

MINUTES OF October 8, 2020

**MID-WILLAMETTE VALLEY HOMELESS ALLIANCE BOARD OF DIRECTORS
AND
ORS 190 ENTITY BOARD OF DIRECTORS
JOINT MEETING**

Zoom Meeting/Conference Call

MWVHA BOARD

MEMBERS PRESENT

CHAIR: Mayor Cathy Clark, City of Keizer

VICE CHAIR: Council President Chris Hoy, City of Salem

Kristin Retherford for Mayor Chuck Bennett, City of Salem

Dan Clem, Executive Director, Union Gospel Mission of Salem

Councilor Christopher Lopez, City of Monmouth

Councilor Shannon Corr, City of Independence

Commissioner Lyle Mordhorst, Polk County

Leilani Slama, Vice President, Community Engagement, Salem Health

Christy Perry, Superintendent, Salem-Keizer School District

Jimmy Jones, Executive Director, Mid-Willamette Valley Community Action Agency

Ian Dixon-McDonald, Co-Chair, MWVHA Collaborative Committee

MEMBERS ABSENT

Josh Lair, Navigator, Law Enforcement Assisted Diversion (LEAD)

Commissioner Colm Willis, Marion County

Tribal Councilwoman Lisa Leno, Confederated Tribes of Grand Ronde

Nicole Utz, Housing Administrator, Salem Housing Authority

Rhonda Wolf, CEO, United Way of the Mid-Willamette Valley

Eric Enderle, Veteran Services Officer, Polk County Veteran Services

Christian Ebelblute, Executive Director, West Valley Housing Authority

Candace Jamison, Executive Director, Marion County Housing Authority

Kim Parker-Llerenas, Co-Chair, MWVHA Collaborative Committee

ORS 190 ENTITY BOARD

MEMBERS PRESENT

PRESIDENT: Mayor Cathy Clark, City of Keizer

VICE PRESIDENT: Council President Chris Hoy, City of Salem

Councilor Christopher Lopez, City of Monmouth

Councilor Shannon Corr, City of Independence

Commissioner Lyle Mordhorst, Polk County

Christy Perry, Superintendent, Salem-Keizer School District

MEMBERS ABSENT

Tribal Councilwoman Lisa Leno, Confederated Tribes of Grand Ronde

Commissioner Colm Willis, Marion County

OTHERS PRESENT

Jan Calvin, MWVHA Consultant

Janet Carlson, MWVHA Consultant

Carla Munns, MWVHA Consultant

Renata Wakeley, Acting Executive Director, MWVCOG

Denise VanDyke Admin. Specialist II, MWVCOG

Michael Livingston, CAN-DO

Julie Conn-Johnson, Salem-Keizer School District
Melanie Zamora, HUD Disaster Response Team
Ashley Hamilton, Mid-Willamette Valley Community Action Agency
Jamie Gatewood, Fair Housing Council of Oregon (FHCO)
Shyle Ruder, FHCO
Glenda Moyer, FHCO
Maig Tinnin, FHCO
Ashley Hamilton, MWVCAA

CALL TO ORDER & INTRODUCTIONS

Mayor Clark called the ORS 190 Entity board meeting to order at 3:03 p.m. Roll call was taken, and the presence of a quorum was noted. Once a quorum of the MWVHA board was also present, the meeting was called to order at 3:14 p.m.

ORS 190 ENTITY BUSINESS

Ms. Carlson reviewed the items listed under ORS 190 Entity Business. The proposed agreements allow the Alliance to perform specified actions.

MOTION: By Councilor Hoy, **SECONDED** by Commissioner Mordhorst, to **APPROVE THE AGREEMENTS, AS PRESENTED.**

- (1) to delegate authority for certain CoC responsibilities to the Mid-Willamette Valley Community Action Agency,
- (2) to obtain HMIS licenses from Community Action Partnership of Oregon,
- (3) to accept a donation from United Way of the Mid-Willamette Valley to support the Alliance,
- (4) to accept a donation from Union Gospel Mission of Salem to support the Alliance;
- (5) to accept Alliance grant funds held in trust by the City of Salem; and
- (6) to approve an agreement with Community Solutions International, Inc. that continues the Alliance's participation in Built for Zero.

Motion carried.

IN FAVOR: Hoy, Lopez, Corr, Mordhorst, Clark, Perry. **OPPOSED:** None. **ABSTAINED:** None.

Ms. Carlson reported that the insurance quote was good through mid-November. She requested to postpone a decision until the next meeting to collect more information on general liability insurance, since legal counsel advised that general liability insurance is also needed. Councilor Hoy stated that he supports the purchase of Directors & Officers (D&O) insurance, as he believes the City of Salem would not cover him. Ms. Carlson stated that invoices for 2020-21 contributions have been sent to members. Staff has applied for a Willamette Health Council grant and, if it is awarded, she will bring it to the board for authorization to accept it.

CONSENT AGENDA

MOTION: By Commissioner Mordhorst, **SECONDED** by Councilor Lopez, to **APPROVE THE CONSENT AGENDA, AS PRESENTED.**

- **AGENDA APPROVAL**
- **SEPTEMBER 10, 2020 MINUTES FOR THE JOINT MEETING OF THE ORS 190 ENTITY AND ALLIANCE BOARDS OF DIRECTORS**
- **FINANCIAL REPORT**
- **APPROVAL OF NEW POINT-IN-TIME COUNT WORKGROUP AND COORDINATED ENTRY COMMITTEE MEMBERS**
- **STAFF REPORTS**

Motion carried.

IN FAVOR: Hoy, Clem, Lopez, Corr, Retherford, Clark, Mordhorst, Slama, Perry. **OPPOSED:** None. **ABSTAINED:** None.

JURISDICTION/ORGANIZATION UPDATES

Councilor Hoy reported Redwood Crossings is up and running and some progress has been made on Yaquina Hall. Ms. Retherford added that several grants have been received, including an additional \$800,000 in CDBG COVID funds, and the City of Salem is working with ARCHES to create a duration shelter that would be in place for about 18 months. The Salem Housing Authority was also accepted into a Permanent Supportive Housing cohort.

Commissioner Mordhorst said that Polk County is winding down its field support for wildfire refugees. They are helping the last two families get into longer term shelter. Mayor Clark thanked Commissioner Mordhorst for Polk County's efforts in responding to help refugees – both people and animals – from the wildfires.

Mr. Clem said that the Union Gospel Mission men's mission project is moving along well, and they were pleased to work with United Way to set up the Truitt donation center to assist wildfire survivors. Mayor Clark added that the Simonka House playground space is finished and is beautiful. United Way was immensely helpful with wildfire response. She also reminded everyone that there were homeless individuals displaced by the fires.

Mr. Dixon-McDonald reported that the Collaborative Committee members were able to use their connections to help with the wildfire response. The committee is looking at how to address the gap analysis. Voices of lived experience is a topic coming up on the committee's schedule. Marion-Polk Food Share is concentrating on delivering food to where it is needed up the Santiam Canyon.

Ms. Perry was offered congratulations for being awarded Superintendent of the Year. She reported that the Salem-Keizer School District is back in comprehensive distance learning mode and is far from the illness limits needed to bring back groups of students to classrooms. Teachers are doing their best, and the district is supplementing with other staff to make sure students have enough support. Targeted student groups are returning for in-person learning on a limited basis. She apologized for the additional 47,000 people slowing down the internet system. The school district is coordinating with the Santiam Canyon school districts to keep their students in touch with their home districts while evacuated. Ms. Conn-Johnson added that this is an interesting time to be working with homeless students. The district is working hard to provide hotspots, Chromebooks, and supplies to everyone who needs them. Food distribution is working. The numbers of students enrolled in the McKinney-Vento program have been lower than usual, as communication with families is a problem with buildings not open. Staff is doing what they can to meet the students' needs. Operation School Bell provided breakfast and lunch for every school. Delivery to apartment complexes required 32 bus stops.

Ms. Slama stated that the COVID levels are fairly stable. Salem Health is hiring new graduates and experienced nurses. September was the perfect storm with the combination of fires, smoke, and COVID.

Mr. Jones reported that Community Action is working to spend down \$5.4 million in rental assistance funds received from the State of Oregon. Approximately 57 percent has been spent thus far. The agency has created a master list of homeless individuals or people at-risk of homelessness in the Santiam Canyon area. The list includes 143 people. People are in motels, doubled up, or homeless in other locations. Community Action received new Veterans Administration funding for 29 additional shelter beds for vets on Center Street. An additional \$5.5 million in Emergency Solutions Grant funding is available after six months of work. Community Action is working with the Alliance on moving forward with a Collaborative Application. Community Action is getting ready for the winter warming season. The best news is that one of the longest-term, most in need, and most difficult to place homeless individuals who was living downtown has moved into Redwood Crossings. This is a big win all around.

Ms. Hamilton provided details on the work being done by ARCHES. Day Center hours have been extended to 9 a.m. to 4 p.m., Monday through Friday. More than 1,500 meals were provided last month, 25 additional households have been placed in housing, staff is working on field assessments and providing education on available services, and ARCHES has been approved for a rent guarantee program

that includes tenant education.

Ms. Wakeley stated that the COG is working closely with Marion County, the Department of Land Conservation and Development (DLCD), and other organizations to identify possible locations for FEMA trailers for displaced Santiam Canyon evacuees and address related land use planning issues.

Ms. Zamora introduced herself. She provides natural disaster technical assistance through the federal Department of Housing and Urban Development (HUD). Her consultant group provides support to organizations like Continuums of Care (CoCs). She has been deployed with a small team to connect with the CoCs in Oregon and add any capacity, where needed. Ms. Zamora described her background and offered to help in any way needed, as well as helping coordinate among the Red Cross, FEMA, and HUD – especially regarding the homeless population, regardless of whether or not they are newly homeless or were before the wildfires happened. The team uses a Multi-Agency Shelter Team (MAST) outreach program to help the Red Cross, FEMA, and HUD work together to help in the best way possible. The goal is to not let local service providers get overwhelmed now or after the responders leave and get the most vulnerable people the appropriate assistance for their needs. The system is not perfect but is worth it. Her team is working with Marion-Polk counties, Jackson County, and Lane County. Her cell phone number is 801-330-1824, and her email address is melanie.zamora@cloudburstgroup.com.

CHARTER REVISIONS

Ms. Carlson referred to page 39 of the agenda packet, which shows summaries and a redline version of proposed amendments to the CoC Governance Charter, which was initially approved by the Development Council in October 2019 and ratified by the Alliance board in February 2020. Changes to the charter have been discussed by the Collaborative Committee and reviewed by the Executive Committee.

MOTION: By Mr. Clem, **SECONDED** by Councilor Corr, to **APPROVE THE CHARTER REVISIONS, AS PRESENTED.**

Discussion: Councilor Lopez applauded the removal of gender specific language from the charter. Motion carried.

IN FAVOR: Hoy, Clem, Lopez, Corr, Retherford, Clark, Mordhorst, Slama. **OPPOSED:** None. **ABSTAINED:** None.

FAIR HOUSING PRESENTATION

Ms. Munns introduced Shyle Ruder, Education and Outreach Director, Fair Housing Council of Oregon (FHCO). Ms. Ruder is doing a lot of focused work in the Marion, Polk, and Yamhill County region. The lack of housing related to bias is a problem. If any organizations or jurisdictions wish, she can make an educational presentation. She proceeded with a PowerPoint presentation, “Fair Housing in Oregon: The Ghosts of our Past, The Challenges Today.” The presentation included details and anecdotes on the history of discrimination in Oregon, beginning with the earliest settlers. This history of discrimination, particularly aimed at people with African, Chinese, and Japanese heritage, explains why Oregon has a primarily white population. Among other information shared was the strong presence of the Ku Klux Klan, especially in the 1920s in many levels of society throughout the state; sundown laws, restrictive covenants, and other exclusionary laws that prevented specific populations from living in certain areas or from owning property; and the violence often used to enforce those laws and covenants, even after being ruled unenforceable at the federal level. At the federal level, however, there were also ingrained discriminatory rules and policies that were slow to change. At all times, those with fairer complexions were generally treated better than those who were darker complected. The Fair Housing Act, passed in 1968, was the most difficult piece of civil rights legislation to pass. Protected classes were added in the late 1980s. Today, discrimination in housing is found in rentals and Home Owner Associations (HOAs), mostly regarding reasonable accommodations for disabilities. Harassment complaints have been on the rise at a rate of about 20 percent per year. The FHCO receives about 2,000 calls per year and is able to resolve about 70 percent of them using an informal resolution process. Many of the remaining complaints become formal complaints to HUD or the Oregon Bureau of Labor & Industries (BOLI), which are investigated by various enforcement entities (including FHCO). Outcomes vary depending on what the

complainant asks for. Laws are clarified through the courts. History repeats itself, and we need to be willing to stand up for our neighbors.

Mayor Clark and others thanked Ms. Ruder for the presentation. It is very timely and important and provides a framework for future efforts. Mayor Clark mentioned the Buildable Land Inventory required of cities. Have those been viewed through the Fair Housing lens? There may be inherent discriminatory policies in the process. Ms. Ruder replied that FHCO has received HUD funding to help with education at the planning level and at development stages. She would appreciate any connections in this area. Mayor Clark said she will be in contact with Ms. Ruder.

OTHER BUSINESS

Ms. Carlson announced that a team of students from the Willamette University Atkinson School of Management will also be working with the Alliance on a racial disparities analysis and other issues related to equity and accessibility to housing.

Ms. Calvin announced a second wave of ESG CARES funding. \$5.5 million is available to focus on marginalized populations.

Next board meeting is scheduled on November 12, 2020.

ADJOURNMENT

Hearing no further business, Chair Clark adjourned both meetings at 5:07 p.m.

Janet Carlson, MWVHA Consultant