MINUTES OF May 13, 2021

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

Videoconference Via Zoom

MWVHA BOARD

MEMBERS PRESENT

CHAIR: Mayor Cathy Clark, City of Keizer
VICE CHAIR: Council President Chris Hoy, City of Salem
Councilor Shannon Corr, City of Independence
Michael Gay for Leilani Slama, Vice President, Community Engagement, Salem Health
DeDe Hazzard for Dan Clem, Executive Director, Union Gospel Mission of Salem
Tribal Councilwoman Lisa Leno, Confederated Tribes of Grand Ronde
Director Jesse Lippold Peone for Christy Perry, Superintendent, Salem-Keizer School District
Councilor Christopher Lopez, City of Monmouth
Commissioner Lyle Mordhorst, Polk County
Kristin Retherford for Mayor Chuck Bennett, City of Salem
Jessica Stanton for Commissioner Colm Willis, Marion County
Rhonda Wolf, CEO, United Way of the Mid-Willamette Valley
Ian Dixon-McDonald, Vice President of Programs, Marion Polk Food Share; Co-Chair, Collaborative Committee
Candace Jamison, Executive Director, Marion County Housing Authority
Nicole Utz, Housing Administrator, Salem Housing Authority

MEMBERS ABSENT

Christian Edelblute, Executive Director, West Valley Housing Authority
Eric Enderle, Veteran Services Officer, Polk County Veteran Services
Jimmy Jones, Executive Director, Mid-Willamette Valley Community Action Agency
Josh Lair, Navigator, Law Enforcement Assisted Diversion (LEAD)
Kim Parker-Llerenas, Co-Chair, MWVHA Collaborative Committee

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Councilor Christopher Lopez, City of Monmouth
Commissioner Lyle Mordhorst, Polk County
Jessica Stanton for Commissioner Colm Willis, Marion County

STAFF AND GUESTS PRESENT

Jan Calvin, MWVHA Consultant
Janet Carlson, MWVHA Consultant
Carla Munns, MWVHA Consultant
Denise VanDyke Admin. Specialist II, MWVCOG
Councilor Laura Reid, City of Keizer
Julie Conn-Johnson, McKinney-Vento program, Salem-Keizer School District
Mari Anne Gest, Church at the Park
Rachel Lakey, Community Advisory Council, Willamette Health Council

CALL TO ORDER

Mayor Clark called the joint meeting to order at 3:03 p.m. The presence of a quorum of the Alliance Board and the ORS 190 Entity Board was noted.

INTRODUCTIONS & "WHAT'S NEW"

Mayor Clark reported that the Keizer Police and city staff are working on opportunities to partner and serve people who are homeless, including training related to interaction with people experiencing homelessness.

Councilor Hoy announce that the City of Salem had a good meeting with the Governor, Fred Meyer, and the Oregon Department of Transportation regarding camping around the I-5 and Market Street area. The city needs more pallet shelter sites. The Alliance presentation to the Salem City Council is coming up Monday evening. A work session is planned.

Councilor Corr said that the rural meeting and forum she attended was great, and there will be more to come.

Commissioner Mordhorst added that the most recent rural issues meeting included some great comments. Housing vouchers are useless if housing is not affordable. Transportation is also an issue – getting people where their needs can be addressed. People with mental health issues have limited support in smaller communities.

Director Lippold Peone stated that the Salem-Keizer School District is in the budget process and will be emphasizing having counselors available to help support children and youth coming back into the schools. He and others are also working to gather youth voices and points of view. He hopes to be able to have mentors to support youth.

Ms. Retherford said that the City of Salem is seeing more investment interest in downtown housing projects, primarily workforce housing.

Mr. Gay reported that Salem Health has been focusing on vaccinations, including a mobile clinic for our houseless neighbors. Salem Health will continue to take the mobile clinic out to the community. If people know of good locations, please let Salem Health know.

Ms. Hazzard reported that Simonka House continues offering programs that help women and children. UGM sees much progress at the Men's Mission and is open for tours. UGM is also working to connect with medical and mental health providers, people who can do medical evaluations, and stabilization centers for chemical

dependency. There is a need for more sobering and support facilities like the rooms at Redwood Crossings. UGM is seeing a lot of progress in women and children getting housing.

Ms. Wolf announced that the United Way has applied for a $425,000 earmark through Congressman Schrader's office for Safe Sleep. Notice will occur towards the end of October. CAHOOTS may become a reality. The Salem Budget Committee recommended funding to get the project started. United Way is taking a leap of faith. The goal is to have teams on the street by August 1. United Way is working with the City of Salem on an affordable housing agreement and is close to getting properties for seniors. The Good360 program is going strong, with contributions from Amazon and Walmart, all new items. The Good360 program expanded in 2020 with more than $2 million of items offered to nonprofits, public schools, and the faith-based community. Ms. Wolf invited Alliance members to come and take whatever is needed, as long as the items are used for clients. The warehouse is at 1100 Front Street. There is also a program providing basic needs items to Salem Health for unsheltered people leaving the hospital, and there will be Toys for Tots donations this summer to get kids to unplug. Two truckloads of toys are available. United Way is working with Polk County, Keizer, and Salem to distribute the toys. Watch for information.

Ms. Utz said that the Salem Housing Authority office is being remodeled to offer services in a COVID-friendly environment, with technology kiosks, greater access with partners, and more face-to-face contact for clients. Salem Housing Authority has been gaining a lot of traction with health organizations in the area. Kudos to Salem Health for organizing meetings. Salem Housing Authority learned a lot to bring to Sequoia Crossings and Yaquina Hall. Yaquina Hall's closing is scheduled for October and Sequoia Crossings and Southfair Apartments will be shortly thereafter. Salem Housing Authority is always looking for new projects. The organization received 34 additional emergency housing vouchers and three additional housing navigators to help find affordable housing for voucher holders. The HUD article featuring Redwood Crossings is included in the meeting packet. Ms. Utz reported that Salem Housing Authority is receiving many requests for information, based on that article.

Ms. Jamison reported that Marion County Housing Authority will not be administering new emergency housing vouchers. The organization has 188 vouchers out there right now. The lease up rate is 35%, 70 households. Marion County Housing Authority continues to work with wildfire survivors and is partnering with private developers to expand housing.

Mr. Dixon-McDonald reported that Marion-Polk Food Share is working to set up vaccination clinics at food bank locations, Aumsville being an example. The Collaborative Committee is interested in the equity study and is working on the next iteration of the Strategic Plan.

Tribal Councilwoman Leno reported that the Tribe has done lots of vaccinations and is working to prepare its campus to welcome members back. The Tribe is breaking ground on elders housing that will lead to home ownership. The Tribe is also working with counties to do vouchers, including working on Portland-area vouchers for members who live in Portland, and on vouchers in Polk and Yamhill counties.

CONSENT AGENDA

Ms. Carlson reviewed the consent agenda items. Item #9 was pulled by Councilor Lopez for further discussion.

MOTION: By Councilor Hoy, **SECONDED by** Councilor Lopez, to **APPROVE ITEMS 1-8 AND 10 OF THE CONSENT AGENDA, AS PRESENTED.**

- **AGENDA APPROVAL**

- **4-8-21 ORS 190 ENTITY BOARD AND BUDGET COMMITTEE AND ALLIANCE BOARD MINUTES**
- **FINANCIAL REPORT**
- **ACCEPT RESIGNATION OF HILARY DUMITRESCU, SHELTERING SILVERTON, FROM THE COORDINATED ENTRY COMMITTEE AND HMIS WORKGROUP**
- **APPOINT EMILY NEVES, HMIS DATA ENTRY SPECIALIST AND RESOURCE CENTER OFFICE MANAGER, SHELTERING SILVERTON, TO THE COORDINATED ENTRY COMMITTEE AND HMIS WORKGROUP**
- **ACCEPT RESIGNATION OF LINDSEY BITTMAN, U.S. DEPARTMENT OF VETERANS AFFAIRS, HUD/VASH, FROM THE COORDINATED ENTRY COMMITTEE**
- **APPOINT DAVID D'AUTEUIL, U.S. DEPARTMENT OF VETERANS AFFAIRS, HUD/VASH, AND JIM STACKHOUSE, SENIOR CASE MANAGER/MAINTENANCE MANAGER, WESTCARE/VETCARE, TO THE COORDINATED ENTRY COMMITTEE**
- **APPROVE BUILT FOR ZERO QUARTERLY REPORT**
- **APPROVE IN CONCEPT A LETTER OF SUPPORT FOR A WESTCARE/VETCARE GRANT APPLICATION**
- **STAFF REPORTS**

Discussion: None.
Motion carried.
IN FAVOR: Clark, Hoy, Corr, Gay, Hazzard, Leno, Lippold Peone, Lopez, Mordhorst, Retherford, Stanton, Wolf. **OPPOSED:** None. **ABSTAINED:** None.

Item #9, taking a position of support for CSH's *Keeping Families Together* model in Marion County, was pulled by Councilor Lopez to learn more about why a statement of support versus a letter of support was requested. Ms. Calvin explained that CSH had previously contacted her to request support for a grant application. After explaining the requirement for board endorsement for a letter of support, CSH asked if Ms. Calvin if it could list the Alliance as an organization where CSH "reached out for support." Ms. Calvin agreed to the request. However, in final editing, the final Meyer Memorial grant application listed the Alliance as a supporter of the application. This action will align Alliance support with the grant application. Ms. Carlson added that the CSH letter in the meeting packet also provided several more ideas for the Alliance and CSH to work together.

MOTION: By Ms. Hazzard, **SECONDED by** Ms. Wolf, to **TAKE A POSITION OF SUPPORT FOR CSH's *Keeping Families Together* MODEL IN MARION COUNTY, AS PRESENTED.**
Discussion: None.
Motion carried.
IN FAVOR: Clark, Hoy, Corr, Gay, Hazzard, Leno, Lippold Peone, Lopez, Mordhorst, Retherford, Stanton, Wolf. **OPPOSED:** None. **ABSTAINED:** None.

ORS 190 ENTITY BUSINESS

Ms. Carlson reviewed the items for ORS 190 Entity board approval. She prefaced her review with a reminder that ORS 190 actions also apply to non-government Alliance members, as the ORS 190 Entity is the legal entity that supports the Alliance.

MOTION: By Councilor Hoy, **SECONDED by** Commissioner Mordhorst, to **RATIFY CSG-CV GRANT FORMS SUBMITTED TO OHCS AND AUTHORIZE THE BOARD PRESIDENT AND RELEVANT ALLIANCE CONSULTANTS TO COMPLETE AND SIGN ANY ADDITIONAL REQUIRED ADMINISTRATIVE FORMS FOR THE ESG-CV GRANT.**
Discussion:
Motion carried.

IN FAVOR: Clark, Hoy, Corr, Leno, Lippold Peone, Lopez, Mordhorst, Stanton. **OPPOSED:** None. **ABSTAINED:** None.

MOTION: By Commissioner Mordhorst, **SECONDED by** Councilor Hoy, to **APPROVE AGREEMENT WITH HUD FOR $10 SEED MONEY AND AUTHORIZE BOARD ADMINISTRATOR TO SIGN THE AGREEMENT AND ASSOCIATED DOCUMENTS.**
Discussion:
Motion carried.
IN FAVOR: Clark, Hoy, Corr, Leno, Lippold Peone, Lopez, Mordhorst, Stanton. **OPPOSED:** None. **ABSTAINED:** None.

MOTION: By Director Lippold Peone, **SECONDED by** Councilor Lopez, to **APPROVE BANK RESOLUTION TO SET UP A SEPARATE BANK ACCOUNT AND AUTHORIZE SIGNERS FOR THE ORS 190 ENTITY.**
Discussion:
Motion carried.
IN FAVOR: Clark, Hoy, Corr, Leno, Lippold Peone, Lopez, Mordhorst, Stanton. **OPPOSED:** None. **ABSTAINED:** None.

MOTION: By Councilor Corr, **SECONDED by** Director Lippold Peone, to **AUTHORIZE THE BOARD PRESIDENT AND BOARD ADMINISTRATOR TO WORK WITH MWVCOG FINANCE TO SET UP ACCOUNT AND COMPLETE AND SIGN APPROPRIATE PAPERWORK.**
Discussion:
Motion carried.
IN FAVOR: Clark, Hoy, Corr, Leno, Lippold Peone, Lopez, Mordhorst, Stanton. **OPPOSED:** None. **ABSTAINED:** None.
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BUDGET HEARING

The Joint Budget Hearing was called to order at 3:49 p.m. There were no members of the public that signed up to testify and no members of the public who wished to comment at the meeting.

Mr. Lippold Peone asked for clarification on page 12 of the budget document about the table of jurisdictions providing contributions and efforts made by the Alliance to encourage additional jurisdictions to join. Ms. Carlson provided background on efforts while organizing the Alliance to reach out to jurisdictions about joining. The governance charter allows for adding members in the future. She expressed her opinion that it is best to expand slowly to maintain a level of service that meets expectations. Mayor Clark confirmed that no entities have left, and the Alliance is keeping smaller communities in the conversation. Ms. Calvin added that the Alliance is communicating and partnering with organizations.

Chair Clark closed the Budget Hearing at 3:56 p.m.

ALLIANCE BUDGET APPROVAL

Ms. Carlson explained that the CoC Governance Charter requires Alliance board to annually approve the membership contribution levels that support the budget. Alliance board members served as the budget committee and approved these amounts during the April Budget Committee meeting. The Alliance board now needs to ratify the amounts, serving in their roles as the Alliance Board of Directors.

MOTION: By Councilor Hoy, **SECONDED by** Commissioner Mordhorst, to **APPROVE THE CONTRIBUTION RATES SET BY THE ALLIANCE BOARD, AS PRESENTED.**
Discussion: None.
Motion carried.
IN FAVOR: Clark, Hoy, Corr, Gay, Hazzard, Leno, Lippold Peone, Lopez, Mordhorst, Retherford, Stanton, Wolf. **OPPOSED:** None. **ABSTAINED:** None.

ORS 190 ENTITY BUDGET ADOPTION

Ms. Carlson stated that the last step in the budget process is for the ORS 190 Entity Board of Directors to adopt the budget that was recommended by the Budget Committee. Mayor Clark asked if there were any questions. There were none.

MOTION: By Director. Lippold Peone, **SECONDED by** Councilor Hoy, to **ADOPT THE FY 2021-22 BUDGET, AS PRESENTED.**
Discussion: None.
Motion carried.
IN FAVOR: Clark, Hoy, Corr, Leno, Lippold Peone, Lopez, Mordhorst, Stanton. **OPPOSED:** None.
ABSTAINED: None.

STRATEGIC PLAN UPDATE

Ms. Calvin reviewed the mission, structure, and seven strategies included in the Alliance's Strategic Plan that was approved in June 2020. The CoC Governance Charter requires an annual review of the Strategic Plan. The Collaborative Committee has been holding discussions about areas that may need updating. Of the seven strategies, the following were identified as things the Alliance is doing well: engaging stakeholders, making informed decisions, and increasing awareness. Areas that were identified as needing additional work include: addressing equity; increasing awareness, especially awareness of the Continuum of Care, and including the voices of lived experience. Board discussion included the possibility of establishing a subcommittee of current and past people who have experienced homelessness for their point of view. Other comments included ideas that awareness should also include awareness of the diversity of the homeless population. It's not just the tents on Market Street. Getting stories to make it real. Expanding capacity can include bringing in more communities as Alliance members.

The nine Strategic Plan goals were reviewed and discussed. Ms. Calvin provided a 66-page document that delineates progress and future steps for each goal, objective, and task in the current plan. Goal 1-Homeless Services System has eleven objectives, with a total of sixty associated tasks. Significant progress has been made on 56 tasks, or 93% of total tasks. We are no longer guessing about what works because we now have baseline data and better communication among our partners and members. We will have a discussion at future meetings regarding planning for educating the public and supporting our communities. We need to discuss sustainability for the Navigation Center and a consortium to increase regional planning. A consortium of housing authorities also needs to include land use planners, especially regarding the supply side and inventory of lands available. Board involvement was indicated for some objectives and will be discussed in more detail at the June meeting to address the question of how the board can assist.

Goal 2-Affordable Housing needs a better description to define "affordable housing." The goal is to increase access to and the number of housing units available. Councilor Hoy proposed that a mini-summit might be useful for this topic.

Goal 3-Shelters includes the need for low-barrier shelters, locations where they are needed, and can include hotel-motel use, as continuous shelters are more effective than "pop up" warming centers. Board members expressed interest in hosting mini-summits on various topics to get input from and education to the public.

Goal 4-Transitional Housing is for addressing the gaps and conduct case management assessments.

Goal 5-Permanent Housing has several categories of permanent housing, including permanent supportive housing to address the needs of the chronically homeless. A lot more is needed, especially for the chronically homeless. Case management helps keep the chronically homeless in permanent housing. There is a gap between full supportive housing and fully independent housing. This is where transitional housing should come into play. More youth housing is needed, especially in rural areas.

Goal 6-Health and Safety is a topic that may have a new subcommittee formed to focus on how to best provide better health and safety support to the population experiencing homelessness and to the general public.

Goal 7-Prevention Services/System Alignment is a topic where partnerships are essential.

Goal 8-Specific Populations aims to address the unique needs of specific groups, such as Veterans and youth.

Goal 9-Community Engagement will include a second full summit.

This is a living document and will be reviewed and revisited periodically. The timeline for the update of the Plan was reviewed. The aim is to have a final version for adoption at the July board meeting.

RACIAL/ETHNIC EQUITY STUDY FOLLOW UP

Due to time constraints, this item will be postponed until the June meeting. Ms. Carlson noted that her involvement with the PACE team from Willamette University was inspiring and the team's study resulted in some great information. She asked board members to review the final report provided with the agenda materials and to especially look at the recommendations that start on page 22. The thrust of the study is that everyone can do something, but leaders can do a lot. We will want to look at what each of us can do as individuals; what we can do as leaders of the individual organizations that make up the Alliance, and what the Alliance can do as a whole.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

Hearing no further business, Chair Clark adjourned both meetings at 4:58 p.m.

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Janet Carlson, MWVHA Consultant