



## ALBANY CITY COUNCIL

### MINUTES

Monday, September 12, 2022

Work Session

Council Chambers, City Hall

Approved: October 26, 2022

#### Call to Order

Mayor Alex Johnson II called the meeting to order at 4:00 p.m.

#### Roll Call

Councilors present: Mayor Alex Johnson II and Councilors Dick Olsen, Matilda Novak, Stacey Bartholomew, Ray Kopczynski, Bessie Johnson, and Marilyn Smith

Councilors absent: None.

#### Business from the Public

None.

**4:01 p.m.**

#### Public Works SDC Methodology Update for Small Homes

Engineering Manager/Assistant City Engineer Rob Emmons and Deb Galardi from Galardi Rothstein Group presented slides\* about the history of the project and steps going forward.

**4:02 p.m.**

Johnson II asked if the methodology would be revenue neutral. Emmons said that is the expectation, but it would depend on the mix of housing covered by the methodology.

Emmons said the item will return to the October 12, 2022, council meeting.

#### Senate Bill 5561 Funding Requests

Planner III Anne Catlin said the purpose of hearing the presentations was to allow the council to ask questions. Catlin reminded the council that there is no deadline to spend these funds and that council could ask the Community Development Commission to provide recommendations for the council's final decision.

**4:21 p.m.**

Councilor Stacey Bartholomew recused herself and left the dais due to an actual conflict of interest. City Attorney Sean Kidd said that since Bartholomew is associated with a presenting group, she would need to recuse herself from the entire agenda item.

Creating Housing Coalition Board Members Danielle Hutchinson and Rob Dibble presented slides\*, posters\*, and dioramas\* explaining their proposal for the grant funds for Hub City.

Dibble said the development site would be on Waverly Drive and would provide 27 homes, a garden center, and a park. Dibble said the project timeline would be expected to be around 13 months once they broke ground.

Hutchinson said the residents could not buy the homes, but the homes would be available to rent for the resident's lifetime. The rent is based upon several factors, and it is estimated to be between \$250-\$350, or no more than 30% of their income.

Dibble said the rent would stay local to help sustain the community. Hutchinson explained that the money would go into a land trust and the coalition would take a portion of the rent and put it in a savings account for each resident to invest toward future moving expenses or down payments.

Dibble said the coalition aimed to incorporate energy efficiency and sustainability into the community by adding solar panels.

Dibble stated that Hub City would be self-governing, and a portion of the rent would go back into area maintenance and Hub City would be responsible for upkeep.

Hutchinson explained that Eugene's Emerald Village has around 25 houses but that they are about half the square footage as Hub City would have.

Helping Hands Board Treasurer Chris Erickson and Board Member Mike Davis presented a handout\* explaining their proposal for the grant funds to pay for the shelter expansion. They informed the council that the \$935 million is a mistake. The actual amount is \$935,000.

Councilor Matilda Novak asked if, given the Point in Time count, 30 beds would be enough. Erickson explained that they would be able to provide 30 low-barrier beds, but the individuals referred to in the study would most likely still be looking for shelter. Novak repeated the question to Kidd. Kidd asked if she were referring to the Martin v. Boise case and explained that police cannot cite anyone sleeping outside if there are no available beds in the local shelters.

Novak asked to see the expansion plans and property lines with the impacts from the vacation. Erickson said they have a large set of plans they can send to the city clerk.

Habitat for Humanity Executive Director Rod Porsche presented posters\* with photos of some of their past projects. Habitat for Humanity is requesting funding for two houses. He added that Bartholomew is the Assistant Construction Manager for the Albany Habitat for Humanity. Porsche invited the councilors to a dinner fundraiser at Sybaris\*.

Councilor Ray Kopczynski asked Porsche about their housing inheritance policies. Porsche explained that once someone owns the home, they are allowed to leave it to whomever they want.

Councilor Bessie Johnson asked about the sizes of the houses and what the payments would be. Porsche answered that the houses would be about 1,200 square feet depending on the size of the family. The cost would be a wide range because it is based on income.

DevNW Director of Real Estate Development Erin Dey presented slides\* explaining their proposal for the grant funds to help purchase land for a homeownership development.

Kopczynski noted that DevNW is requesting three quarters of the available funds. Dey explained that land acquisition is expensive and it is most important to put their strongest projects first.

Johnson II asked how many houses Corvallis was able to produce with their donation. Dey answered it would be 11 units.

Novak asked how many houses the \$750,000 would produce in Albany. Dey says they think they could create 40 houses with it.

Johnson asked if the tenants would own the home but DevNW would still own the property. Dey answered that DevNW would own the land.

Novak asked if the homes would stay low-income because DevNW owns the land. Dey answered yes, they would have a ground lease and the house could not be sold to residents with more than 80% of the area's annual median income.

Jackson Street Youth Services Executive Director Ann Craig spoke virtually about their proposal for the grant funds to help with increased operating costs after their expansion.

Kopczynski asked about the percentages listed in their application. Craig explained that certain percentages were not included.

Johnson asked if the money Jackson Street is requesting is for reserves so they can further their ability to help in the future. Craig answered yes.

The Council directed staff to bring back data and feedback from the Community Development Commission to a future meeting.

Bartholomew returned to the dais.

Recess

**5:45 p.m.**

The council recessed for a five-minute break.

Reconvene

**5:50 p.m.**

The council reconvened into regular session.

Creation of Albany Municipal Code (AMC) Chapter 8, Community Livability

**5:43 p.m.**

Code Compliance Officer Kris Schendel presented information from the packet.

Councilor Marilyn Smith said that basketball hoops on sidewalks is an ADA compliance issue.

This item will return at the October 12, 2022, council meeting.

Business from the Council

**6:19 p.m.**

Johnson asked what we can do regarding crimes associated with homelessness and the enforcement of those crimes.

Novak supported Johnson's question about crime enforcement. Kidd explained that if these crimes were cited, they would most likely be misdemeanors that would not result in incarceration.

City Manager Report

**6:28 p.m.**

The Council confirmed that Johnson II will be the voting representative at the League of Oregon Cities (LOC) annual meeting on October 7, 2022.

Community Development Director Matthew Ruetters presented a ROW dedication for a Curry Meadows annexation. Council agreed to proceed.

ADJOURNMENT

There being no other business, the meeting was adjourned at 6:34 p.m.

Respectfully submitted,

Reviewed by,

Kinzi McIntosh  
Central Services Support Specialist

Peter Troedsson  
City Manager

*\*Documents discussed at the meeting that are not in the agenda packet are archived in the record. Documents from staff are posted to the website after the meeting. Documents submitted by the public are available by emailing [cityclerk@cityofalbany.net](mailto:cityclerk@cityofalbany.net).*