



**MARION COUNTY BOARD OF COMMISSIONERS
WORK SESSION**

**2026-2027 Community Development Block grant (CDBG)/HOME Funding Discussion
Minutes**

Thursday, February 26, 2026, 1:30 p.m. – 2:30 p.m.
Commissioners' Boardroom
Courthouse Square, 555 Court St. NE, Suite 5231
Salem, Oregon 97301

ATTENDANCE:

Commissioners': Danielle Bethell and Kevin Cameron.

Board's Office: Trevor Lane, Matt Lawyer, and Toni Whitler.

Legal Counsel: Jennifer Rogers, and Steve Elzinga.

Community and Economic Development: Steve Dickey, Kelli Weese, and Sheila Roberts.

Commissioner Kevin Cameron called the meeting to order at 1:30 p.m.

1. Welcome & Introductions

-Commissioner Kevin Cameron

2. Introduction of Work Session

-Steve Dickey

- Purpose:
 - Review applications received and already presented in January.
 - Confirm direction so preliminary numbers are added to the Annual Action Plan:
 - Will also feed into the Consolidated Plan this year.
- List:
 - Each applicant.
 - Project type:
 - Public service vs non-public service.
 - Preliminary recommended funding amounts.
- High-level overview of non-public service projects, including:
 - Court Appointed Special Advocates (CASA) Marion County:
 - Renovation of existing facility in Salem.
 - Serving greater Marion County.
 - Family Building Blocks – Woodburn:
 - Acquire currently leased facility for a North Marion County location.
 - Iron Tribe Network:
 - Purchase and conversion of a home for transitional recovery housing.
 - Jefferson Rural Fire Department:
 - Emergency Medical Services (EMS) and firefighting upgrades.
 - Marion County Homeowner Rehab Program:
 - Continued critical home repairs.
 - Mid-Willamette Valley Community Action Agency:
 - Santiam Outreach Center in Mill City.

- Facility renovation for safety and capacity.
 - Santiam Hospital:
 - Installation of a backup water well.
 - Soaring Heights:
 - Purchase of a home for transitional recovery housing.
 - City of Stayton:
 - Community center renovation.
 - Asbestos mitigation, flooring, and American with Disabilities Act (ADA) access.
 - City of Woodburn:
 - Equipment for the renovated community center.
- High-level overview provided of public service projects:
 - Boys & Girls Club:
 - Early literacy program.
 - Grades 1–3.
 - CASA Marion County:
 - Operations.
 - Additional bilingual community health worker.
 - Catholic Community Services:
 - Additional community health workers.
 - Chemeketa Community College:
 - Student housing assistance continuation.
 - Crossroads Communities:
 - Further expansion of rural case management and support.
 - Marion-Polk Early Learning Hub:
 - Rural family navigation and case management.
 - Community health worker based.
 - Valor Mentoring:
 - Revised request.
 - Shift from public service to facility renovation for Rec Commons:
 - Near McKay High School.
 - Increased amount therefore to be treated as non–public service.

3. Funding Discussion

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- North Santiam Youth Athletics:
 - Application ineligible under CDBG rules.
 - Insufficient low-to-moderate income percentage.
 - Better suited for a future funding cycle once better planned and phased:
 - Potentially focusing first on higher-need canyon communities.
 - Concern funding requests without a solid plan:
 - Prefer fund planning work if needed instead of poorly scoped capital projects.
- General concerns about planning and consistency:
 - Frustrated with changed scopes, inconsistent information, or unclear plans:
 - Especially when asking for large sums.
 - Emphasis on:
 - Clear, board-approved plans.
 - Demonstrated progress on previously funded projects.
 - Better documentation of return on investment (ROI).
- Valor Mentoring – Rec Commons:
 - Prior funding provided.

- New request changes scope from public service to additional capital.
 - Tenant improvements.
 - Lack of visible progress at Lancaster site despite prior funding.
 - Gap between project cost and funds already secured:
 - Approximately \$170,000 vs. request for \$250,000.
 - Need to clarify expenditures of previously awarded funds and project timeline.
 - Interest in understanding if claw-back provisions exist in current contract.
- City of Woodburn – Community Center Equipment:
 - This is a large project.
 - About a \$22 million project.
 - Requested the CDBG share of about \$250,000.
 - Question why city is not covering more costs, given perceived revenue.
 - Interest in contributing due to project size and substantial local match raised.
- City of Stayton – Community Center Renovation:
 - Asbestos flooring removal and mitigation.
 - New flooring.
 - ADA walkway improvements.
 - \$80,000 requested:
 - City contributing local match of about \$27,000.
 - Prior issues from ARPA funding:
 - Project scope changes without clear council communication.
 - Concern about governance and transparency.
 - Views:
 - Funding full request given clear cost breakdown and need.
 - Hesitant to proceed without proof of city council support and priority.
 - Hold Stayton funding contingent on documented council approval:
 - If not confirmed, shift funds into Homeowner Rehab Program instead.
- Iron Tribe Network:
 - Potentially valuable transitional recovery housing partner.
 - Preference not to fund this request from CDBG:
 - Explore opioid or other funding sources after deeper due diligence.
 - Concern of committing large portion of small budget without full organizational understanding.
- Mid-Willamette Valley Community Action Agency – Santiam Outreach Center:
 - Request full CDBG amount with no other identified leverage.
 - Reluctance to fund this application in this cycle.
- Santiam Hospital – Backup Well Project:
 - Viewed very favorably as a resilience and public health project.
 - Provides backup water if the Stayton municipal system fails.
 - Strong fit as critical infrastructure for a hospital.
 - General inclination toward funding at or near the full requested amount.
- Soaring Heights:
 - Organization already received substantial county support from other sources.
 - Indicated they could take up to \$250,000.
 - Lean toward not prioritizing additional CDBG funding this round.
- CASA Marion County - Facility:
 - New building is in central Salem,:
 - High percentage of clients reportedly live outside city limits.
 - Unclear overall growth strategy and efficacy of prior county investments.
 - Lack of clear documentation on ROI and prior funds advancing rural priorities.
 - Cautious on investing funds in Salem building without rural service strategy.
- Family Building Blocks – Woodburn facility:
 - Purchase of used Woodburn site for a permanent North Marion County hub.

- Previously funded for staffing/start-up in Stayton:
 - Launched and self-sustaining without returning for operational funding.
- Support project but at half requested amount:
 - Affirm support.
 - Keep funds available for homeowner rehab:
 - Stated board priority.
- Marion County Homeowner Rehab Program:
 - Some projects are finishing under last year's funding.
 - 14 households are currently in the queue awaiting funding.
 - Strong interest from the board:
 - Increasing funding for this program for critical home repairs.
 - Use as destination for remaining funds,;
 - Particularly if certain contingent projects do not proceed.
- Public Services Funding – General Discussion:
 - Total public service funding available is \$213,017.
 - Total requests are roughly \$1.067 million:
 - After removing Valor Mentoring from public services.
 - Need to prioritize due to high demand vs. limited funds.
 - General skepticism about:
 - Ongoing operations requests that do not show sustainability pathway.
 - Overlapping services in early learning/family navigation space.
- Crossroads Communities:
 - Reports from Service Integration Teams (SITs) that program is effective.
 - Measurable outcomes:
 - Households housed.
 - Individuals entering treatment.
 - Rural reach.
 - Funding use:
 - Case management.
 - Navigation.
 - Recently enhanced by a transportation grant:
 - Van to connect rural residents to services.
 - Viewed as one of the most impactful rural service investments.
 - Leaned toward funding significant portion of their request.
- Chemeketa Community College – Student Housing Assistance:
 - Continuation of previously funded emergency housing assistance program.
 - Questions raised:
 - Scale and size of assistance per student:
 - Gap funding vs. full rent.
 - How many students served and how many reside outside Salem.
 - Salem Housing Authority vs. Marion County Housing Authority relationship:
 - Potential confusion due to application language.
 - A desire for:
 - Concrete reporting on outcomes.
 - Clarity with Marion County Housing Authority and potential integration with Medicaid waiver.
- Catholic Community Services:
 - Fund community health worker positions related with housing stability efforts.
 - Concerns:
 - Long-term sustainability of these staff after CDBG support ends.
 - Similar positions supported through Medicaid waiver and health department funding streams instead.

- Marion-Polk Early Learning Hub:
 - Rural family navigation and case management:
 - Developmental screenings.
 - Referrals.
 - Preschool enrollment.
 - Basic needs support.
 - Questions:
 - Overlap with other providers:
 - Crossroads.
 - Catholic Community Services.
 - Clarity of tangible Key Performance Indicator (KPIs):
 - Beyond number of events or contacts.
 - Low level of comfort funding request from limited pool.
- Boys & Girls Club – Early Literacy:
 - Aligns with district-wide push to improve reading outcomes for early grades.
 - Previous opportunity:
 - Large private donors reportedly willing to fund curriculum.
 - Were declined at the district level.
 - Lack of clear operational answers when application was presented.
 - Board sentiment:
 - Desire to support literacy.
 - Skeptical to fully fund given limited funds and other priorities.
- HOME Funding (Homebuyer Assistance):
 - Use HOME dollars for down payment assistance rather than rehab.
 - Use CDBG for homeowner rehab:
 - Avoid triggering full-code compliance requirements.
 - Expect this year’s allocation and carry forward to fund about five homebuyers.

4. Next Steps

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- Iron Tribe Network:
 - Meet with Iron Tribe representatives to understand:
 - Organizational model.
 - Current housing assets.
 - Funding status and service approach.
 - Prepare for future request by an opioid or other non-CDBG sources:
 - Not this CDBG cycle.
 - Assigned to Commissioner Danielle Bethell.
- CASA Marion County:
 - Schedule meeting with Tim and CASA board members:
 - Review a board-approved plan.
 - Clarify expenditure of prior county funds.
 - Consistent and realistic timeline before new funding considered.
 - Review existing CASA contract and payment records for:
 - Status of disbursements.
 - Claw-back or enforcement mechanisms tied to project progress.
 - Assigned to Steve Dickey.
- City of Stayton:
 - Obtain formal verification:
 - Documentation should be via official records, not just email.
 - If verification cannot be produced, recommend that the board:
 - Redirect proposed allocation to Homeowner Rehab Program.

- Assigned to Steve Dickey.
- Catholic Community Services & Chemeketa:
 - Consult with Naomi Hudkins to see if Medicaid waiver and HRS funding can support projects.
 - Explore if services can be billed through waiver streams for eligible clients.
 - Assigned to Steve Dickey.
- Chemeketa Student Housing Assistance:
 - Number of households and students served.
 - Typical dollar amount per assistance episode.
 - Proportion of students outside the Salem city limits.
 - How reduced CDBG award would affect number of students served.
 - Ensure Chemeketa's team is coordinating with:
 - Marion County Housing Authority.
 - Health Department for potentially eligible students.
 - Assigned to Steve Dickey.
- HOME Down Payment Assistance:
 - Current and carryforward HOME down payment funds.
 - Number of households assisted recently.
 - Number of households that can be served with new HOME allocation.
 - Assigned to Steve Dickey.
- Homeowner Rehab Program:
 - Number of active and pending cases (including the ~14 in the queue).
 - Current funding status and any shortfalls.
 - How different CDBG allocations would impact number of homes served.
 - Assigned to Steve Dickey.
- Boys & Girls Club:
 - Detailed breakdown of how \$75,000 award was spent.
 - Key outcome metrics:
 - Number of youths served.
 - Literacy gains.
 - Program locations.
 - Assigned to Steve Dickey.
- Funding Allocations:
 - Final or preliminary recommended funding levels:
 - Full funding for Santiam Hospital and City of Woodburn.
 - Half-funding for Family Building Blocks' Woodburn purchase.
 - Increased allocation to Homeowner Rehab.
 - Reduced/targeted allocations for Chemeketa.
 - Crossroads.
 - Boys & Girls Club.
 - No funding for:
 - Iron Tribe.
 - Community Action's Santiam Outreach Center.
 - CASA facility.
 - Soaring Heights this round.
 - Notations for contingent awards.
 - Add into Annual Action Plan and Consolidated Plan drafts for upcoming year.
 - Assigned to Steve Dickey.

Adjourned – time: 2:45 p.m.

Minutes by: Mary Vityukova

Reviewed by: Gary L. White