MINUTES OF May 9, 2024
MID-WILLAMETTE VALLEY HOMELESS ALLIANCE BOARD OF DIRECTORS AND
ORS 190 ENTITY BOARD OF DIRECTORS JOINT MEETING &
ORS 190 ENTITY BUDGET COMMITTEE
Hybrid meeting: MWVCOG Conference Room, Salem and via Zoom

MWVHA BOARD MEMBERS PRESENT
CHAIR: Commissioner Jeremy Gordon, Polk County
Councilor Virginia Stapleton for Mayor Chris Hoy, City of Salem
Mayor Cathy Clark, City of Keizer
Dan Clem, Executive Director, Union Gospel Mission of Salem
Councilor Kathy Martin-Willis, City of Independence
Tribal Councilwoman Lisa Leno, Confederated Tribes of Grand Ronde
Councilor Christopher Lopez, City of Monmouth
Tricia Frizzell for Leilani Slama, Chief Communications and Community Relations Officer, Salem Health
Zaira Flores Marin, Director, Marion & Polk Counties CCO
Rhonda Wolf, CEO, United Way of the Mid-Willamette Valley
Josie Silverman-Mendez, Deputy Director Willamette Health Council
Christine Sommer, Marion County Housing Authority, Co-Chair, CoC Collaborative Committee
Sarah White, Director, Sheltering Silverton, Co-Chair, CoC Collaborative Committee
Ashley Hamilton for Jimmy Jones, Executive Director, Mid-Willamette Valley Community Action Agency (MWVCAA)
Eric Enderle, Veteran Services Officer, Polk County Veteran Services
Nicole Utz, Housing Administrator, Salem Housing Authority
Jason Icenbice, Executive Director, Marion County Housing Authority (MCHA)

MEMBERS ABSENT
Mayor Chris Hoy, City of Salem
Commissioner Danielle Bethell, Marion County
David Zepeda, Subject Matter Expert
Renee Pfeffer, Navigator, Law Enforcement Assisted Diversion (LEAD)
Leilani Slama, Chief Communications and Community Relations Officer, Salem Health
Christy Perry, former Superintendent representing Salem-Keizer School District
Jimmy Jones, Executive Director, Mid-Willamette Valley Community Action Agency
Christian Edelblute, Executive Director, West Valley Housing Authority

ORS 190 ENTITY BOARD
MEMBERS PRESENT
PRESIDENT: Commissioner Jeremy Gordon, Polk County
Councilor Virginia Stapleton for Mayor Chris Hoy, City of Salem
Mayor Cathy Clark, City of Keizer
Councilor Kathy Martin-Willis, City of Independence

Tribal Councilwoman Lisa Leno, Confederated Tribes of Grand Ronde
Councilor Christopher Lopez, City of Monmouth

MEMBERS ABSENT
Commissioner Danielle Bethell, Marion County
Christy Perry, former Superintendent representing Salem-Keizer School District

ORS 190 ENTITY BUDGET COMMITTEE MEMBERS PRESENT
CHAIR: Dan Clem, Executive Director, Union Gospel Mission of Salem
VICE CHAIR/SECRETARY: Councilor Christopher Lopez, City of Monmouth
Mayor Cathy Clark, City of Keizer
Councilor Kathy Martin-Willis, City of Independence
Commissioner Jeremy Gordon, Polk County
Councilor Viriginia Stapleton for Mayor Chris Hoy, City of Salem
Tribal Councilwoman Lisa Leno, Confederated Tribes of Grand Ronde
Councilor Christopher Lopez, City of Monmouth
Ian Dixon-McDonald, Vice President of Programs, Marion-Polk Food Share
Eric Enderle, Veteran Services Officer, Polk County Veteran Services
Adam Mennig, Director, Academic Development, Chemeketa Community College
Tricia Frizzell for Leilani Slama, Chief Communications and Community Relations Officer, Salem Health
Rhonda Wolf, CEO, United Way of the Mid-Willamette Valley

MEMBERS ABSENT
Commissioner Danielle Bethell, Marion County
Christy Perry, former Superintendent representing Salem-Keizer School District
Renee Pfeffer, Navigator, Law Enforcement Assisted Diversion (LEAD)
Leilani Slama, Chief Communications and Community Relations Officer, Salem Health
Ari Milroy, Treasurer, Backbone/Youth Action Board

STAFF AND GUESTS PRESENT
Elaine Lozier, MWVHA Executive Director
Jan Calvin, MWVHA Consultant
Linda Hansen, MWVCOG Admin Support Coordinator
Amber Mathiesen, MWVCOG Finance Director
Kyle Robertson, MWVCOG Senior Accountant
Amber
Angelo Reyes, MCHA
Cheryl
DJ Vincent, Church at the Park (CATP)
Judy Smith, Home Share OR
Councilor Julie Hoy
Lynelle
Michael Livingston, Performance & Evaluation Committee

CALL TO ORDER

Chair Gordon called the joint meeting to order at 3:04 p.m. The presence of a quorum was noted.

CONSENT AGENDA

Commissioner Gordon removed approval of the agenda from the Consent Agenda.

MOTION: By Mayor Clark, **SECONDED** by Clem to **APPROVE CONSENT AGENDA ITEM 2, AS PRESENTED.**

2. Minutes

Discussion: None.

Motion carried.

IN FAVOR: Gordon, Stapleton, Clark, Clem, Martin-Willis, Leno, Lopez, Marin, Silverman-Mendez, Wolf. **OPPOSED:** None. **ABSTAINED:** None.

MOTION: By Martin-Willis, **SECONDED by** Lopez, to **APPROVE THE AGENDA AS AMENDED, MOVING THE BUDGET COMMITTEE MEETING TO AFTER "G. PUBLIC COMMENT, IN THE AGENDA.**

Discussion: None

Motion carried.

IN FAVOR: Gordon, Stapleton, Clark, Clem, Martin-Willis, Leno, Lopez, Marin, Silverman-Mendez, Wolf. **OPPOSED:** None. **ABSTAINED:** None.

ORS 190 ENTITY CONSENT AGENDA

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

Discussion: None.

Motion carried.

IN FAVOR: Gordon, Stapleton, Clark, Leno, Lopez, Martin-Willis. **OPPOSED:** None. **ABSTAINED:** None.

1) Amended supplemental budget schedule.
2) Give permission to the Executive Committee to appoint interview panel members.

ORS 190 ENTITY BOARD BUSINESS

Lozier explained that Calvin's help is needed for the transition to the MWVHA having its own staff as well as preparing the annual HUD NOFO and support for state funded programs. The contract will be extended to November 30, 2024 and Calvin has requested a rate increase. Concerns were voiced about the amount of the contract and it was explained that the amount included the total contract amount, not only the amount for the six month's extension and it is a "not to exceed" amount.

MOTION: By Clark, **SECONDED by** Leno, to **APPROVE THE CONTRACT AMENDMENT WITH JAN CALVIN, AS PRESENTED.**

Discussion: None.

Motion carried.

IN FAVOR: Gordon, Clark, Martin-Willis, Leno. **OPPOSED:** Lopez, Stapleton.

ABSTAINED: None.

GOVERNOR'S EMERGENCY DECLARATION/MULTI AGENCY COORDINATION (MAC) GROUP UPDATES

Church at the Park's (CATP) Polk County Monmouth Shelter Project Update

DJ Vicent, CATP, gave an update on the Dallas project, which will have 6 bedrooms and 4 bathrooms and serve over 20 people. There will be an outreach meeting in Monmouth next Thursday and CATP has met with neighbors and the property owners. The neighbors requested that they begin with housing 14 people max. Respectful conversations have taken place with WOU as well.

MOTION: By Clem, **SECONDED by** Martin-Willis, to **APPROVE THE MONMOUTH SHELTER PROJECT.**

Discussion: None

Motion carried.

IN FAVOR: Gordon, Stapleton, Clark, Clem, Martin-Willis, Leno, Lopez, Marin, Silverman-Mendez, Wolf, Frizzell. **OPPOSED:** None. **ABSTAINED:** None.

Long Term Rental Assistance Update

The work group met three times last month and is working on two projects.

Oregon Rehousing Initiative (ORI)

Twelve letters were received along with eight projects. There wasn't enough time to go through the renewal applications in-depth. An amended timeline was presented with the appeals committee scheduled to meeting June 6 to allow for proper attention to renewal applications.

MOTION: By Clem, **SECONDED by** Lopez, to **APPROVE THE AMENDED TIMELINE FOR THE ORI PROCESS.**

Discussion: None

Motion carried.

IN FAVOR: Gordon, Stapleton, Clark, Clem, Martin-Willis, Leno, Lopez, Marin, Silverman-Mendez, Wolf, Frizzell. **OPPOSED:** None. **ABSTAINED:** None.

PUBLIC COMMENT

None.

The Joint MWVHA-ORS 190 Board Meeting recessed at 3:46 p.m.

BUDGET COMMITTEE MEETING

Open Budget Committee Meeting: The Budget Committee meeting was opened at 3:47 by ORS 190 Board President, Jeremy Gordon.

Elect Chair and Vice Chair/Secretary

Gordon nominated Dan Clem as Chair of the Budget Committee.

MOTION: By Gordon, **SECONDED by** Lopez, to **APPOINT DAN CLEM AS BUDGET COMMITTEE CHAIR.**

Discussion: None

Motion carried.

IN FAVOR: Clark, Martin-Willis, Gordon, Stapleton, Leno, Lopez, Clem, Dixon-McDonald, Enderle, Mennig, Frizzell, Wolf. **OPPOSED:** None. **ABSTAINED:** None.

MOTION: By Martin-Willis, **SECONDED by** Clark, to **APPOINT CHRISTOPHER LOPEZ AS BUDGET COMMITTEE VICE CHAIR/SECRETARY.**
Discussion: None
Motion carried.
IN FAVOR: Clark, Martin-Willis, Gordon, Stapleton, Leno, Lopez, Clem, Dixon-McDonald, Enderle, Mennig, Frizzell, Wolf. **OPPOSED:** None. **ABSTAINED:** None.

Adopt Procedural Rules

MOTION: By Gordon, **SECONDED by** Wolf, to **ADOPT PROCEDURAL RULES AS PRESENTED.**
Motion carried.
Discussion: None
IN FAVOR: Clark, Martin-Willis, Gordon, Stapleton, Leno, Lopez, Clem, Dixon-McDonald, Enderle, Mennig, Frizzell, Wolf. **OPPOSED:** None. **ABSTAINED:** None.

Budget Message

Budget Officer Elaine Lozier gave a budget message about the current needs and responsibilities of the Alliance, stating that the group needs to "remain centered on mission." Her perspective on personnel needs has changed over her time as Executive Director.

Public Testimony

Public testimony was opened at 4:11 p.m. Ashley Hamilton, MWVCAA, spoke on behalf of Jimmy Jones, MWVCAA Executive Director. She referenced Jones' letter that was submitted as public comment ahead of the meeting. The CoC has seen a dynamic change in the past year and a half and she shared concerns about the amount of FTE being added, feeling the level of connectivity could burn providers out. She stated that providers also need adminstrative funding. Gordon asked Hamilton where she would cut from the proposed budget and she felt that landlord engagement and youth support could go to the providers. She felt that the ratio of employees to providers seems too high.

Public testimony was closed at 4:14 p.m.

Presentation of the 2024-2025 Budget

Lozier presented the proposed budget, mentioning that revenue sustainability is an issue. She is intending to reduce provider burden with the addition of personnel.

Budget Committee Deliberations

The budget committee had a variety of questions and thoughts that they shared. White stated that small providers don't have the capacity for administrative work while providing resources for services. Clark felt that the risk of not doing something is worse than adding the requested employees. Concerns about the quick growth in staffing were expressed. Some felt that providers should focus on providing services. Wolf was concerned about the volatility in funding

for non-profits and won't vote for the budget. Gordon suggested refinements as it takes time to onboard staff and wants to mitigate risks if funding doesn't continue. Chair Clem felt that there were more questions that needed to be answered such as prioritization of personnel, timeline for hiring and the 1% assessment clarified.
COG Finance Director Mathiesen provided options available which included 1. Continuing the meeting or 2. Approving the proposed budget and asking the board to put parameters around the hiring timeframe.
Quorum was lost at 5:15 p.m. Thursday May 23 at 4:00 p.m. was selected as the date and time to continue the meeting. Clem requested that people with questions send them to Lozier ahead of time.

The Budget Committee meeting adjourned at 5:23 p.m.

Christopher Lopez
Christopher Lopez (Jul 10, 2024 23:30 PDT)

07/10/24

Christopher Lopez, Budget Committee ViceChair/Secretary Date

Attested:

Elaine Lozier
Elaine Lozier (Jun 26, 2024 17:15 PDT)

6/26/2024

Elaine Lozier, MWVHA Executive Director Date

The joint MWVHA/ORS 190 Meeting reconvened at 5:24.

OTHER BUSINESS
None.

ADJOURNMENT
Hearing no further business, Chair Gordon adjourned the meeting at 5:25 p.m.

ZOOM CHAT MESSAGES
00:13:09 Judy Smith: Judy C. Smith (she/her)
Area Manager Home Share Oregon
judy@homeshareoregon.org
Cell: 541-221-1390
www.homeshareoregon.org
00:20:21 lleno: Good afternoon every one. We have a Tribal member who is in desperate need of crisis housing. If you have or know of any options I would greatly appreciate connection. Hayu Masi
00:26:35 Nicole Utz, SHA: Replying to "Good afternoon every..."

Please email nutz@salemhousingOR.com and SQuick@salemhousingOR.com
00:28:47 lleno: Replying to "Good afternoon every..."

Hayu Masi, truly appreciate!
00:50:25 Zaira Flores Marin, PacificSource: BRB
00:59:59 Amber / Uniting Efforts: Not sure if I'm supposed to leave or not for this… however I did print it out to look over and whatnot. I am going to leave so no one has to to tell me to go… lol… please everyone have a wonderful weekend!
01:04:22 Ian Dixon-McDonald: I have to leave at 4:30 for a kid's music performance. When I go will be lose quorum?
01:14:14 Elaine Lozier: Hi Ian, we should be okay 😳
01:37:12 Nicole Utz, SHA: BRB
01:45:36 ashley.hamilton: Has this budget been ran by providers for their input?
02:13:15 Virginia Stapleton (she/her): I need to go, am I needed for a vote?
02:16:44 ashley.hamilton: I have one final question and then will need to hop off
02:33:03 ashley.hamilton: I am hoping off now. Thank you for your time today and appreciate the discussion.

Jeremy Gordon
Jeremy Gordon (Jun 26, 2024 18:08 PDT)

06/26/24

Jeremy Gordon, MWVHA Chair & ORS 190 Entity President Date

Attested:

Elaine Lozier
Elaine Lozier (Jun 26, 2024 17:15 PDT)

6/26/2024

Elaine Lozier, MWVHA Executive Director Date

2024.05.09 MWVHA-ORS 190 Joint Board and Budget Committee Minutes Draft_EL

Final Audit Report 2024-07-11

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