

MINUTES OF JUNE 11, 2020

**MID-WILLAMETTE VALLEY HOMELESS ALLIANCE
BOARD OF DIRECTORS**

Zoom Meeting/Conference Call

MEMBERS PRESENT

CHAIR: Mayor Cathy Clark, City of Keizer

VICE CHAIR: Council President Chris Hoy, City of Salem

Christy Perry, Superintendent, Salem-Keizer School District (SKSD)

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

Dan Clem, Executive Director, Union Gospel Mission of Salem

Leilani Slama, Vice President, Community Engagement, Salem Health

Suzanne Dufner for Chad Olsen, Interim City Manager, City of Monmouth

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Commissioner Colm Willis, Marion County

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

Tom Pessemier, City Manager, City of Independence

Eric Enderle, Veteran Services Officer, Polk County Veteran Services

Candace Jamison, Executive Director, Marion County Housing Authority

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

Nicole Utz, Housing Administrator, Salem Housing Authority

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

MEMBERS ABSENT

Tribal Councilwoman Lisa Leno, Confederated Tribes of Grand Ronde

Commissioner Lyle Mordhorst, Polk County

Christian Ebelblute, Executive Director, West Valley Housing Authority

Mayor Chuck Bennett, City of Salem

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

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

Sarah Owens, CANDO

Michael Livingston, CANDO

Ashley Hamilton, MWVCAA

CALL TO ORDER & INTRODUCTIONS

Mayor Clark called the meeting to order at 3:02 p.m. Roll call was taken and the presence of a quorum was noted.

Mayor Clark gave a synopsis of the Continuum of Care's progress, so far, since February 2020. The CoC has been formed, registered with HUD, and approved by HUD; the various committees have been formed, met, and started work; and \$55,000 in grants have been awarded. She thanked everyone for their work, especially with the COVID crisis.

CONSENT AGENDA

MOTION: By Councilor Hoy, **SECONDED** by Mr. Clem, to **APPROVE THE CONSENT AGENDA, AS PRESENTED.**

- **AGENDA APPROVAL**
- **MAY 14, 2020 MINUTES**
- **FINANCIAL REPORT**
- **COMMITTEE ROSTER UPDATES**
- **COC ANTI-DISCRIMINATION POLICY**
- **STAFF REPORTS**

Motion carried.

IN FAVOR: Lair, Clark, Perry, Dufner, Hoy, Wolf, Pessemier, Willis, Clem. **OPPOSED:** None.

ABSTAINED: None.

JURISDICTION/ORGANIZATION UPDATES

Commissioner Willis reported that an individual has been released from the Oregon State Penitentiary who tested positive for COVID-19. There will be others. Marion County plans to lease an 80-room hotel in Woodburn to house these individuals for an appropriate period of time. Ms. Wolf mentioned that United Way can help with food boxes for those housed at the hotel. Commissioner Willis said he will have staff contact the United Way.

Mr. Jones mentioned that the Emergency Board appropriated \$5.2 million in rental assistance funding that Community Action needs to distribute by December 31.

Mr. Clem announced that the Union Gospel Mission will be starting to take people into the shelter tomorrow with help from the Alluvium health care team.

Ms. Perry said the Salem-Keizer School District has served its one millionth meal to children. The district has been providing breakfast and lunch bags at 34 sites and donating to Marion-Polk Food Share. The district has distributed 30,000 Chromebooks. Remote learning with Chromebooks has been vital. The district has reached 98% of youth during distance learning. There are only about 300 seniors still needing credit to graduate. The district will be sharing how in-person learning will look next year. There may still be a need to do some remote learning due to the number of students that can be in a building. Graduations will be celebrated in the first week of August.

STAFF CONTRACTS

Ms. Carlson referred to the draft contracts provided prior to the meeting and the budget numbers included in the board packet materials. Page 12 in the agenda packet shows three staffing scenarios assuming permanent staff, a combination of permanent staff and contractors, and contractors only. Page 13 shows the forecasted cost. There are many unknowns about future revenues, including potential grant renewals. Ms. Wakeley reviewed the three proposed contracts and is authorized by the COG Executive Committee to enter into these agreements. The contracts, as drafted, would be for six months, with the opportunity to extend for an additional six months. At that time, we will determine whether the ORS 190 Entity or COG will be signing future contracts for staff.

Mayor Clark thanked everyone for their efforts and work, especially Ms. Calvin, Ms. Carlson, and Ms. Munns.

Commissioner Willis asked about the budget forecast on page 11. Ms. Carlson explained that it shows the total for all three positions. Commissioner Willis echoed Mayor Clark's kudos. Mr. Clem expressed his concern

that the estimated hours may be exceeded by the work required, and asked how we recognize this. Mayor Clark agreed and cautioned that the willingness of staff to work beyond the allotted hours should not be taken advantage of.

MOTION: By Mr. Clem, **SECONDED** by Commissioner Willis, to **APPROVE SIGNING OF THE STAFF CONTRACTS, AS PRESENTED.**

Motion carried.

IN FAVOR: Lair, Clark, Perry, Dufner, Hoy, Wolf, Pessemier, Willis, Slama, Clem. **OPPOSED:** None. **ABSTAINED:** None.

ORS 190 AGREEMENT

Ms. Carlson recounted the background of developing the final intergovernmental agreement for an ORS 190 Entity. Work started in December 2019 on the ORS 190 Agreement. The interim agreement expires August 13. The ORS 190 Entity will support the CoC financially and will serve as the Collaborative Applicant. An amendment was created by Commissioner Willis to address concerns expressed at the Executive Committee meeting about alignment between the Alliance Board of Directors and ORS 190 Entity Board of Directors. The hope is that the participating governments will appoint the same people to both boards. Commissioner Willis explained the amendment to Section VIII, G, regarding powers. Mr. Clem asked whether the ORS 190 Entity board is subordinate to the CoC board. Commissioner Willis replied that the purpose of the ORS 190 entity is to effectuate the decisions of the CoC Board. Ms. Carlson presented an additional proposed edit by Paul Dakopolos, attorney for the Salem-Keizer School District. Staff recommended the Marion County version. Discussion ensued regarding whether the Marion County version would constrain actions by the ORS 190 Entity. Chris Hoy stated that he had discussed the proposed amendment with Salem legal counsel who believed it would not adversely affect operations of the Continuum of Care.

MOTION: By Mr. Clem, **SECONDED** by Commissioner Willis, to **ADOPT THE AMENDED ORS 190 AGREEMENT AS PRESENTED IN THE JUNE 10, 2020 VERSION OF THE AGENDA PACKET.**

Motion carried.

IN FAVOR: Lair, Clark, Dufner, Hoy, Wolf, Pessemier, Willis, Slama, Clem. **OPPOSED:** Perry. **ABSTAINED:** None.

Next steps will be to create a clean version of the document and a model ordinance to be sent to the approving jurisdictions for approval prior to August 13.

STRATEGIC PLAN

Ms. Calvin provided background of the strategic plan process and a timeline of work done. She shared a PowerPoint presentation. The MWVHA Strategic Plan is intended to be a living document with ongoing adjustments as needed. It is also a scored element in the Notice of Funding Availability (NOFA) application. She reviewed the nine goals and how they align with HUD performance measures. Preliminary data was used, and cleaner data will be provided as it is available. Ms. Calvin pointed out that some definitions being used in one program area are not necessarily used in another program area. For example, the “doubled up” category for McKinney-Vento is not used in the PIT count for the Continuum of Care. The performance measures are desired outcomes and are based on HUD language. A crosswalk of the plan’s nine goals and the seven HUD measures was provided.

Ms. Slama expressed concern as to whether data will be able to show progress. Ms. Calvin explained that, in the strategic plan, there will be a footnote about the data for each measure. The data comes from HMIS. Right now, we are looking at past data and evaluating the quality of that data. We need to get more organizations to use the Coordinated Entry and HMIS systems. Ms. Jamison asked why the objective about increasing permanent housing refers only to the Salem-Keizer area, not the region? Ms. Calvin replied that permanent

supportive housing tends to be urban-centric, and Salem-Keizer is the largest urban area in the two-county region. The schedule for updating the strategic plan should be at least on an annual basis, perhaps more frequently for individual sections. Mayor Clark stated that reporting to the community is important to maintain the transparency of the organization and its work and to let people know how they can get involved. Mr. Clem pointed out that the plan may be more aspirational than practical because some things we can't measure right now. Ms. Calvin replied that the NOFA application asks that applicants show how they are doing what they are doing, and that they are using best practices. Other measures do use real data. Ms. Munns added that it isn't just about the NOFA and HUD funding, but to include the broader community and the organizations in the community supporting the work. This is not a NOFA plan, but a community plan.

Ms. Calvin reviewed Goal 1. This work is already moving forward, and this goal goes into some detail to outline what to do and how to do it. Item 1.3.9 is in progress and the first collaborative case conference with the by-name list will be in the next few months. We can always make the plan better and do more than is currently listed. Item 1.7 is not assigned yet, as a detailed plan is needed – especially for community business outreach. For item 1.8, we need to be sure we have ways for people in rural parts of the region to easily access services. Ms. Munns stated that Goal 1 is the heart of developing the CoC system. She reviewed the other goals. Goals 2-5 are related shelter or housing. A warming shelter subcommittee is being started from the Collaborative Committee. Having just one youth shelter is a problem, as the law states that youth can only stay for 60 days in a shelter. Staff recommend looking at San Diego for examples of good supportive housing laws. Mayor Clark requested an update on the 60-day limit for youth and who to address about it. This is part of the Family First law that goes into effect on July 1. Mr. Clem asked to include the impacts of COVID-19 in the plan. We need to find a way to keep families together. Mr. Lair stated that there has been a spike in newly homeless seniors and families. LEAD has been working to get them into Rapid Rehousing as quickly as possible. The reason for the spike is unclear. Mr. Clem asked if there is any problem that our definition of homeless is not the same as HUD's. Ms. Calvin replied that our definition is more inclusive in recognizing additional forms of unstable shelter, and that is acceptable to HUD.

MOTION: By Councilor Hoy, **SECONDED** by Ms. Wolf, to **APPROVE THE STRATEGIC PLAN, AS PRESENTED.**

Motion carried.

IN FAVOR: Lair, Clark, Dufner, Hoy, Wolf, Pessemier, Willis, Slama, Perry, Clem. **OPPOSED:** None.

ABSTAINED: None.

MWVCAA PRESENTATION

Mr. Jones shared a PowerPoint presentation about programs overseen by the Mid-Willamette Valley Community Action Agency (MWVCAA). He started with a brief history of anti-poverty programs, which were started back in the 1960s. In Marion County, these programs began as part of the COG, then split off to form the MWVCAA. Today MWVCAA provides about \$34 million in services, probably more than \$40 million in resources by the end of the year. It is the leading homeless service provider for Marion and Polk counties. MWVCAA programs include:

- Basic needs (food, shelter, hygiene) - ARCHES day center, computer and telephone access, meals, bus passes, laundry, showers, resource navigation; Salem Warming Network; COVID hotel program
- Supportive services (barrier removal, education, access) – birth certificates, navigation, tenant education, Veteran Service Office
- Coordinated Entry (the tool, demographics, system design) – VI-SPDAT tool, guided process, score, data
- Housing (influencing factors, placement support) – HRAP (City of Salem), Rapid Rehousing, permanent supportive housing, diversion, prevention

Some of the programs have a harm reduction goal, rather than a goal of people becoming self-sufficient. This is usually due to a combination of physical and mental health issues, plus alcohol or drug dependency.

Some people don't realize that MWVCAA provides early education services, in addition to supportive services. Community Action runs a large Head Start program. Other Community Action programs include Nutrition First, Child Care Resource and Referral, HOME Youth and Resource Center, and the De Muniz Resource Center.

ARCHES is the homeless resource program. He noted that the hotel program related to the COVID crisis will be shutting down this week. The number of homeless people reflects only those who were newly homeless since July 1, 2019: 1,146 households, 1,269 adults, 633 children, 1,902 all types, 119 Veterans, 961 unsheltered. The average of age of death for those chronically homeless is 52. The largest program for MWVCAA is Rapid Rehousing. There is an outcome for every level of need.

Mayor Clark asked if the alignment of priorities has allowed for moving forward. Mr. Jones replied that they are seeing some progress, and are more hopeful now than three to four years ago.

OTHER BUSINESS

Ms. Carlson stated that the July 9 board meeting will involve a "deep dive" into the NOFA.

Ms. Utz mentioned that the plat has been recorded for the North campus and 52 more permanent supportive housing units will be added in 2021.

Ms. Wolf announced that SafeSleep has been denied approval for occupancy due to activities beyond their control. If not approved, they will be limited to ten occupants. She will share details about appealing the land use decision.

ADJOURNMENT

Hearing no further business, Chair Clark adjourned the meeting at 5:08 p.m.

Janet Carlson, MWVHA Consultant