County Commissioners
Colm Willis, Chair
Kevin Cameron
Danielle Bethell

Chief Administrative Officer
Jan Frtiz

MARION COUNTY BOARD OF COMMISSIONERS
WORK SESSION

Community Development Block Grant (CDBG)/HOME
5-Year Review and Lessons Learned
Minutes

Tuesday, October 27, 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, Colm Willis and Kevin Cameron.
Board's Office: Alvin Klausen, Jonathan Sanford, Toni Whitler, Matt Lawyer, Cameron Russell and Trevor Lane.
Legal Counsel: Jennifer Rogers.
Community and Economic Development: Kelli Weese and Steve Dickey.

Commissioner Danielle Bethell called the meeting to order at 1:36 p.m.

1. **Welcome and Introductions** — Commissioner Bethell

Summary of Discussion
Commissioner Bethell opened the work session at 1:36 pm.

2. **Presentation of Review and Lessons Learned** — Steve Dickey

Summary of Discussion
Steve Dickey reported that the county had supported 19 community partners and funded 30 projects, with nearly $7.4 million awarded in grants; he also reviewed expenditures and allocations for the Home Buyer Assistance and Homeowner Rehabilitation Programs. He described public service, acquisition, and construction projects, and reviewed federal requirements involving environmental review, procurement, prevailing wages, Build America Buy America, and restrictions on choice-limiting activities before an agreement is executed. Steve Dickey stated that the federal Davis-Bacon threshold was $2,000 and the Oregon threshold was $50,000, and the discussion included a request to compare thresholds across states. He also identified rising personnel and operating costs, administrative charges, and lean staff capacity as continuing program challenges.

Direction and Follow-up:
Task: Research prevailing wage thresholds in every state and compare them with the federal and Oregon thresholds.
Assigned to: Steve Dickey
Deadline/Timeline: Not specified

3. **Discussion** — All

Summary of Discussion
The discussion covered homeownership program challenges, including income verification, high interest rates, limited homes within HUD price limits, and greater demand for homeowner rehabilitation assistance than available funding. Danielle Bethell requested a breakdown of the 51 rehabilitation households by characteristics such as seniors, single-parent households, and disability or other income-restricted status; Steve Dickey agreed to provide it. Commissioner Bethell also requested a brief update on the homebuyer and rehabilitation program pipeline, Steve Dickey agreed to provide a snapshot. The commissioners discussed remaining HOME-ARP funds, administrative costs, staffing capacity, potential program alignment across departments, and the possibility of reviewing the program's organizational placement; no decision on program placement or a funding source for administrative costs was made.

Direction and Follow-up:

Task: Provide a demographic breakdown of the 51 homeowner rehabilitation households, including seniors, single-parent households, and people with disabilities or other income-restricted status.
Assigned to: Steve Dickey
Deadline/Timeline: Not specified

Task: Provide a brief snapshot of the homebuyer assistance and homeowner rehabilitation pipelines, including applications in progress and backlog status.
Assigned to: Steve Dickey
Deadline/Timeline: Not specified

Task: Contact Naomi about how remaining HOME-ARP funds could support county homelessness-prevention or related housing services.
Assigned to: Steve Dickey
Deadline/Timeline: For possible consideration during the January application discussion

Task: Email the current program funding breakdown by position and resource, including personnel, materials and services, and county administrative charges.
Assigned to: St**e**ve Dickey
Deadline/Timeline: Not specified

Task: Ask Jan about arranging training on the rationale for county administrative charges.
Assigned to: Chris Eppley
Deadline/Timeline: Before the next funding request discussion

4. **Next Steps**
Summary of Discussion
No separate next-steps discussion was recorded; follow-up requests made during the discussion are listed under Item 3.

5. **Adjourn**
Summary of Discussion
Danielle Bethell thanked participants and adjourned the work session at 2:21 pm.

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