



MARION COUNTY BOARD OF COMMISSIONERS
WORK SESSION

Community Development Block Grant (CDBG)/HOME Consolidated Plan Review
Minutes

Tuesday, April 7, 2026, 1:30 p.m. – 2:30 p.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: Chris Eppley, Gary White, and Toni Whitler.

Legal Counsel: Jennifer Rogers.

Community and Economic Development: Kellie Weese and Steve Dickey.

Cloud First: Stephanie Jennings.

Commissioner Colm Wilis called the meeting to order at 1:35 p.m.

1. Welcome & Introductions

-Commissioner Colm Willis

2. Consolidated Plan Draft Overview

-Steve Dickey

- Planning process underway for about a year, with key earlier milestones:
 - October 6th - overview of the consolidated planning process.
 - January 6th - summary of themes from data analysis and public outreach.
- Consolidated Plan covers 2026–2030/31:
 - Includes first-year Annual Action Plan for 2026–2027.
- Core plan components:
 - Needs Assessment:
 - Focuses on people and their needs.
 - Housing, services, etc.
 - Market Analysis:
 - Focuses on housing stock and local economic conditions.
 - Strategic Plan:
 - Identifies priority needs, goals, and target areas.
 - Trying to “winnow down” broad needs into focused priorities.
- Using targeted goals rather than spreading limited resources too thinly.
- Leverage existing data and planning efforts beyond United States of Housing and Urban Development (HUD) minimum required data:
 - More current, local data where possible.

3. Review of Draft Consolidated Cloudburst Team Plan

-Steve Dickey

- Cloudburst Group has supported:
 - Design and implementation of community participation.
 - Data collection and analysis.
 - Draft of Consolidated Plan and Annual Action Plan.
 - HUD's Integrated Disbursement and Information System (IDIS) system preparation.
- Data sources included:
 - HUD-required datasets.
 - Supplemental current data and local planning documents.
 - Asset Limited, Income Constrained, Employed (ALICE) data from United Way:
 - Including Marion County-specific information.
- Community and stakeholder engagement included:
 - 4 virtual stakeholder meetings.
 - 4 community events.
 - 2 surveys:
 - One for community members and one for stakeholders.
- Priority needs identified from data and outreach:
 - Housing for low- to moderate-income households.
 - Services to support special needs populations and address homelessness.
 - Public facilities and infrastructure.
 - Program administration to support implementation.
- Corresponding draft goals:
 - Increase availability and affordability of housing options.
 - Increase access to community services:
 - Including special needs and experiencing or at risk of homelessness populations.
 - Invest in vital community facilities and infrastructure.
 - Support program administration to ensure effective delivery and oversight.

4. Discussion, Feedback and Input

-All

- Supportive services definition and scope:
 - How "supportive services" is defined and if there is formal HUD definition.
 - Supportive services used as umbrella term:
 - Aligned broadly with eligible CDBG Public Services activities.
 - Priority need titles and goals are categories for allowable funding:
 - Not rigid definitions that box the County into narrow uses.
 - Request stakeholder and survey result meaning of supportive services:
 - Especially seniors, people with disabilities, and families with children.
- Stakeholder outreach results and examples:
 - Homelessness focused stakeholders:
 - Affordable housing and services to help exit homelessness or avoid it.
 - Local communities often highlighted infrastructure needs:
 - Sidewalks, parks, street improvements like in Mt. Angel.
 - Increased access to community services has been supported:
 - Expansions of family building blocks.
 - Liberty House.
 - Court Appointed Special Advocates (CASA).
 - Center for Hope and Safety.
- Emergency Solutions Grants (ESG)/Homeless Management Information System (HMIS):
 - Accuracy concerns of ESG consultation/HMIS coordination draft descriptions:

- HMIS coordination is handled by Homeless Alliance:
 - Not Community Action Agency.
 - No commissioners serving on Community Action Agency board:
 - Former structures and representation have changed.
 - Agreement that draft text must be corrected to accurately reflect:
 - Roles and structures for ESG funds, HMIS, and the Homeless Alliance.
 - Current board representation and governance context.
- Use of HOME funds and public services data:
 - Provide down payment assistance allowing families to purchase homes.
 - Counts based on unduplicated individuals served by funded agencies:
 - Boys & Girls Club, family building blocks, Liberty House, etc.
 - Interest ability to compare beneficiary counts to investment levels:
 - Recognizing differences in service type and intensity.
- Annual Action Plan process and funding changes:
 - Annual Action Plan steps reviewed:
 - Pre-applications in September.
 - Recommendations for full applications in November.
 - Full applications submitted in December.
 - Review and funding direction in January–February work sessions.
 - Recent HUD allocation updates:
 - Small CDBG and HOME allocation increase received before meeting.
 - Tentative approach:
 - Additional CDBG directed to homeowner rehab program.
 - Additional HOME directed to homebuyer assistance.
 - Assist up to three homebuyers:
 - Depending on project specifics and any additional funds.
- Applicant workshop concept:
 - Hold applicant workshop to improve application quality and project readiness.
 - Workshop topics would include:
 - Application process and timelines.
 - Budget development.
 - Expectations around reporting and compliance.
 - Requirements for project readiness.
 - Responsibilities related to deeds of trust and property obligations.
 - Interest in:
 - Do workshop live and record it.
 - Post recording online for future applicants and training.
- Income limits, cost burdens, and survival budget:
 - HUD low/moderate-income limits:
 - Challenging for families at these income levels to meet basic needs.
 - Many working families are struggling financially:
 - Sometimes qualifying for public assistance.
 - Persistent gap between wages, cost of living, and eligibility thresholds.
 - ALICE/survival budget analysis as measure of living in Marion County:
 - Large shares of single households with kids don't earn enough for survival budget.
 - Questions about employment types, education levels, and career pathways for these populations.
- Housing problem definitions and data limitations:
 - Housing cost burden - paying more than 30% of income on housing.
 - Overcrowding - more than one person per room, based on total rooms.
 - National datasets and HUD's standard indicators have limitations:
 - Especially for small populations.

- Margins of error can be large for smaller racial/ethnic groups.
- Habitability issues often under-captured by standard measures:
 - Track presence/absence of bathrooms and kitchens, not condition.
- Concerns:
 - Statements that 100% of a low-income racial/ethnic group has housing problems:
 - Especially where that does not match local lived experience.
 - Risk of owning questionable or high-margin-of-error statistics in plan.
- Clearly identify when data comes from HUD or other external sources.
- Plan as starting point to identify areas where research and follow-up are needed over next five years.
- Equity, communities of color, and program effectiveness:
 - Disproportionately high housing issues in communities of color and low-income.
 - Frustration with, despite years of investment, outcomes not improving.
 - Key concerns:
 - Too much focus on relief services and not on solution investments.
 - Organizations compete for limited funds:
 - Limited coordination on broader structural solutions.
 - Invest in workforce development, vocational training, and education to career-level earnings.
 - Applicants must state and prove how programs reduce problem indicators.
- Geographic focus and census tracts:
 - Plan content identifying areas with disproportionately greater need reviewed.
 - Some high-need areas not fully captured by HUD-defined re-cap or disproportionately impacted tracts.
 - Program geography is sometimes constrained by jurisdictional boundaries.
 - Pull comparable data for additional high-need areas.
 - Use for potential geographic targeting and adjustments in investment.

5. Next Steps

-Steve Dickey

- Data and document corrections:
 - Correct description of ESG consultation and HMIS coordination:
 - Reflect current role of Homeless Alliance and accurate board representation.
 - Add that HUD statistics may have high margins of error or be easily misinterpreted.
- ALICE / Survival Budget information:
 - Provide county specific report or link to United Way publication used in plan.
- Public comment and adoption timeline:
 - April 13th:
 - 30-day written public comment period on draft Consolidated Plan and Annual Action Plan.
 - May 13th:
 - Public hearing.
 - Board action to adopt Consolidated Plan and Annual Action Plan after considering public comments.
 - By June 2nd:
 - Finalize:
 - Plan documents and amendments from comments or board.
 - Complete IDIS data entry and submit it to HUD by June 2nd.

- Applicant workshop
 - Schedule June applicant workshop for current and prospective applicants:
 - Deliver live session and record it.
 - Post recording on county website as ongoing resource.
 - Cover the following:
 - Process.
 - Budgeting.
 - Readiness.
 - Reporting.
 - Deeds of trust.
 - How to design projects that achieve measurable outcomes.
- Further analysis and targeting:
 - Prepare comparison analysis of:
 - High-need communities such as Haysville vs. Four Corners.
 - Relevant indicators:
 - Poverty.
 - Crime.
 - Juvenile involvement.
 - Housing conditions.
 - Service availability.
 - Use analysis to:
 - Inform future geographic targeting of CDBG/HOME investments.
 - Support shifting toward solution-oriented, outcome-driven programs.
- Ongoing refinement:
 - Use plan as framework:
 - Recognize data limitations and need for local information.
 - Explore partnerships to address root cause of poverty and housing instability:
 - Economic development, workforce, education, and housing.

Adjourned – time: 3:00 p.m.

Minutes by: Mary Vityukova

Reviewed by: Gary L. White