Joint Meeting Minutes of:

MID-WILLAMETTE VALLEY HOMELESS ALLIANCE (MWVHA) BOARD OF DIRECTORS;
ORS 190 ENTITY BOARD OF DIRECTORS

Meeting Location(s):
October 23, 2025
Marion County Board of Commissioners
555 Court St NE, Salem, OR 97301
And
Via teleconference (Zoom)

MWVHA BOARD

MEMBERS PRESENT

Chair, Polk County, Commissioner, Jeremy Gordon
Vice Chair, Marion County, Commissioner, Danielle Bethell
City of Independence, City Councilor, Shannon Corr
City of Keizer, City Councilor, Soraida Cross
City of Monmouth, City Councilor, Christopher Lopez
City of Salem, Mayor, Julie Hoy
City of Salem, City Councilor, Shane Matthews
CoC Collaborative Committee, Co-Chair, Christine Sommer
Confederated Tribes of Grand Ronde, Tribal Council Member, Lisa Leno
Northwest Human Services, CEO, Kim Leathley
Salem Health, Director Community Outreach, Tricia Frizzell
Salem Housing Authority, Housing Administrator, Nicole Utz
Salem-Keizer School District 24J, Superintendent, Andrea Castañeda
Willamette Health Council, Alt., Trisha Kumar

MEMBERS ABSENT

CoC Collaborative Committee, Co-Chair, Brenda Newey
CoC Collaborative Committee, Subject Matter Expert, David Zepeda
City of Woodburn, City Administrator, Scott Derickson
Law Enforcement Assisted Diversion, LEAD Navigator, Renee Pfeffer
Marion County Housing Authority, Executive Director, Jason Icenbice
Mid-Willamette Valley Community Action Agency, Executive Director, Ashley Hamilton
PacificSource, Director, Marion & Polk Counties CCO, Zaira Flores Marin
Polk County Veteran Services, Veteran Services Officer, Eric Enderle
Union Gospel Mission, Vacant
West Valley Housing Authority, Executive Director, Christian Edelblute

ORS 190 ENTITY BOARD

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City of Keizer, City Councilor, Soraida Cross
City of Monmouth, City Councilor, Christopher Lopez
City of Salem, Mayor, Julie Hoy
Confederated Tribes of Grand Ronde, Tribal Council Member, Lisa Leno
Salem-Keizer School District 24J, Superintendent, Andrea Castañeda

MEMBERS ABSENT

None

STAFF AND GUESTS PRESENT

City of Keizer, Mayor, Cathy Clark
Homebase, Alissa Weber
Just Compassion, Micah Hansen
League of Women Voters, Cheryl Gribskov
Maplewood Planning, Nick Mitchell
MWVHA, Cassie Bay
MWVHA, David Peak
MWVHA, Emily Mewbourn
MWVHA, Executive Director, Misty Bolger
UGM, SafeSleep, Lynelle Wilcox

WECOME

Chair Gordon opened the meeting, confirmed public-meeting notice, and asked virtual attendees to place name/organization in chat.

ALLIANCE BOARD CONSENT AGENDA

CONSENT AGENDA ITEMS

a. Agenda
b. 2025.09.11_Joint_MWHA_BOD-ORS190_Entity_Meeting_Minutes (Pages 06 - 15)
c. Accept the resignation of Renee Pfeifer (Marion County LEAD) from the MWVHA Board of Directors
d. Accept the resignation of Sara Quick (Salem Housing Authority) from the MWVHA Point in Time Count Workgroup;
e. Accept removal of Mercedes Thorington (MWVCAA), Helena Jones (CATP), Jared Valet (MWVCAA), Nicole Walker Sundby (PCFCO) from HMIS Users Workgroup for quorum cleanup;
f. Appoint Angela Mullins (OHCS) and Ryan Pollard (PCFCO) to HMIS Users Workgroup;
g. Appoint Nicole Utz (SHA) and Purcell Sisto (Bridgeway Community Connect) to the Point in Time Workgroup.

Chair Gordon pulled the agenda from consent to add two items:

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1. Add Item H to Consent: authorize Misty Bolger and Jeremy Gordon as bank account signers during transition.
2. Add discussion item under Alliance Business: Initiative Petition 2026-054 (potential repeal of ORS 195.530 / HB 3115) after consent.

MOTION

To approve agenda as amended by **Lopez**.

Seconded by: Frizzell
In favor: Gordon, Corr, Cross, Lopez, Hoy, Matthews, Leno. Leathley, Flores Marin, Frizzell, Castañeda & Kumar
Opposed: None
Abstentions: None

MOTION

To approve consent agenda as amended by **Lopez**.

Seconded by: Frizzell
In favor: Gordon, Corr, Cross, Lopez, Hoy, Matthews, Leno. Leathley, Flores Marin, Frizzell, Castañeda & Kumar
Opposed: None
Abstentions: None

INITIATIVE PETITION 2026-054 (POTENTIAL REPEAL OF ORS 195-530/HB3115)

Lopez provided background on Initiative Petition 2026-054, which aims to repeal ORS 195.530 (HB 3115, 2021). He explained that the law currently requires city and county ordinances regulating sitting, lying, sleeping, or keeping warm and dry in public spaces to be "objectively reasonable" regarding time, place, and manner.

The Board discussed the potential impacts of the repeal, including issues around local control versus statewide consistency, the balance between enforcement and human rights, and how it could affect community capacity and clarity in implementation.

Lopez initially moved for the Board to formally oppose the measure and prepare a resolution once the initiative qualifies for the ballot. Corr seconded the motion. After further discussion, Lopez suggested tabling the item to give staff time to gather additional legal and policy input before taking a formal position. Corr agreed.

MOTION:

To table discussion and action on Initiative Petition 2026-054 until the next feasible meeting (targeted for December) made by **Lopez**.

Seconded by: Frizzell
In favor: Gordon, Corr, Cross, Lopez, Hoy, Matthews, Leno. Leathley, Flores Marin, Frizzell, Castañeda & Kumar
Opposed: None
Abstentions: None

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ORS 190 CONSENT AGENDA

CONSENT AGENDA ITEMS

Approval of LTRA Admin Voucher correction (Pages 16 – 19)

MOTION:

To approve ORS 190 Consent Agenda as presented made by **Cross**.

Seconded by: Corr
In favor: Gordon, Corr, Cross, Lopez, Leno, Hoy & Castañeda
Opposed: None
Abstentions: Lopez (MWVCAA)

PUBLIC COMMENT

Lynelle Wilcox testified in support of maintaining ORS 195.530 / HB 3115, emphasizing that the statute balances humane treatment, public safety, and local flexibility. She cautioned against enforcement strategies that deepen legal/trauma burdens and strain jails/hospitals; urged data-informed, humane approaches and coordination.

ALLIANCE BUSINESS/ACTIONS

COORDINATED ENTRY PLANNING

The HUD technical assistance team presented an overview of their recent review of HMIS and Coordinated Entry data. Their findings showed that, over the past three years, very few Rapid Rehousing (RRH) and Permanent Supportive Housing (PSH) placements have come through the Coordinated Entry referral process. They also noted several challenges, including an outdated by-name list, inconsistent assessments and data entry, limited ability to confirm that unit placements match CE referrals, and a general need for more training across providers.

To begin addressing these issues, the TA team outlined several early action steps:

- Clarify which HMIS projects are required to use Coordinated Entry.
- Implement the CE list-management policy, starting with careful clean-up and regular 10-month contact checks, while removing households who are already housed or have permanently exited.
- Provide training and clear communication to providers on referral procedures and how to document system contacts accurately.
- Add reporting tools to verify that RRH and PSH entries align with CE referrals.

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- Develop a formal monitoring process once the system is functioning more consistently.

Board members discussed the importance of phasing improvements, managing compliance risks, and involving providers throughout the process. Chair Gordon noted that Coordinated Entry should remain a standing agenda item to ensure continued oversight and accountability as system improvements move forward.

NEW BOARD MEMBER

Misty introduced **Toni** Maries and shared that she brings a valuable perspective that has been missing from the Board's discussions and strongly recommended her appointment.

Toni thanked the Board for the opportunity and shared a brief overview of her background. She noted that her experience spans both service delivery and service receipt, giving her a unique understanding of the systems that impact people experiencing houselessness. Toni expressed her hope to use that experience to strengthen coordination, equity, and compassion in local decision-making.

MOTION

To appoint Toni Maries as a member of the Board of Directors representing lived experience made by Lopez.

Seconded by: Corr
In favor: Gordon, Bethell, Corr, Cross, Lopez, Hoy, Matthews, Leno. Leathley, Flores Marin, Frizzell, Castañeda & Kumar
Opposed: None
Abstentions: None

STATEWIDE SHELTER PROGRAM

Misty provided an overview of Oregon Housing and Community Services' new *Statewide Shelter Program*, which will fund Regional Coordinators across the state. She explained that the Alliance's mission and structure already align closely with the program's intent—serving as a regional hub for shelter coordination, funding oversight, and transparent resource distribution. Misty emphasized the Alliance's track record of collaboration, fiscal accountability, and minimal administrative costs, noting that these strengths make MWVHA a natural fit for the role.

The Board discussed timing, eligibility, and the importance of presenting a unified community front. Members expressed strong support for the Alliance to apply and agreed to help gather letters of support from their respective jurisdictions and partner agencies.

The Board expressed unanimous support to apply and to coordinate letters of support.

SHA – REQUEST FOR ALTERNATIVE COORDINATED ENTRY PROCESS

David Peak shared that Salem Housing Authority (SHA) requested a temporary exception to the Coordinated Entry process for Yaquina Hall. He explained that SHA's existing partnership with

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Community Action allows case managers to directly assist clients with complex applications, helping fill units more efficiently and reduce barriers while the CE system is being improved.

Nicole Utz added that this hands-on approach has proven more trauma-informed and better suited to matching residents with appropriate programs. She expressed SHA's commitment to working with MWVHA to align the process with future CE updates.

MOTION:

Approve Salem Housing Authority's request for a temporary alternative Coordinated Entry process for Yaquina Hall and similar programs while system improvements are underway by **Bethell**.

Seconded by: Hoy
In favor: Gordon, Bethell, Corr, Cross, Lopez, Hoy, Matthews, Leno. Leathley, Flores Marin, Frizzell, Castañeda & Kumar
Opposed: None
Abstentions: None

ORS 190 BUSINESS/ ACTION

RFP – HEALTH AND SAFETY ENVIRONMENTAL SCAN

Emily Mewbourn reported that the RFP for the Environmental Scan closed on September 26 and the selection committee unanimously recommended Elle Group Consulting, LLC for the contract. She noted that Elle Group's proposal clearly addressed the project scope, outlined a phased work plan, demonstrated strong experience with similar Oregon system-mapping projects, and met the not-to-exceed budget of $45,000. The proposed timeline runs from November 2025 through April 2026.

As the proposed contract was not included in the distributed agenda packet and time constraints prevented adequate review, the Board agreed to defer action and refer the item to the Finance and Executive Committee in November for consideration.

MWVCOG SERVICES / FINANCIAL SERVICES TRANSITION

Misty provided an update on ending the Alliance's rental and fiscal service agreements with the Mid-Willamette Valley Council of Governments (MWVCOG) to move toward full financial independence. She recommended contracting with Kernutt & Stokes for interim accounting and QuickBooks setup services. The proposal includes a $6,000 setup fee and $6,000 monthly rate—projected to be more efficient and transparent than the COG's prior $97,000 annual cost.

The Board supported moving financial and administrative services away from MWVCOG to strengthen the Alliance's independence and transparency. Members agreed to move forward with a short-term engagement with Kernutt & Stokes for accounting support while exploring long-term in-house options.

The Board directed staff to finalize and review the Kernutt & Stokes contract, ensuring it includes an out-of-scope approval clause, and to develop a short COG "gap" agreement to

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support transition needs. Staff will also prepare an update on IT service options. All related items will be referred to the Executive & Finance Committee for review, with recommendations to be brought back at a special meeting for Board consideration.

DIRECTOR'S REPORT

Misty provided a brief but comprehensive update highlighting key staff accomplishments and current initiatives. She commended staff for successfully resolving all monitoring findings and achieving full compliance, noting this as an important milestone for the Alliance. Misty shared that improvements continue in Coordinated Entry (CE) and HMIS, with updated policies, user training, and active RFP processes underway to strengthen system performance and transparency.

She recognized individual staff contributions — Cassie for her leadership in supporting the Youth Action Board and taking on additional HMIS and CE responsibilities; David for developing paper intake forms that improved data access and quality for agencies without HMIS access; and Emily for drafting the Environmental Scan RFP, ensuring HUD compliance for annual gaps analysis. Misty and Chair Gordon both expressed appreciation for the team's progress and collaboration.

EXECUTIVE SESSION

Chair read the ORS 192.660(2)(i) script and the Board entered Executive Session for Executive Director, Misty Bolger's employment-related performance discussion. (No decisions in Executive Session; recording and automated notes stopped per protocol.)

CHAT

00:20:00 Andrea Castañeda: Andrea Castaneda, Salem-Keizer Public Schools
00:20:02 JHoy: Julie Hoy, Mayor of Salem
00:20:02 Shannon Corr, Independence: Shannon Corr, City of Independence
00:20:10 Trisha Kumar: Trisha Kumar, WHC proxy for Josie!
00:20:10 Shane Matthews - Ward 3: Shane Matthews - City of Salem
00:20:12 Micah Hansen: Micah Hansen, Just Compassion
00:20:23 DavidPeak: David Peak Mid Willamette Valley Homeless Alliance
00:20:36 Soraida Cross: Soraida Cross-Keizer City Councilor
00:20:52 Kim Leathley, NWHS: Kimberly Leathley, Northwest Human Services
00:21:17 cherylgribskov: Cheryl Gribskov, League of Women Voters
00:22:51 Nicholas Mitchell: Nick Mitchell, Maplewood Planning (HUD Technical Assistance)
00:23:32 lynelle: Lynelle Wilcox
00:35:53 JHoy: Please send Councilor Lopez original motion. as stated, to the group.
00:37:46 Kim Leathley, NWHS: Thank you for noting that @Shannon Corr, Independence! I was about to myself.
00:39:58 Shannon Corr, Independence: Reacted to "Thank you for noting..." with ❤️

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00:40:21 Shannon Corr, Independence: Why are these comments not being recorded in Otter?
00:41:57 Homeless Alliance: Replying to "Why are these commen..."
zoom copies them and they are included at the end of all meeting minutes
01:13:24 Kim Leathley, NWHS: Welcome, Toni!
01:13:39 JHoy: Welcome Toni!
01:15:44 Andrea Castañeda: be right back!
01:16:22 Nicholas Mitchell: We are going to drop off the call now. Thanks so much for making time for our presentation on the agenda. Great to be with you all and looking forward to continuing to work together. All the best!
01:16:43 JHoy: Thank you, Nicholas!
01:18:48 Kim Leathley, NWHS: I support @Danielle's request!
01:18:53 Danielle: Reacted to "I support @Danielle'..." with 💔
01:43:05 Trisha Kumar: Sorry, I was trying to keep up with notes but I missed it. Is the RFP consultant contract/approval going to move to next month's agenda?
01:44:43 Danielle: Replying to "Sorry, I was trying ..."
Possibly or a special meeting, depending on need of contract approval.
01:44:44 Kim Leathley, NWHS: Replying to "Sorry, I was trying ..."
I heard that a special meeting will need t be called after the contract is sent to the Board for review.
01:44:59 Trisha Kumar: Replying to "Sorry, I was trying ..."
ok, thank you!
01:45:06 Christopher Lopez (he/him): Reacted to "I heard that a speci..." with 👍🏽
01:58:27 Andrea Castañeda: bye all!

ADJOURNMENT

Following Executive Session, the joint meeting adjourned.

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