MINUTES OF June 13, 2024

MID-WILLAMETTE VALLEY HOMELESS ALLIANCE ORS 190 ENTITY
JOINT BOARD MEETING

In person and Videoconference Via Zoom, 3:00 p.m.

MEMBERS PRESENT
CHAIR: Commissioner Jeremy Gordon, Polk County
VICE CHAIR: Mayor Chris Hoy, City of Salem
Commissioner Danielle Bethell, Marion County
Councilor Kathy Martin-Willis, City of Independence
Mayor Cathy Clark, City of Keizer
Councilor Christopher Lopez, City of Monmouth
Renee Pfeffer, Navigator, Law Enforcement Assisted Diversion (LEAD)
Zaira Flores Marin, Director, Marion & Polk Counties CCO
Tribal Councilwoman Lisa Leno, Confederated Tribes of the Grand Ronde
Christy Perry, former Superintendent representing Salem-Keizer Public Schools
Dan Clem, Executive Director, Union Gospel Mission of Salem
Leilani Slama, Chief Communications and Community Relations Officer, Salem Health
Rhonda Wolf, CEO, United Way of the Mid-Willamette Valley
Josie Silverman-Méndez, Deputy Director, Willamette Health Council
Sarah White, Director, Sheltering Silverton, Co-Chair, CoC Collaborative Committee
Jason Icenbice, Executive Director, Marion County Housing Authority (MCHA)
Jimmy Jones, Executive Director, Mid-Willamette Valley Community Action Agency
Nicole Utz, Housing Administrator, Salem Housing Authority

MEMBERS ABSENT
David Zepeda, Subject Matter Expert
Christine Sommer, Marion County Housing Authority, Co-Chair, CoC Collaborative Committee
Eric Enderle, Veteran Services Officer, Polk County Veteran Services
Christian Edelblute, Executive Director, West Valley Housing Authority

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Tribal Councilwoman Lisa Leno, Confederated Tribes of Grand Ronde
Councilor Christopher Lopez, City of Monmouth
Commissioner Danielle Bethell, Marion County
Christy Perry, former Superintendent representing Salem-Keizer School District
Councilor John Oberst, City of Monmouth for Councilor Christopher Lopez
Brent Demoe, Director of Polk County Family & Community Outreach for Commissioner Gordon

MEMBERS ABSENT
None.

OTHERS PRESENT
Elaine Lozier, MWVHA Executive Director
Jan Calvin, MWVHA Consultant
Amber Mathiesen, MWVCOG Finance Director
Kyle Robertson, MWVCOG Senior Accountant
Renea Oravetz, MWVCOG Administrative Assistant

WELCOME AND INTRODUCTIONS
Commissioner Gordon called the meeting to order at 3:00 p.m. Gordon noted the presence of a quorum.

ALLIANCE BOARD CONSENT AGENDA
MOTION: By Clem, **SECONDED by** Hoy, to **APPROVE THE ALLIANCE BOARD CONSENT AGENDA.**
(1) agenda
(2) 05-09-2024 joint board meeting minutes
(3) resignation of Lawrenza Gann from the HMIS Users Workgroup
(4) appointment of Erin Benjamin and Lynn Marquez to the Coordinated Entry Committee and HMIS Users Workgroup;
(5) appointment of Shanta Frisbee as chair of the Coordinated Entry Committee
(6) Dignity Lens as recommended by the Collaborative Committee
(7) recommendation to pause the Performance & Evaluation Committee
Discussion: None. Motion carried.
IN FAVOR: Gordon, Hoy, Bethell, Clark, Martin-Willis, Lopez, Pfeffer, Flores Marin, Leno, Perry, Clem, Slama, Wolf, Silverman-Méndez. **OPPOSED:** None. **ABSTAINED:** None.

ORS 190 ENTITY CONSENT AGENDA
Gordon requested that item 2 be pulled from the consent agenda so that he could declare a conflict and abstain.
MOTION: By Hoy, **SECONDED by** Clark, to **APPROVE THE CONSENT AGENDA, AS AMENDED.**
(1) 04-29-2024 special board meeting minutes
(3) approve contract amendment with OHCS, extending the performance period of HB 5019 (Governor's Emergency Order) funding until June 30, 2024
(4) approve contract amendments extending the performance period for subgrantees awarded through HB 5019 (Governor's Emergency Order) through Jun 30, 2025
(5) approve contract amendment with Church at the Park for Polk County scope of work
Discussion: None.
Motion carried.
IN FAVOR: Gordon, Hoy, Clark, Leno, Lopez, Martin-Willis, Bethell, Perry. **OPPOSED:** None.
ABSTAINED: None.
Mayor Hoy took over as Chair to consider (2) approve budget change request from Polk County Family and Community Outreach for Street Outreach.
MOTION: By Clark, **SECONDED by** Perry, to **APPROVE THE CONSENT AGENDA, AS AMENDED**

Discussion: None.
Motion carried.
IN FAVOR: Hoy, Clark, Leno, Lopez, Martin-Willis, Bethell, Perry. **OPPOSED:** None.
ABSTAINED: Gordon

PUBLIC COMMENT

Michael Livingston provided a report on Community Action's Street Outreach Program. The report has three recommendations for Board action. The full comments are provided at the end of these minutes.

STRATEGIC PLANNING CONTRACT

Lozier gave a brief presentation on the Strategic Planning Process, recommending an extension of the contract with Joy Dickinson, which is included in the Budget under Materials & Services. Board members and committees will have the opportunity for feedback on the draft goals. This process is meant to be completed in February 2025.
MOTION: By Hoy, **SECONDED by** Lopez, to **CONSIDER APPROVAL OF CONTRACT AMENDMENT WITH JOY DICKINSON FOR STRATEGIC PLANNING EFFORTS.** Discussion: None. Motion carried.
IN FAVOR: Gordon, Hoy, Clark, Leno, Lopez, Martin-Willis, Bethell, Perry. **OPPOSED:** None.
ABSTAINED: None.

LONG-TERM RENT ASSISTANCE

Mayor Hoy, Commissioner Gordon and Councilor Lopez declared a conflict of interest and the gavel was handed to Mayor Clark.
Calvin gave a presentation about the Long-Term Rent Assistance Plan (LTRA), as designed by a work group consisting of a dozen organizations. Three products for the Board to approve today: 1. Roles and responsibilities, 2. Implementation timeline, Local LTRA Plan. Final plan has a different drawdown timeline than the original plan proposed. Calvin described the plan for culturally specific programs, which includes compensation for participation in training and payment for language services.
MOTION: By Clem, **SECONDED by** Martin-Willis, to **APPROVE THE LTRA PLAN AS PRESENTED, INCLUDING THE UPDATED DRAWDOWN PLAN.**
Discussion: None. Motion carried.
IN FAVOR: Clark, Martin-Willis, Pfeffer, Flores Marin, Leno, Perry, Clem, Slama, Wolf, Silverman-Mendez. **OPPOSED:** None. **ABSTAINED:** Gordon, Hoy, Bethell, Lopez.

REHOUSING SERVICES

Mayor Hoy, Commissioner Gordon and Councilor Lopez declared a conflict of interest and the gavel was handed to Mayor Clark.
Lozier provided a few comments about the process. There were many lessons learned through the Review and Recommendations (R&R) Committee process. Calvin referred to the packet with the 12 letters of intent with 8 projects moving forward. The R&R Committee met twice to evaluate the strengths and weaknesses of the proposals. She recommended awarding as presented.
A question was asked about the low scoring for Shangri-La and Catholic Community Services. Calvin provided some insights regarding the application and mentioned that who is sent to the applicant workshop can impact the quality of the application. A follow-up appointment with the agencies is offered to provide information on how their

application was scored. Comments were made that better strategic planning and thinking as a network with collaboration would be preferred to competitiveness.

Alliance Action:

MOTION: By Leno, **SECONDED by** Perry, to **APPROVE THE REHOUSING SERVICES COMPETITION SUBGRANTEES AND AWARD AMOUNTS AS GRANTED.** Discussion: None. Motion carried.

IN FAVOR: Bethell, Clark, Martin-Willis, Pfeffer, Flores Marin, Leno, Perry, Clem, Slama, Wolf. **OPPOSED:** None. **ABSTAINED:** Gordon, Hoy, Silverman-Méndez, Lopez.

ORS 190 Action:

MOTION: By Martin-Willis, **SECONDED by** Perry, to **APPROVE DRAFT CONTRACT WITH OREGON HOUSING AND COMMUNITY SERVICES (OHCS) FOR OREGON REHOUSING INITIATIVE AND ALLOW PRESIDENT TO SIGN FINAL CONTRACT WITH NON-SUBSTANTIVE CHANGES.**

Discussion: Christy Perry asked if Gordon needs to delegate signature. After some discussion, it was determined that the ORS 190 Entity would be directing President Gordon to sign.

Motion carried. **IN FAVOR:** Clark, Martin-Willis, Perry, Leno, Gordon. **OPPOSED:** None. **ABSTAINED:** Hoy, Bethell, Lopez.

There was some conversation whether the first Alliance Action should have actually been an ORS 190 Action and it was determined that it should have also been an ORS 190 Action as well.

ORS 190 Action:

MOTION: By Martin-Willis, **SECONDED by** Perry, to **APPROVE THE REHOUSING SERVICES COMPETITION SUBGRANTEES AND AWARD AMOUNTS AS GRANTED.**

Discussion: **MOTION TO AMEND THE MOTION ON THE TABLE**: By Perry, **SECONDED** by Martin-Willis, **TO COMPEL ALL THOSE WITH CONFLICTS TO VOTE RATHER THAN SINGLE OUT AN INDIVIDUAL TO VOTE TO MEET QUORUM**.

Discussion: Do we need all three people to have a quorum? The response was no, so Perry withdrew her motion **TO COMPEL ALL THOSE WITH CONFLICTS TO VOTE RATHER THAN SINGLE OUT AN INDIVIDUAL TO VOTE TO MEET QUORUM**.

Motion failed.

IN FAVOR: Clark, Leno, Martin-Willis, Perry. **OPPOSED:** Bethell.

ABSTAINED: Gordon, Hoy, Lopez.

Gordon suggested that the motion be reconsidered at the next meeting and that people who have conflicts find replacements. Calvin clarified that the main contract needs to be approved to issue subcontracts. Utz felt that they would not be able to continue providing services without a contract. Gordon felt that it was important to approve the contract. Hoy stated any City of Salem representative would have the same conflict that he does. Lopez felt that he could have a replacement available at the next meeting.

<u>ALLIANCE MEMBER CONTRIBUTION APPROVAL/BUDGET COMMITTEE ENDORSEMENT</u>

Alliance Action:

MOTION: By Hoy, **SECONDED by** Clark, to **APPROVE ALLIANCE BOARD CONTRIBUTION AMOUNTS AS OUTLINED IN THE BUDGET.**

Discussion: None. Motion carried. **IN FAVOR:** Gordon, Hoy, Bethell, Clark, Martin-Willis, Lopez, Pfeffer,

Flores Marin, Leno, Perry, Clem, Slama, Wolf, Silverman-Méndez. **OPPOSED:** None. **ABSTAINED:** None.

Lozier presented the budget message and highlighted changes and impacts. Key changes included an increase in funding, and transition to managing day-to-day activities of HMIS and Coordinated Entry. Backbone will be affected by the ending of the YHDP planning grant June 30, 2024, as well as a shift in partner support. A summary of the critical conversation points from the May 9 and May 23, 2024 Budget Committee Meetings was presented, including notable changes in each category and a summary of the budget.

Alliance Action:
MOTION: By Clem, **SECONDED by** Martin-Willis, to **ENDORSE THE BUDGET COMMITTEE'S APPROVED BUDGET FOR ADOPTION BY THE ORS 190 ENTITY BOARD.**
Discussion: Question about the proposed budget vs the approved budget. The difference in revenue amount is due to carryover versus new money coming in. Clem said that funding can't be guaranteed in the future but that is no reason to say no while there is funding.
Motion carried. **IN FAVOR:** Gordon, Hoy, Clark, Martin-Willis, Lopez, Pfeffer, Flores Marin, Leno, Perry, Clem, Wolf, Silverman-Méndez. **OPPOSED:** Slama, Bethell. **ABSTAINED:** None.

Recess Joint Alliance and ORS 190 Entity Board Meeting
Convene ORS 190 Entity Board Meeting

The meeting was called to order at 4:49 pm by Chair Gordon.

ORS 190 ENTITY SUPPLEMENTAL BUDGET PUBLIC HEARING

1. Roll Call of ORS 190 Entity Members
   MEMBERS PRESENT
   CHAIR: Commissioner Jeremy Gordon, Polk County
   VICE CHAIR: Mayor Chris Hoy, City of Salem
   Mayor Cathy Clark, City of Keizer
   Councilor Christopher Lopez, City of Monmouth
   Councilor Kathy Martin-Willis, City of Independence
   Christy Perry, former Superintendent representing Salem-Keizer Public Schools
   Commissioner Danielle Bethell, Marion County
   Tribal Councilwoman Lisa Leno, Confederated Tribes of the Grand Ronde
   MEMBERS ABSENT
   None.
2. Presentation of the Supplemental Budget Message and Materials
   Lozier presented the supplemental budget.
3. **Public Hearing** - This is an opportunity for any member of the public to speak for or against anything presented in the budget, ask questions, or provide comments.
   Opened public hearing at 4:54 p.m.
   Clem asked if the funds are still subject to process.
   Closed public hearing at 4:56 p.m.
4. Deliberations
5. **MOTION:** By Lopez, **SECONDED by** Martin-Willis, to **AMEND THE SUPPLEMENTAL BUDGET TO INCREASE IT BY $18,791,699 FOR MATERIALS AND SERVICES, FOR A REVISED BUDGET**

TOTALING $29,966,598.
Motion carried. **IN FAVOR:** Hoy, Lopez, Clark, Martin-Willis, Perry, Leno, Gordon. **OPPOSED:** Bethell. **ABSTAINED:** None.

6. **MOTION:** By Hoy, **SECONDED by** Martin-Willis, to **ADOPT RESOLUTION 2024-01 ADOPTING THE ORS 190 ENTITY MWVHA SUPPLEMENTAL BUDGET FOR FY 2023-2024.**
Motion carried. **IN FAVOR:** Hoy, Lopez, Clark, Martin-Willis, Perry, Leno, Gordon. **OPPOSED:** Bethell. **ABSTAINED:** None.

ORS 190 ENTITY BUDGET PUBLIC HEARING PROCESS INCLUDING PUBLIC HEARING ON THE BUDGET

1. Roll Call of ORS 190 Entity Members
MEMBERS PRESENT
CHAIR: Commissioner Jeremy Gordon, Polk County
VICE CHAIR: Mayor Chris Hoy, City of Salem
Mayor Cathy Clark, City of Keizer
Councilor Christopher Lopez, City of Monmouth
Councilor Kathy Martin-Willis, City of Independence
Christy Perry, former Superintendent representing Salem-Keizer Public Schools
Commissioner Danielle Bethell, Marion County
Tribal Councilwoman Lisa Leno, Confederated Tribes of the Grand Ronde
MEMBERS ABSENT
None.
2. Presentation of Budget Message and Materials.
Lozier asked for any questions. Chair Gordon thanked the Budget Committee for the robust discussion which took place over two meetings.
3. **Public Hearing** - This is an opportunity for any member of the public to speak for or against anything presented in the budget, ask questions, or provide comments. Gordon opened the public hearing at 4:59 p.m. and closed it at 5:00 p.m.
4. Deliberations: None.
5. Adoption of the FY 2024-25 Budget.
MOTION: By Clark, **SECONDED by** Hoy, to **ADOPT THE BUDGET COMMITTEE'S APPROVED BUDGET FOR FY 2024-25.** Discussion: None. Motion carried. A roll call vote was taken. **IN FAVOR:** Hoy, Lopez, Clark, Martin-Willis, Perry, Leno, Gordon. **OPPOSED:** Bethell. **ABSTAINED:** None.
6. Adoption of Resolution 2024-02
MOTION: By Martin-Willis, **SECONDED by** Hoy, to **RESOLUTION 2024-02, ADOPTING THE APPROVED BUDGET FOR FY 2024-25.** Discussion: None. Motion carried. A roll call vote was taken. **IN FAVOR:** Lopez, Clark, Martin-Willis, Perry, Leno, Gordon. **OPPOSED:** Bethell. **ABSTAINED:** Hoy.

Adjourn ORS 190 Entity Board Meeting Re-convene Joint Alliance and ORS 190 Entity Board Meeting

Chair Gordon handed the gavel over to Clark to revisit the rehousing services award amounts.
MOTION: By Perry, **SECONDED by** Martin-Willis, to **REVISIT THE TOPIC OF THE REHOUSING SERVICES AWARD AMOUNTS.**
Discussion: None. Motion carried. Roll call vote.
IN FAVOR: Clark, Martin-Willis, Perry, Leno, DeMoe, Oberst. **OPPOSED:** Bethell.

ABSTAINED: Hoy.

MOTION: By Martin-Willis, **SECONDED** by DeMoe, to **APPROVE THE REHOUSING SERVICES COMPETITION SUBGRANTEES AND AWARD AMOUNTS.**
Discussion: None. Motion carried. Roll call vote.
IN FAVOR: Clark, Martin-Willis, Perry, Leno, DeMoe, Oberst. **OPPOSED:** Bethell.
ABSTAINED: Hoy.

MOTION: By Leno, **SECONDED** by Martin-Willis, to **APPROVE THE DRAFT CONTRACT WITH OREGON HOUSING AND COMMUNITY SERVICES (OHCS) FOR OREGON REHOUSING INITIATIVE AND ALLOW THE PRESIDENT TO SIGN THE FINAL CONTRACT WITHOUT SUBSTANTIVE CHANGES** Discussion: None. Motion carried. Roll call vote.
IN FAVOR: Clark, Martin-Willis, Perry, Leno, DeMoe, Oberst. **OPPOSED:** Bethell. **ABSTAINED:** Hoy.

MOTION: By Martin-Willis, **SECONDED** by Oberst, to **APPROVE THE DRAFT CONTRACT TEMPLATE FOR REHOUSING SERVICES SUBGRANTEES.** Discussion: None. Motion carried. Roll call vote.
IN FAVOR: Clark, Martin-Willis, Perry, Leno, DeMoe, Oberst. **OPPOSED:** Bethell. **ABSTAINED:** Hoy.

GOVERNOR'S EMERGENCY DECLARATION/MULTI AGENCY COORDINATION (MAC) GROUP UPDATES
Lozier shared that the report sent to the state is on page 156 of the packet. Chair Gordon praised the housing work that had been done under this program.

JURISDICTION/ORGANIZATION UPDATES
Councilor Lopez shared that David's House is open and at full capacity, with the first five residents. A zoning process is being worked through for that property to increase the number of allowable residents.

OTHER BUSINESS
Councilor Lopez, for the record, Councilor John Oberst from Monmouth was voting for the ORS 190 Actions on behalf of the City of Monmouth.

Sarah White mentioned that she is still receiving comments from past Performance and Evaluatio Committee members and would like more information about the concerns raised.

ZOOM CHAT MESSAGES
johnoberst
02:19:39
J
Thanks to all for allowing me to drop in (and out) of your meeting. — John Oberst
Christy Perry
02:22:31
CP
Agreed! She is carrying a lot of pieces + board packet.

PUBLIC COMMENT FROM MICHAEL LIVINGSTON
Included in today's meeting materials at pages 157-169 is the Performance & Evaluation Committee's report of its review of the

Community Action Agency's ESG-funded Street Outreach project.
The review was undertaken by a 3-person work group – Committee members Margie Lowe and I, and a non-member, Jill Tucker, who is the Operations Manager for the St. Francis Family Housing program.
Our work began last November and concluded in April. The Committee approved the work group's draft report at its regular meeting in May for submission to the Board at this meeting.
This report sets out in detail how Community Action obtained its Street Outreach funding, how it administers the program, what its priorities are, and the Street Outreach staff's challenges and problems.
The facts and circumstances we found support the **following conclusions**:
The MWVCAA's street outreach project staff are dedicated and hard-working. However, the practical effect of their focus on covering the entire CoC with so few people in the pursuit of "geographic equity" is that considerably more time is spent distributing food, beverages, camping supplies and the like, than that devoted to tracking outcomes and engaging in the basic planning that will move clients out of camps and off the streets and into shelters. These circumstances indicate that a re-focusing of their efforts is called for, and that should begin with the recognition that the fundamental purpose of ESG-funded street outreach projects is to "connect" the unsheltered homeless "with emergency shelter, housing, or critical services" and to "provide urgent, nonfacility-based care to those among them "who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility."
The report makes 3 recommendations for Board Action:
1. Amend Alliance Charter's "Street Outreach Policy" to make it clear that, regardless of funding source, the primary purpose of the Alliance's street outreach projects is to engage with unsheltered individuals and families in our region and, through that engagement, connect them to emergency shelter, housing, or critical services. The report describes what can happen when street outreach managers and staff choose to focus on other goals.
2. Resolve 2 fundamental Street Outreach HMIS policy questions that HUD requires CoCs to decide and which the Alliance has thus far failed to address – EXITS & DATE OF ENGAGEMENT. The Alliance's failure to do that has compromised the integrity of HMIS SO data and created confusion about the purpose of Street Outreach.
3. In determining whether to certify, or otherwise approve, a proposal to fund a street outreach project, the Board should ensure that the project has a plan to track and report outcomes and has the organizational capacity – including qualified staff – to achieve the project's stated purpose, which (as I've just explained) should be to engage with unsheltered individuals and families in our region and, through that engagement, connect them to emergency shelter, housing, or critical services. NOTE: This recommendation should

apply to all project types, including the new Executive Order funding. Alliance Board members have a fiduciary duty to consider this report and its recommendations.

ADJOURNMENT

Hearing no further business, Chair Gordon adjourned the meeting at 5:16 p.m.

Jeremy Gordon
Jeremy Gordon (Jul 12, 2024 12:41 PDT)

Jeremy Gordon, MWVHA Chair & ORS 190 Entity President — Date: 07/12/24

Elaine Lozier
Elaine Lozier (Jul 19, 2024 13:25 PDT)

Elaine Lozier, MWVHA Executive Director — Date: 7/19/2024

2 2024.06.13 MWVHA ORS 190 Minutes Draft LH_EL

Final Audit Report 2024-07-19

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