continued asking if the funds would be used for direct support to scholarships or indirect support through salaries and administration. Jordan shared that they prioritize funding scholarships, but they did include some salaries in the funding request.

Commissioner Timm asked about the gap time between programs. Jordan explained that there is a two week break to provide mandatory training and hiring and program set-up prior to the Summer Program and before Back to School.

Young Roots Oregon – Andrea Bartell, Executive Director

Bartell noted this was their first time applying for this grant as a newer grassroots organization (2019). They provide culturally specific support to youth to 24 who are pregnant and parenting. They strive to address housing barriers for young families through education and navigation services to increase housing access and long-term stability through their Rent Well Tenancy Program and financial coaching courses that teach young parents their rights and responsibilities as a tenant. Graduates qualify for the landlord guaranty program that provides funding to landlords to protect their financial risk if they agree to give young families an opportunity to establish credit and rental history. A high percentage of their clients are 30 percent or below area median income and as most have no credit history or are on HUD vouchers, they generally wind up homeless or staying with relatives. They serve clients in Linn and Benton Counties but are based in Albany. In 2024-25 they were able to help nearly 20 families gain Rent Well certification and 80 percent gained permanent independent housing. They will use CBDG funds to support Spanish-speaking families by recruiting a Spanish-speaking Housing Navigator who will gain certification as a Rent Well instructor. CBDG would cover 44 percent of the project cost with the remaining balance funded through the System of Care and other funds.

Commissioner Green asked how landlords have responded to this certification? Jordan admitted that they haven't tracked that data. If landlords aren't interested, young families are directed to partners that do accept those guarantees.

Commissioner Cole asked what percentage of their clients are in Albany. Jordan estimated that 60 percent are in Albany.

Commissioner Cole asked about the scalability of the funds. Jordan reiterated as state and local funding has become more and more competitive, if they scale down it may limit the opportunities for Spanish-speaking families as they couldn't afford to retain a Spanish-language staff member for that mentoring.

Oregon Cascade West Council of Governments – Brittany Kosydar, Eligibility Specialist

OCWCG are asking for funding for their Senior Companion Program serving low-income seniors at or below 200 percent of the federal poverty level. Volunteers are 55 or older local residents who provide a little bit of assistance with seniors aging in place providing transportation to appointments, grocery, bank, and some socializing. They hope to help 18 seniors in Albany. Sometimes the volunteers are the only social contact some seniors have. The funding will primarily be used to support staff for recruiting, training and assessment of needs as well as the mileage reimbursement to volunteers.

Commissioner Green asked if they rely on the volunteer's liability insurance or indemnify their participation. Kosydar explained that supplemental liability insurance is provided as part of the program.

Business from the Commission

None.

Business from Staff

12:51 p.m.

Development Programs Analyst, Kaitlin Martin, asked commissioners to turn in their application scores by Friday, February 13 to be included in the next agenda packet. Staff will also send out the conflict-of-interest forms as required. Comprehensive Planning Manager, Anne Catlin added that the City Council is supportive of changes to the Commission composition that would go into effect in July 2026.

Next Meeting Date

The next meeting is scheduled for February 23, 2026.

Adjournment

The Chair adjourned the meeting at 12:55 p.m.

Respectfully submitted,

Reviewed by,

Signature on file

Signature on file

Susan Muniz
Recorder

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.