



OREGON

MARION COUNTY BOARD OF COMMISSIONERS

Work Session Summary Minutes

Community Development Block Grant(CDBG)/HOME Consolidated Plan Kick-Off Meeting

October 9, 2025. 1:30 PM

Courthouse Square, 555 Court St. NE, Salem
5th Floor, Suite 5232, Commissioners Board Room

ATTENDANCE:

Commissioners: Danielle Bethell, and Colm Willis.

Board's Office: Matt Lawyer, Heather Inyama, Toni Whitler, Ben Eugenio, and Trevor Lane.

Legal Counsel: Steve Elzinga.

Community Services: Steve Dickey, May Udani.

Cloudburst Group: Stefanie Jennings, Samantha Steeves, and Whitney Finnstrom.

Commissioner Danielle Bethell called the meeting to order at 1:39 p.m.

Project Introduction:

- The Cloudburst Group is a national, women-owned small business specializing in housing and community development consulting.

Project Overview:

- Consolidated Plan is required every five years to receive CDBG and HOME funds.
- Plan sets high-level policy priorities for allocating funds over the next five years.
- Process involves:
 - Community outreach.
 - Public input.
 - Data gathering.
 - Collaboration with commissioners to identify priorities.
- In the past five years, Marion County completed or initiated 23 projects, including:
 - 21 projects funded by CDBG.
 - 2 projects funded by county opioid funds.
 - Homebuyer assistance and homeowner rehabilitation programs.
 - Notable outcomes:
 - 41 homeowner rehabs.
 - 12 homebuyers assisted.
 - Support for transitional housing.
 - Funding for essential services (food, clothing, etc.).
 - Infrastructure project:
 - Railroad Avenue Project in Mount Angel.
 - Construction expected to begin in early 2026.
 - Marion County got over \$1.4 million in CDBG and nearly \$500,000 in HOME funds in 2025.

Discussion:

- The planning process includes:
 - Needs assessment:
 - Focus on low/moderate income residents.
 - Special needs populations.
 - Homelessness.
 - Public housing.
 - Market analysis:
 - Housing stock.
 - Costs.
 - Shelter capacity.
 - Economic characteristics.
 - Natural hazards.
 - Strategic plan:
 - Identification of priority needs and strategies for the next five years.
 - Year 1 Action Plan:
 - Outlines projects for 2026 and their alignment with strategic goals.
- Stakeholder and community engagement:
 - Four virtual consultation sessions targeting:
 - Public services.
 - Homelessness.
 - Affordable housing.
 - Community partners.
 - Small cities.
 - Online stakeholder survey distributed to over 150 organizations.
 - Four open house community meetings:
 - Woodburn.
 - Silverton.
 - Keizer.
 - Stayton.
 - Online community survey available in English and Spanish.
- Data sources include United States of Housing and Urban Development (HUD)-mandated datasets and local reports for comprehensive knowledge of community needs.
- Commissioners satisfied with current resource allocation and outreach processes.

Next Steps:

- Cloudburst Group to present themes from data analysis and stakeholder consultations at a mid-January meeting.
- Commissioners to review the list of organizations identified for outreach:
 - Will suggest additions if necessary.
- Work session in January to decide project funding.
- Public hearing and adoption of the Consolidated Plan and Year 1 Action Plan scheduled for March.
- Ongoing collaboration between Marion County staff, Cloudburst Group, and stakeholders to finalize the plan and ensure effective community engagement.

Adjourned – time: 2:00 p.m.

Minutes by: Mary Vityukova
Reviewed by: Gary L. White