

## MID-WILLAMETTE HOMELESS INITIATIVE TASK FORCE

July 20, 2016

### Meeting Minutes

#### ATTENDANCE

**Members:** Kathleen Ashley, Warren Bednarz, Gladys Blum, Steve Bobb, Janet Carlson, Cathy Clark, Kim Freeman, Mark Garton, Ron Hays, David Leith, Jerry Moore, Jason Myers, Jon Reeves, Shaney Starr, Verena Wessel, and Jennifer Wheeler.

**Guests:** Jeanine Knight, Afshin Khosravi (phone), Cathie Miles, Nicole Utz, and Valerie White.

**Staff:** Lisa Trauernicht, Marion County and Laura Walker, City of Salem.

Meeting was called to order 4:00.

#### WELCOME/INTRODUCTIONS

Chair Comments – Mayor Clark

- Overview of meeting topics and task force/subcommittee work since February.
- No meeting in August. Next meeting is September 19, 2016.

#### **Approval of June 6, 2016 Meeting Minutes (ACTION)**

**MOTION:** Commissioner Carlson moved approval of the June 6 meeting minutes. Seconded by Councilor Bednarz. A voice vote was unanimous.

#### LOCAL OPPORTUNITIES AND BARRIES FOR RENTERS (DISCUSSION)

Kathleen Ashley, Cathie Miles, Nicole Utz, and Valerie White.

See [Questions for Rental Managers](#)

- Resident nonpayment
  - Budgeting education is necessary for tenants.
  - Paycheck garnishments create payment problems.
  - Programs for residents
    - Help renters understand their tenant responsibilities.
    - Need comprehensive resource list to help guide tenants to needed services.
  - Property managers prefer to work with tenants on payment plans and finding rental assistance to keep them housed rather than evicting.
- Partnerships for health
  - Sometimes evictions help tenants realize they need to seek help for their health-related issues.
  - With permission from the tenant, case managers and property managers can work together on tenant's behalf.
  - Housing placement is sometimes too much too soon; tenants need preparation for tenancy.
    - Phased plan for getting people ready to rent and into permanent housing may be more successful.

- Current rental market
  - Not enough available housing. Waiting lists for all housing types.
  - Developers need incentives to build low-income housing.
  - Cost of turning older, unused buildings into housing units is prohibitive because of regulations requiring specific building standards (i.e., sprinklers).
  - Tenant turnover rate varies depending on type of housing.
  - Lacking two bedroom affordable housing units in Salem.
- Reasonable Accommodation
  - Assistance/companion animals are becoming an abused reasonable accommodation for property owners.
    - Health provider documentation for service/companion animals, regardless of when issued, puts legal restrictions on owners/managers.
    - There seems to be an abuse of the reasonable accommodation for assistance animals and property owners/managers have little recourse.
- Occupancy
  - HUD federal guidelines regulate occupancy for federally-funded properties, local occupancy standards also apply.
  - Salem Housing Authority has specific regulations related to household make up.
- Decent Housing
  - No cause notices are in jeopardy of being taken away, which will place restrictions and burdens on landlords of distressed properties.
  - Tenants and owners are responsible for maintaining safe, clean, habitable living spaces.
  - Need more energy subsidies to offset huge utility bills.
  - Community Action Agency works with multi-family facilities
    - Weatherization program increases energy efficiency, makes units more habitable.
- Managers have a responsibility to property owners and tenants. Keep property rented at market rents. Evictions are last choice.

### **ASSET MAPS/SERVICE COORDINATION (INFORMATION)**

Afshin Khosravi, Network of Care

<http://www.networkofcare.org/splash.aspx>

- Network of Care
  - Works with states, counties, cities across the nation.
  - Endorsed by National Association of Counties.
  - Different modules for different populations.
  - Sites are usually sponsored by state or local government.
  - Client chooses content and information on the site.
  - Works with local partners to update information.
    - Updated weekly or a few times per month.
  - Web app for use on mobile devices.
  - Information links can be added as needed.

- Uploaded within 48 hours.
- No commercial activity. Does not buy or sell anything, or use information for advertising.
- Personal health records are HIPAA compliant.
- Access to information, resources, and tools for care coordination.
- Helps individuals get engaged in their health and well-being.
- Client access to site traffic information to review website usage and determine points of interest.
- Providers can print a comprehensive Care Guide for people without internet access.
- Service directory available for target population(s) for first responders and others to carry.

### **SUBCOMMITTEE UPDATES (DISCUSSION/POSSIBLE ACTION)**

#### **Approval of changes to subcommittee membership and leads (ACTION)**

See [Updated Subcommittee List](#)

**MOTION:** Commissioner Carlson moved to approve changes to subcommittee membership and leads. Seconded by Commissioner Wheeler. A voice vote was unanimous.

- See [Subcommittee Brief Updates](#).
- Subcommittees are following public meetings rules.
- Affordable Housing and Financial subcommittees will begin meeting together.
  - 300-600 units of affordable housing being considered for Salem in the next year.
- Transitional Housing/Shelters: greatest need appears to be families with children.
- Support Services/Education: meeting July 21, 2016.
- Veterans: Home of the Brave has some successful housing models for veterans.
- Health and Housing: discussing risk assessment for landlords in lieu of background check.
- Co-chairs have requested two proposals from each subcommittee by September.

### **PUBLIC COMMENT**

Victor Reppeto

- Thanked law enforcement, especially Sheriff Garton, for the difference they are making in the system.
- Critical for law enforcement to have coordinated information system to know when someone is receiving treatment.
- Would like more representation on the panel from the mental health/homeless community.

Crystal Ignatowski/Rick Marsland

- Nuvoglas – based in south Salem, recycles used bottles into new items.  
<http://nuvoglas.myshopify.com/>
- Two years in the area, employs homeless and disabled people.
- Goal: change the planet by recycling/upcycling, and change lives.
- Teach hard and soft skills with the hope that people will reenter the workforce with new skills.
- Helping people feel like they're part of something, and building confidence and success.
- Launching crowd-funding campaign July 26 to expand capacity to employ more people.

**WRAP-UP**

- Contact Lisa Trauernicht [ltrauernicht@co.marion.or.us](mailto:ltrauernicht@co.marion.or.us) or Laura Walker [lwalker@cityofsalem.net](mailto:lwalker@cityofsalem.net) with questions or comments for the task force.
- City of Salem recently received a Veterans Services Grant to get people to permanent housing. Forty-two individuals over next nine months will be placed into housing.

**ADJOURNED**

Meeting adjourned at 6:00 PM.