



MARION COUNTY BOARD OF COMMISSIONERS WORK SESSION

2026-2027 Community Development Block Grant (CDBG) and HOME Application Review Minutes

Thursday, January 22, 2026, 9:30 a.m. – 11:30 a.m.
Commissioners' Boardroom
Courthouse Square, 555 Court St. NE, Suite 5231
Salem, Oregon 97301

Attendance:

Commissioner's: Colm Willis, Danielle Bethell, and Kevin Cameron.

Board's Office: Trevor Lane, Alvin Klausen, Chris Eppley, Heather Inyama, Matt Lawyer, and Toni Whitler.

Legal Counsel: Steve Elzinga, and Jennifer Rogers.

Community and Economic Development: Steve Dickey.

Court Appointed Special Advocates (CASA) of Marion County: Vanessa Nordyke and Carla Donnafrio.

Family Building Blocks: Josh Kay.

Iron Tribe Network: Billy Rose.

Jefferson Rural Fire Protection District: Levi Eckhart.

Mid-Willamette Valley Community Action Agency: Breezy Pointer.

Santiam Hospital & Clinics: Same Dare.

Soaring Heights Recovery Homes: Eric Raiser.

City of Stayton: Julia Hadjuk.

City of Woodburn: Jesse Cuomo, and Renata Wakeley.

Boy and Girls Club: Robin Kerner, and Shawnna West.

Catholic Community Services: Joe Sorenson, and Erica Chavez.

Marion County Housing Authority (MCHA): Jason Icenbice.

Chemeketa Community College: Blanca Aguirre.

Crossroads Communities: Michael Couch.

Marion & Polk Early Learning Hub: Lisa Harnish.

Valor Mentoring: Tim Davis.

Commissioner Colm Willis called the meeting to order at 9:37 .m.

1. Welcome & Introductions

-Commissioner Colm Willis

2. Presentation of Applications

-All

- Entitlement jurisdiction under U.S. Department of Housing and Urban Development (HUD).
- CDBG - \$1,143,088:
 - Up to \$213,017 for public services.
 - About \$930,071 for non-public services.
- HOME - \$447,375:
 - With Community Housing Development Organization (CHDO) carry forward.

- Non-Public Service (Capital) Projects:
 - CASA of Marion County:
 - Renovate Salem building:
 - Larger multipurpose room and bilingual resource library.
 - Increase training capacity and serve county wide foster youth:
 - 76% of whom live outside Salem city limits.
 - Family Building Blocks – Woodburn Property Acquisition:
 - Buy 1036 East Lincoln St, Woodburn to move Woodburn relief nursery.
 - Triple service capacity.
 - Leverages multiple other grants and private donations.
 - Iron Tribe Network – Recovery House Acquisition:
 - Purchase single-family home in South Lancaster Drive area.
 - Coed, low barrier model, long term recovery reunites families.
 - Jefferson Rural Fire Protection District - Safety Equipment:
 - Gurneys, power load systems, cardiac monitors, tools, and turnouts.
 - Improves safety and supports service serving mostly Marion County.
 - Mid-Willamette Valley Community Action – Mill City Facility Renovation:
 - Interior and exterior upgrades:
 - American with Disabilities Act (ADA) access, drainage, layout changes, showers, laundry, and improve warming and cooling operations.
 - Santiam Hospital & Clinics – Emergency Water Well:
 - Backup water well for operations and fire suppression.
 - Eases risk of potential water interruptions from lake drawdowns.
 - Soaring Heights Recovery Homes – Keizer Women’s House Acquisition:
 - Acquire 5-bedroom, 3-bath, 4,300 sq ft home on bus line in Keizer.
 - For women in recovery, with or without children.
 - Serve 18–20 women per year.
 - Other funds include organizational, donor, and possible loans.
 - City of Stayton – Community Center Flooring & ADA Upgrades:
 - Remove of asbestos, install of flooring, exterior ADA improvements.
 - Facility used for city meetings, Meals on Wheels, and warming center.
 - City of Woodburn – Community Center Expansion:
 - Fixtures, furnishings, and equipment for 17,000 sq ft expansion.
 - Adds event space, commercial kitchen, and fitness areas.
 - Part of \$22M scaled plan coordinated with nearby park improvements.
- Public Service Projects
 - Boys & Girls Club – Early Literacy at Epping Homestead:
 - Expand 20 minute-day intensive literacy program for 1st–3rd graders.
 - University of Florida curriculum, testing, and family engagement.
 - Coordinated with the Salem-Keizer School District.
 - CASA of Marion County – Two Bilingual Positions:
 - Advocate Coordinator and Community Health Worker (CHW).
 - To serve foster youth and families county wide:
 - Substance abuse, rural outreach, housing and healthcare.
 - Catholic Community Services – Resident Services at MCHA Properties:
 - CHW/Oregon Health Plan workers at 11 MCHA sites, about 276 units.
 - Stability, sufficiency, less evictions, and long-term property savings.
 - Chemeketa Community College – Student Housing Stabilization:
 - Housing emergency fund for students in crisis.
 - Benefits Navigator connects to community resources and support.
 - Crossroads Communities – Rural Outreach Expansion:
 - Outreach and case management for at risk/homeless individuals.

- Adds staff to reduce caseloads.
 - Sustainability by billable Health Related Services (HRS)/Coordinated Care Organization (CCO) work.
- Marion & Polk Early Learning Hub – Early Childhood CHWs & Supports:
 - Family Navigators/CHW.
 - For prenatal to age 5 kids in north Marion, canyon, and Keizer areas.
 - Health/education resources, urgent support, car seat clinics, and early literacy.
- Valor Mentoring – Mobile Pop-Up Mentoring & CHW Support:
 - On campus after school mentoring and activity center.
 - In Woodburn and Stayton schools.
 - Portable equipment and potential contracted CHW hours.
 - Build relationships and services ahead of any future fixed facilities.
- County Program - Internal:
 - Marion County Homeowner Residential Rehabilitation Program:
 - 0% interest, payment deferred, partially forgivable loans.
 - For critical repairs and accessibility modifications.
 - Lower income homeowners remain safely housed and age in place.
- Ineligible Applications - Initial Determination:
 - Horses of Hope – Counseling Space Expansion:
 - 3 pre-built buildings for licensed mental health providers and clients.
 - Ineligible as only 33% of clients live in Marion County outside Salem:
 - 51% is required.
 - North Santiam Youth Athletics – Sports & Community Complex Phase 1:
 - Construct year-round sports and community center.
 - Requesting about \$1.4M.
 - Ineligible based on income data:
 - $40\% \leq 80\% \text{ AMI}$ vs. 70% required.

3. Questions for Applicants

- General focus on:
 - Other funding sources and their status.
 - Ability to proceed with less than full request.
 - Identify highest priority components.
- For services:
 - Cost breakdowns:
 - Staff, curriculum/materials, and overhead.
 - Clarify coordination with schools, housing agencies, Community Action, and CCOs.
- For ineligible applications:
 - Define service area and income statistics to ensure correct HUD eligibility assessment.

4. Next Steps

- Board review all applications and decide which projects to fund and at what levels.
- Staff Follow Up:
 - Get budget details from applicants to support partial funding decisions.
 - Engage ineligible applicants for updated eligibility data and reassessment.
 - Review records on Stayton riverfront/East Florence commitments:
 - Coordinate letters of support for applicants' other funding requests.
- Annual Action Plan & HUD Submission:

- Incorporate final project selections and allocations into Annual Action Plan.
- Submit to HUD:
 - On approval, execute contracts and implement under standard timelines.

Adjourned – time: 11:10 a.m.

Minutes by: Mary Vityukova

Reviewed by: Gary L. White