



MAY 2024 MEETING BOARD OF DIRECTORS

THURSDAY, MAY 23, 2024

LOCATION:

**COMMUNITY ACTION AGENCY
2475 CENTER ST NE
SALEM, OR 97301**

VIRTUAL:

Topic: MWVCAA Full Board Meeting May 2024

Time: May 23, 2024 05:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/88961490994?pwd=mb9R0HADpM5qjFoj58XwRrW3JDvXNx.1>

Meeting ID: 889 6149 0994

Passcode: bB7FVv

COMMUNITY ACTION PROMISE

Community Action changes people's lives, embodies the spirit of hope, improves communities, and makes America a better place to live. We care about the entire community, and we are dedicated to helping people help themselves and each other.

Helping People Changing Lives

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COMMUNITY ACTION AGENCY BOARD OF DIRECTORS AGENDA THURSDAY, MAY 23, 2024

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Mission

Empowering people to change their lives and exit poverty by providing vital services and community leadership.

Vision

All people are respected for their infinite worth and are supported to envision and reach a positive future.

- | | | |
|-------------|---|-------------|
| I. | Welcome and Introductions | 5:30 |
| II. | Public Comment | 5:35 |
| III. | Declaration of Conflict of Interest | 5:40 |
| IV. | Approval of Agenda | 5:45 |
| V. | Consent Calendar | 5:50 |
| | 1. April 2024 Full Board Meeting Minutes | |
| | 2. May 2024 Executive Director Report | |
| | 3. May 2024 Regional Poverty Report | |
| | 4. May 2024 Chief Financial Officer Report | |
| | 5. May 2024 Chief Human Resources Officer Report | |
| | 6. May 2024 Program Director Reports | |
| | 7. May 2024 Committee Meeting Minutes | |
| | 8. <i>Informational Item:</i> Head Start Community Needs Assessment | |
| VI. | Board Business | 5:55 |
| | 1. Executive Director's Report (Jones) | |
| | 2. ARCHES Lodge Flooring Remodel Contract (Hamilton) – <i>Presentation/Approval</i> | |
| | 3. ARCHES Lodge Roof Repair Contract (Hamilton) – <i>Presentation/Approval</i> | |
| | 4. Strategic Plan Update (Hamilton) – <i>Presentation</i> | |
| | 5. Financials (Hoyle) – <i>Approval</i> | |
| VII. | Adjournment | 7:30 |
- Next board meeting: Thursday, June 27, 2024**

Mid-Willamette Valley Community Action Agency, Inc.
Board of Directors Meeting
THURSDAY, APRIL 25, 2024
MEETING MINUTES

ATTENDANCE:

Board of Directors:

Present:

Catherine Trottman	Jeremy Gordon	Steve McCoid	Lori Van Dyke
Erika Romine	Kevin Karvandi	Laura Reid	Rw Taylor
Jade Rutledge	Shelaswau Crier	Frank Lonergan	

Absent:

Helen Honey	Deanna Gwyn	Eunice Kim
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Others Present:

Program Directors/Staff/Guests:

Jimmy Jones, Executive Director
Helana Haytas, Chief Human Resource Officer
Kaolee Hoyle, Chief Financial Officer
Robert Hale, Chief Information Officer
Ashley Hamilton, Chief Program Officer: Housing and Homeless Services
Eva Pignotti, Chief Program Officer: Early Learning and Child Care
Rogelio Cortes, Chief Program Officer: Weatherization and Energy Services
Marie Jennings, Development Director
Jenna Sanders, CCR&R Program Director
Hector Guzman, Weatherization Program Director
Liz Salinas, Head Start Associate Program Director
Stacey Eli, Head Start Associate Program Director
Jade Wilson, Executive Assistant
Ryan Pasquarella, Principal CPA for REDW Advisors and CPA's (formerly Grove, Mueller and Swank)

The meeting of the Board of Directors was called to order at 5:38pm by Board Chair Jade Rutledge. It was determined that a quorum was present.

- I. Welcome**
Board Chair Jade Rutledge welcomed everyone.
- II. Public Comment**
None were made.
- III. Declaration of Conflict of Interest**
None were made.
- IV. Approval of Agenda**
No changes were made.

MOTION: To approve agenda made by Jeremy Gordon,

SECOND: Kevin Karvandi.
APPROVED: Unanimously approved

V. **Consent Calendar**

1. **March 2024 Full Board Meeting Minutes**
No discussions or concerns were raised
2. **April 2024 Executive Director Report**
No discussions or concerns were raised
3. **April 2024 Regional Poverty and Legislative Report**
No discussions or concerns were raised
4. **April 2024 Chief Financial Officer Report**
No discussions or concerns were raised
5. **April 2024 Chief Human Resources Officer Report**
No discussions or concerns were raised
6. **April 2024 Program Director Reports**
No discussions or concerns were raised
7. **April 2024 Committee Meeting Minutes**
No discussions or concerns were raised
8. **Informational: Staff Childcare Status Report**
No discussions or concerns were raised
9. **Informational: Workers Comp Insurance Recertification**
No discussions or concerns were raised
10. **Board Member and Policy Council Rep Cindy Ramirez Cisneros Resignation**
This was an addition to the consent calendar made at the board meeting.

MOTION: To amend the consent calendar to add the resignation of Board Member and Policy Council Rep Cindy Ramirez Cisneros and approve as amended made by Jeremy Gordon,

SECOND: Kevin Karvandi.
APPROVED: Unanimously approved

VI. **Board Business**

1. **2023 Single Audit Presentation:** The completed audit was presented by Ryan Pasquarella, Principal CPA with REDW Advisors and CPA's (formerly Grove, Mueller, and Swank). Overall, this audit had no findings which would constitute the fifth consecutive audit the agency has received with no findings and the sixth consecutive audit that was completed on time.
2. **Acceptance of 2023 Single Audit and Financial Statements:** After the presentation of the 2022 Single Audit, the board then motioned to accept the audit and financial statements as presented.

MOTION: To accept the 2023 Single Audit and Financial Statements as presented made by Frank Lonergan,

SECOND: Steve McCoid.
APPROVED: Unanimously approved

3. **Financials:** Kaolee Hoyle, CFO, presented the July 2023 to February 2024 Budget to Actual document which was broken down by program rather than expense type. Kaolee noted a few of the differences between expected spent and

actual spent for certain programs (i.e. CCR&R due to the loss of a Yamhill County grant). Kaolee provided an overview of several CRP (ARCHES) projects currently in the works and the status of those projects' budgets.

MOTION: To approve the July 2023 to February 2024 financials made by Steve McCoid,

SECOND: Jeremy Gordon.

APPROVED: Unanimously approved

4. **Strategic Plan Update:** Ashley Hamilton, Chief Program Officer: Housing and Homeless Services, was absent so Jimmy gave a brief update during his Executive Director report. The RFP (Request for Purchase) process for finding a new facilitator for our Strategic Plan initiative is underway and being led by Ashley and supported by several board members. The bid window for submissions closes April 26. Board members and staff will meet in late April or May to score proposals. Interviews of top vendors will be conducted in May with the hope for a recommended candidate by May 23 full board meeting.
5. **2933 Center Renovation Procurement Award:** The former location of the Tanner's Project (Veteran services) that is set to be the new location for Salem's first Family Shelter, is in need of significant plumbing repairs to the whole property prior to occupation. This property is a part of a larger condominium that houses another Veteran services program, Westcare. Jimmy discussed strategy in funding the repair cost of just under \$611,000 in partnership with our partner agency. Various board members asked questions pertaining to length of contract, the full extent of the project, and the overall necessity of having a family shelter in Salem to which Jimmy described the overall increase of homeless families in Marion and Polk counties. After further discussion about funding strategy, the board motioned to approve the contract as presented.

MOTION: To approve the 2933 Center Renovation Procurement Award contract as presented made by Steve McCoid,

SECOND: RW Taylor.

APPROVED: Unanimously approved

6. Executive Director's Report

i. General Updates:

1. **Union St:** Funding fell through for buyer of the Union St property. We gave the buyer a week to find other financing.
2. **Finance P&P and Employee Handbook:** Both documents should be coming to the board soon for review and approval. Plan to present them to the Executive-Finance committee in May. Changes to each reflect updates in Uniform Guidance from the federal level and reflects the growth of the agency since the last update.
3. **Staff Holiday:** We would like to add Indigenous People's Day (on date of federal Columbus Day holiday) as an approved staff holiday for the agency. To be brought to the board for possible approval soon.
4. **Drug Testing:** We have extended our drug testing policy to include pre-employment and random drug testing on top of

reasonable suspicion and post-accident testing we already performed. The overall goal is to prevent illicit drugs from entering the agency's workforce as much as possible.

5. **Agency Employees:** MWVCAA has 560 employees currently with 94% of them being full-time and fully benefited. The agency has 17 open job postings and still produces a \$1 million payroll twice a month. Jimmy touched on the major layoffs projected for Salem Keizer School District due to budget cuts.
6. **Deputy Director Search:** The application period has closed and the phone screenings of potential candidates have been completed. Interviews will be in May, with a planned decision by mid-June. Interview committee will consist of several board members.

ii. Program Updates:

1. **De Muniz (CARS):** Program celebrated April as Second Chance Month.
2. **ARCHES:** Recent calculations show that just in March, the program provided 10,167 supportive services and 7,009 meals to clients.
3. **Emergency Order Housing:** Over the past nine months, we have housed 114 individuals or 48 households in Polk County and 45 individuals or 34 households in Marion County. Most of the Marion County households were from the Navigation Center. We currently have 32 households searching for units Redwoods is 75% full, Sequoia Crossing is full as well as Yaquina Hall.
4. **Energy:** From January through March 2024, our Energy Services program has served 2,524 households or 7,109 individuals with energy assistance.
5. **HYS:** David's House grand opening was March 27th. Currently still working on the final DHS licensing before housing youth. Jimmy covered the total Rapid Re-Housing numbers by county since May last year.
6. **Head Start:** Wallace Road Early Learning Center is currently serving 47 households. The program has 42 children enrolled. Jimmy covered the demographics of those enrolled in services at that location.

iii. Grant Updates:

1. **Congressionally Directed Spending:** We have submitted several applications to help fund renovations to current ARCHES projects and possibly the procurement of the Mill City location. Total ask is around \$2.5 million.
2. **CCR&R:** The program received \$733,333 for one year to support Early Childhood work in Yamhill County. The program has also submitted for two US Department of Labor grants specifically for Early Learning totaling a little over \$7 million.
3. **ARCHES:** The program recently received a VA Veterans Suicide Prevention grant which will allow the program to hire navigators to assist in connecting veterans to mainstream mental health providers.

VII. Adjournment

The Board of Directors meeting was adjourned at 7:10pm.

Respectfully Submitted:

Jade Wilson, Executive Assistant

Kevin Karvandi, Board Secretary

Executive Director's Report
to the Board of Directors
MID-WILLAMETTE VALLEY
COMMUNITY ACTION AGENCY
May 2024

It has been a very busy month. Highlights include:

- **Signing of Senate Bill 1530 and Senate Bill 1537:** On Monday, May 6th, at the request of the Governor, I spoke at the signing of SB's 1530/1537 at Tistilal Village (North Hereford Avenue) in North Portland.¹ At the Governor's Office request, I opened the state's presentation of Senate Bill 1537 to the Senate Housing Committee earlier this year. So it feels especially satisfying to see it signed into law, and to have the opportunity to speak to the gathering of housing advocates from across the state. Other speakers include Representative Tawna Sanchez (D, House District 43 and Co-Chair of the powerful Ways and Means Committee); City of Portland Commissioner Carmen Rubio; Senator (and Senate Housing Chair) Kayse Jama (D, Senate District 24, Portland); Senator Dick Anderson (R, Senate District 5, Lincoln City); Eugene Mayor Lucy Vinis; Native American Youth and Family Association CEO Oscar Arana; and Governor Tina Kotek.²
- **Housing and Homeless Committee of the Racial Justice Council:** The Governor reappointed me to the Housing and Homeless Committee of the Racial Justice Council this month. I was originally appointed by Governor Brown in 2020. This has been a critical role for me, our Agency, and the CAA network. I'm delighted to rejoin my friends and colleagues from across Oregon in an effort to promote statewide equity in housing and homeless systems.
- **Executive Assistant Jade Wilson** has resigned her position. She has taken a job with the Higher Education Coordinating Commission. We will miss her. She has been an important part of the

¹ Tistilal Village is a North Portland redevelopment owned by NAYA that is currently demolishing 34 older units and constructing 57 new affordable units to serve Native American families, including those experiencing homelessness. It is a 30 percent AMI project, and will include 16 permanent supportive housing units (PSH) with culturally specific supportive services.

² Senate Bill 1537 is a landmark housing bill, allocating \$369 million for housing-related needs in the years ahead. That package included more than \$100 million for city infrastructure, another \$75 million to establish a revolving loan program to help cities build less expensive homes, \$65 million to keep Oregon homeless shelters open, \$34 million for eviction prevention, and another \$18 million for safe housing for those recovering from addiction. The bill also allowed a one-time addition to the urban growth boundaries in Oregon, which has been an obstacle to building cheaper housing. It's one of the largest housing bills in Oregon history.

life of the Agency for the past two years. [Human Resources Assistant Carolina Maciel](#) will take over some of Jade's duties on a temporary basis, while we post and fill the position.

- **Chief Program Officer Ashley Hamilton** has been working with several board members to finalize the Strategic Plan RFP scoring. We plan on having a selection made for approval at the June Board Meeting.
- **2933 Center Street:** We are still working with [Westcare](#) to resolve their obligation to pay for 40 percent of the needed renovations at the [ARCHES Family Shelter \(2933 Center Street\)](#). I spoke with Westcare this week and they are working to identify their share of the funds. We are concurrently engaging other state funding sources to try to identify funds to help support the homeless veterans currently in residence in the Westcare project.
- **625 Union:** After some delays, the sale of 625 Union Street closed and funded on May 9th.
- **2755 Pence Loop:** The due diligence on the potential new Energy and WX property is on-going. To date we still have two primary barriers: 1.) zoning, 2.) easement on the access point. The potential closing date is in June, so we have some time to work through these problems. At the moment, I am skeptical that we will be able to close this deal. The zoning issues concern the siting of our Energy Services project there, as that activity type is not currently permitted at the location. We plan to consult with a land use attorney this week to get more information. Absent that, we may have to kill the deal before we bring a recommendation to the Board, or at least find out if our WX project can fund the acquisition on their own, if there is no clear path on the Energy issue.
- **Mill City Resource Center:** I signed a non-binding LOI last week. That agreement will lock the property in until the summer when we can proceed with a PSA or release the owners back to seek other buyers. I want to see how a few other matters play out before we ask the Board to consider any action.
- **David's House:** Our new youth shelter, [David's House](#) in Monmouth, passed licensing today, 15 May. Pre-intakes are complete, and youth will arrive on site next week.
- **Middle Grove:** We have hit a snag in the effort to pay off Middle Grove. After clearing us to proceed with the refinance last year, [Region X](#) has now discovered that they never signed the final subordination agreement with Umpqua Bank. So we are working to clean up that matter and proceed with the payoff.
- **OHCS:** There is a great deal of backroom conversation across the state over the sheltering needs for 2024-2025, and the final spend of the emergency allocations from November of 2023. [Ashley Hamilton](#) has also asked OHCS for an additional \$3.826 million to cover

sheltering needs for 2024-2025 (this is out of the \$65 million sheltering package as part of Senate Bill 1530, which was signed by the Governor earlier this month in Portland).

- **1875 Fisher Road Renovation (ARCHES Lodge):** We are bringing two contracts to the Board this month for approval, concerning the roofing and flooring contracts at the ARCHES Lodge. The first is a roofing bid from Pfeifer Roofing for \$206,323 for a roof repair, including removal of the existing roof assembly and the installation of a 60mil PVC Single Ply Membrane. This is a prevailing wage project. The ARCHES Lodge flooring proposal is from Pg Long, and is for the demo of the existing floor, the leveling and replacement of some of the subflooring, and the installation of LVP and Vinyl Base. The total cost of the flooring project is \$223,837.60. It is also a prevailing wage project.
- **Board:** We are working to set up a Board retreat in June. We are also preparing to bring Commander Mike Hartford from the Marion County Sherriff's Office to visit with the Membership Committee later this month. Hopefully, we will be able to add him to the June Board Agenda, pending favorable Committee recommendations.
- **Employee Handbook:** We plan to have the revised Employee Handbook for Board review in June, after we fly it by the Executive Finance Committee next month.
- **Finance Policies and Procedures:** The updated Finance P&P will go to the Executive Finance Committee at their June 13th meeting. With a favorable review, we will schedule it for a presentation and approval at the June full board meeting.
- **Head Start COLA:** We receive the annual notification of the Head Start Cost of Living adjustment. This year the program will receive 2.35 percent of their federal grant base, and it must be spent entirely on Head Start salary. We can also apply for supplemental funding, as we intend to do. We need two new buses, because of the diesel conversion rules that went into effect on March 1, 2024.³ Probably, the state of Oregon will also follow up with a COLA on the state-funded slots.
- **Woodburn:** We opened our hybrid overnight shelter model on Hardcastle Drive in Woodburn on May 1. The project is off to a good start. We had 9 of 12 beds filled the first night (and no families in cars that night). By the fourth night we were full. Out of the 31 unduplicated clients served to date, 27 have been men (this is a much more heavily male population than expected, though unsheltered females in rural areas and small towns are more rare compared to the numbers in urban centers). Of the total served, 58 percent have been Hispanic, and only 29

³ "Diesel fumes disproportionately affect children, who breathe 50% more air per pound than adults. Studies indicate that diesel fumes inside a school bus can be 4 to 12 times higher than outside levels, and exposure to diesel exhaust increases the risk of asthma, respiratory illness and cancer, according to the Department of Ecology." <https://www.spokesman.com/stories/2024/apr/07/washington-school-districts-are-poised-to-start-sw/>

percent have been White/Non-Hispanic. These ratios are less typical of sheltering projects in Oregon. This data is critically important, because generally sheltering systems across the state act as if there is little need for shelter among Spanish-first speakers. Everyone ate. Most took showers, and several did laundry that first night. Unlike Salem, where our most common behavioral issue is high-potency methamphetamine, in Woodburn it has been more classically alcohol. Behaviors have been manageable and less challenging by comparison. It's going well so far.

Woodburn Tent Sheltering Project			
Dates	Total	Males	Females
5/1/2024	9	8	1
5/2/2024	8	8	0
5/3/2024	9	9	0
5/4/2024	12	12	0
5/5/2024	9	9	0
5/6/2024	12	11	1
5/7/2024	12	10	2
5/8/2024	12	10	2
5/9/2024	10	8	2
5/10/2024	10	8	2
5/11/2024	9	8	1
5/12/2024	10	9	1
5/13/2024	9	8	1
5/14/2024	11	9	2
5/15/2024	10	8	2
Duplicated Clients	152	135	17
Unduplicated Clients	31	27	4
Race/Ethnicity	White/non Hispanic	Hispanic	Native/Pacific Islander
	9	18	3
Domestic Violence	3	9.60%	
Disability	2	6.45%	
Males	27	87.10%	
Females	4	12.90%	
White/NH	9	29.00%	
Hispanic	18	58.10%	

- **Deputy Director:** The application window has closed and we have several strong candidates. Everyone has been phone screened. We plan to put together interview panels, heavily made up of board members in early June. Chief Human Resources Officer [Helana Haytas](#) will be reaching out to schedule the interviews and arrange board member participation.
- **Head Start Director:** When [Eva Pignotti](#) was promoted from Head Start Director to Chief Program Officer, both [Stacey Eli](#) and [Liz Salinas](#) were promoted to Associate Director of Head Start. This spring we posted internally and externally for a new Head Start Director, and after a very competitive search selected [Liz Salinas](#) as the next Head Start Director. Liz has worked for

the Agency since 2002, first as a Bilingual Teacher Assistant, then a Head Start Teacher and moving on up the responsibility chain in Head Start. Since 2022 she has been the Associate Director of Operations and Compliance. Liz has an Associate's degree in Early Childhood Education, and a Bachelor's degree in Early Childhood Administration.

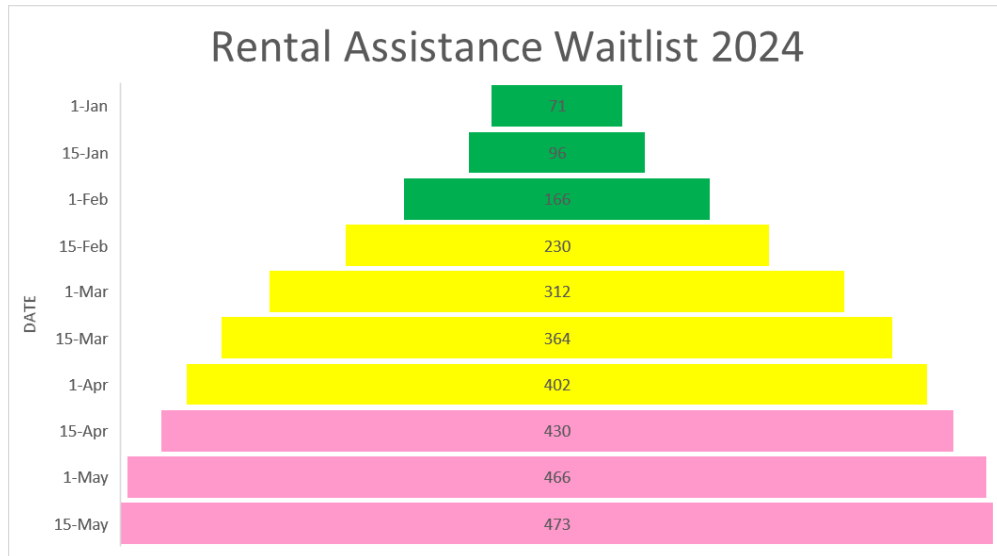
- **Energy:** Energy program demands remain high. There were 700 applications to process on 1 April, and we worked our way down to ~300 by the end of April. The program is working to update policies and procedures and improve access issues, including adding a new staff member to review new applications for errors (these are federal funds and there is no room for auditing forgiveness on processing errors on the part of the program or client). We are adding an online application and plan to mail out applications to seniors who were assisted in November and October (FY 24) well in advance of the start of the new program year. That is roughly 1,225 persons. The Energy team restored 93 disconnected utility accounts in April, which is about 75 percent of the theoretical maximum.
- **Media Day:** Tuesday, May 14th was a busy day. I sat for an interview on [KMUZ](#) (concerning the Grants Pass decision and the local homeless services continuum), met with the state's [Legislative Policy and Research Office \(LPRO\)](#) to set the agenda for the [Joint Task Force on Hospital Discharge](#) (where I am chair), interviewed with [KATU](#) on the state's new homeless death database, and discussed development opportunities in Independence with a Portland developer.
- **Energy Policy:** Agency staff are attending the [Oregon Energy Coordinators and Affiliates \(OECA\)](#) meeting in Eugene on May 15 and May 16. We are in the middle of a wave of proposed power increases that will dramatically increase energy bills in Oregon in the coming years. I met with [Matt Tschabold](#) (Governor's Housing Policy Advisor) and [Kari Power](#) (Governor's Energy Policy Advisor) to express Community Action's concern with the impact on people in poverty. The industry sees these increases as necessary, in order to support both planned infrastructure investments and purchasing and procurement costs. There are some special low-income rate exemptions in these energy increases, but consumers have to opt into the program, which raises concerns around access issues for folks who speak languages other than English and Spanish, in particular.
- **The Oregon Housing Alliance**, the largest statewide supporters of housing investments in Oregon, published their budget priorities today. Included in the priorities is an ask for \$150 million in rental assistance, inclusive of current investments in EHA, SHAP and the shelter investments of the current biennium; \$54 million in Youth Experiencing Homelessness funds at ODHS; and \$15 million in K-12 Youth Homeless Prevention at OHCS. Securing the Housing Alliance's endorsement for EHA/SHAP was critical, and not something we could have done in the past five years. The priorities are attached to your board packet.

- **Ben McBride:** Along with a group of local advocates, I met with **Ben McBride** (nationally known consultant on police departments) on Monday night, May 13th. Mr. McBride is the Co-Founder for the **Empower Initiative** down in Hayward, California. He has been retained by the City of Salem as part of their gun violence initiative.
- **DATIS:** Internally, we are transitioning to a new payroll system, replacing **Paycom** with **DATIS**. We have a team that is working all the extraordinary dimensions of that change, from IT to Finance to HR to programs, who will need to be fully trained and experts in the new system when it rolls out on July 1. One of the additional benefits of the new model will be geo-fencing for time clocks. Time tracking in this model has been historically easier in some programs than in others, but this will give us better internal controls over work hours.
- **Wellness Day:** On June 10th at 9:00 a.m. at the Oregon State Fairgrounds we will hold our annual **Staff Wellness Day**. The keynote speaker is **Dr. Adolph “Doc” Brown**, a nationally known K-12 expert and very popular motivational speaker. The Board is welcome to attend.
- **The 990** is complete and included in this month’s board packet. This is our agency tax return, and both the state and federal returns have been filed, complete and on time. The 990 is a public document and will be on our website and available on national nonprofit databases.
- **Jefferson:** For many years, **Kidco**, the Head Start that covers extreme southern Marion County, has served the Jefferson community even though it is logically in our footprint. Kidco has informed us that they are withdrawing from **Jefferson** and we plan to step into that community so that services are available to low-income children. This is a simple move of 17 Salem slots to Jefferson. We will be fully enrolled (not overenrolled) next year, as we annually have about half of the Head Start population age out of services.
- **The Public Utility Commission** (a quasi-independent judicial body in Oregon that reviews energy policy and approves rate increase requests, ruled last week that they could not categorically dismiss the newest PGE rate increase request (of 7.5 percent).⁴ Oregon’s **Citizens’ Utility Board** had asked the Commission to dismiss the proposed increase. PGE has already increased rates (by 12.5 percent) in January (2024).⁵
- **Events:** Next week we will attend the **Oregon Human Development Council’s Farmworker Advocacy and Awards Luncheon** in Salem. OHDC is a sister Community Action Agency that serves farmworkers across the state, and the only CAA that provides statewide resources. We are also traveling to the statewide **Community Action Partnership of Oregon** annual poverty training conference in Newport.

⁴ <https://tinyurl.com/47vbssws>

⁵ <https://www.opb.org/article/2023/12/28/portland-general-electric-hikes-residential-rates/>

- Rental Assistance:** The rental demand, on its surface, is stabilizing. But I would not call the need light, nor the potential for harm small. Oregon’s maximum rental increase in 2023 was 14.6 percent. The 2024 maximum increase is another 10 percent. These increases are placing a great deal of pressure on Salem-area households. The waitlist demand curve has flattened, but that is the consequence of some evictions, and some nonresponses (which also may be evictions).



- Statewide Eviction Data:** The chart below is courtesy of our colleagues at the Oregon Law Center. Eviction filings remain constant (and have trended higher than pre-pandemic, even though the tenant protections in Oregon are now much more significant than before). The nonpayment numbers are important. People generally want to pay their rent, if they can. This is not a behavioral choice, but an economic condition.

Statewide Eviction Data				
2024	January	February	March	April
Total filings	2202	2176	2201	2197
%nonpayment	88%	88%	88%	86%
Total nonpayment	1935	1918	1933	1882

- HUD:** Oregon also received \$10,653,400 in Public Housing Repair Fund dollars from HUD, a critical development in preserving affordable public housing stock in Oregon. This sum includes \$594,004 to the City of Salem Housing Authority and \$942,900 to the Housing and Urban Renewal Agency of Polk County.⁶ Marion County Housing Authority did not receive any additional funds, in part because they are not in a shortfall (the only housing authority in the

⁶ <https://www.hud.gov/sites/dfiles/PA/documents/FY24-Capital-Fund-Awards.pdf>

state, in fact, not in a shortfall). Shortfalls can stop Rental Assistance Demonstration (RAD) conversions, so this is a critical local investment. Salem Housing Authority's award will help their Oak Park Restoration project.

- OHCS:** After a bit of wrangling with the state and the Governor's Office, OHCS informed Seed of Faith Ministries that they would extend their contract for an additional \$96,000 to cover the cost of their warming center roof repair, and payroll. The state also let them know that they will be funding their 2024-2025 operations. This is significant for us as well, as SOF and their nonprofit wing CRAWL have become one of our closest partners, in addition to the very clear need of having enough warming center space once the cold weather hits this winter. Lastly, the state released their ORI (Oregon Rehousing Initiative) funding by region. These funds will continue the initial housing investment in the Governor's Emergency Order program. Marion/Polk is set to receive about \$2 million.

MAC Group	Grantee	Total Allocation	Rehousing Goal <i>(By 6/30/25)</i>
OR-500 - Eugene/Springfield/Lane County CoC	Lane County	\$2,094,244.00	110
OR-501 - Portland/Gresham/Multnomah County CoC	Multnomah County	\$3,393,102.28	100
OR-502 - Medford, Ashland/Jackson County CoC	ACCESS	\$1,152,691.71	50
OR-503 - Central Oregon CoC	Central Oregon Intergovernmental Council (COIC)	\$2,056,329.44	60
OR-504 - Salem/Marion, Polk Counties CoC	Mid-Willamette Valley Homeless Alliance (MWWHA)	\$2,034,071.36	120
OR-506 - Hillsboro/Beaverton/Washington County C	Washington County	\$1,168,890.30	60
OR-507 - Clackamas County CoC	Clackamas County	\$912,170.91	75
Clatsop County (Opt-In Region)	Clatsop County	\$998,974.21	40
Linn County (Opt-In Region)	Community Services Consortium (CSC)	\$1,009,373.10	30
Malheur County (Opt-In Region)	Housing Authority of Malheur & Harney County	\$834,521.91	20
TOTAL		\$15,654,369.22	665

Balance of State Local Planning Groups	Grantee	Total Allocation	Rehousing Goal <i>(By 6/30/25)</i>
Benton County	Benton County Coordinated Homeless Response Office	\$972,819.44	20
Columbia County	Community Action Team Incorporated of Columbia County (CA	\$569,821.78	20
Coos County	City of Coos Bay	\$960,623.71	32
Curry County	Brookings Core Response (BCR)	\$390,787.02	8
Douglas County	United Community Action Network (UCAN)	\$935,196.88	23
Hood River, Wasco, and Sherman Counties	Mid-Columbia Community Action Council, Inc (MCCAC)	\$850,024.19	20
Josephine County	United Community Action Network (UCAN)	\$931,353.14	20
Klamath and Lake Counties	Klamath & Lake Community Action Services (KLCAS)	\$958,047.53	25
Lincoln County	Housing Authority of Lincoln County	\$502,670.36	15
Umatilla, Morrow, Wheeler, Gilliam Counties	Community Action Program of East Central Oregon (CAPECO)	\$1,033,644.27	30
Wallowa, Union, Baker, Grant Counties	Community Connection of Northeast Oregon (CCNO)	\$795,333.01	24
Tillamook County	Community Action Resource Enterprises, Inc. (CARE)	\$349,264.24	10
Yamhill County	Yamhill Community Action Partnership (YCAP)	\$719,045.22	30
TOTAL		\$9,968,630.79	277

Jimmy Jones
 16 May 2024
 Salem, Oregon

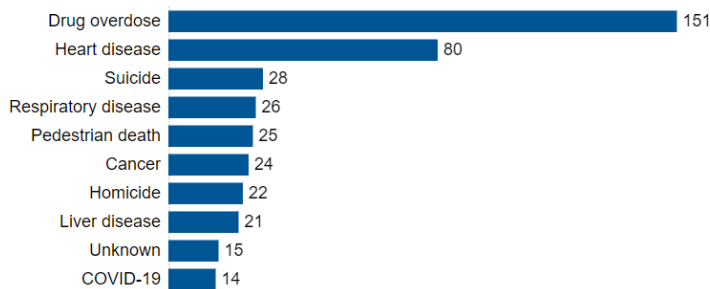
Regional Poverty Report

MID-WILLAMETTE VALLEY COMMUNITY ACTION AGENCY

May 2024

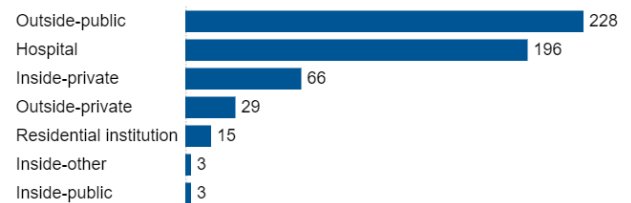
The Oregon Health Authority released additional demographic and mortality information about the 2022 homeless decedents this week. Of the 540 people who died unhoused in Oregon in 2022, 151 of those died of drug overdoses, while 80 more died of heart disease.¹ Most notably there were 75 deaths from violent causes (including suicides, homicides, and traffic accidents). Of the 540 persons, 228 died outside.²

Cause of death



The following values are not shown in the visuals:
 Death from assorted other natural causes: 101
 Death from other external causes: 33

Place of death



There has been a great deal of conversation of late around the history of anti-poverty work in America. As the American population grew at the onset of the industrial age (1870s), and folks began to move off farms in larger numbers, families changed from units of production (in an agricultural world) to units of consumption (in an industrial world). As that change happened, there was a small subset of the population that, for whatever reason, could not compete in the capitalist, market-based industrial world. You can think of it as the remainder of an unbalanced equation. Capitalism produced enormous wealth and the highest standard of living in human history. Yet for some (sometimes because of systemic racism, discrimination, lack of elderly support, mental health or other circumstances where someone could not support themselves) they were left behind. This was an era before **Social Security**. Most folks in those years blamed the poor themselves. Increasingly government tried to solve the problem. The state's first answer was the **Poor Farm System**, where

¹ <https://www.katu.com/news/local/new-data-reveals-leading-causes-of-death-amongst-oregons-homeless-population-fentanyl-drugs-crime-heart-disease-oha-oregon-health-authority-salem-mid-willamette-valley-community-action-agency-multnomah-marion-county>

² See Oregon Health Authority's *Domicile Unknown* Report at [Workbook: DomUnk dashboard \(state.or.us\)](#).

counties across the nation created work farms (usually out in the country) where folks were given room and board in return for a bit of work to sustain the farm. In Multnomah County, there was a large, 345-acre poor farm in Troutdale, on the current campus of [McMenamins Edgefield](#). Typically they were folks who were too old or nearly fully disabled. Most never left. They died there and were buried in paupers' graves. In Salem, the [Marion County Board of Commissioners](#) chartered a poor farm over on Front Street on a 33-acre property. The Marion County Farm was ultimately closed in 1942. At the height of this system, Oregon had 17 or so poor farms. There were hundreds across the country. They declined heavily in the 1920s (with the rise of the state hospital system), and the Depression era of the 1930s, which devastated the local government budgets that had subsidized the Farm System. There has been a renewed interest in the history of that system, as local governments have tried to isolate and concentrate the homeless population. [Oregon Public Broadcasting](#) ran a special on these farms last fall, which somehow I missed. This documentary is very well done, and I encourage you to view it.



I have been discussing the impending crash for much of the nonprofit community nationally, as they look to transition back to a pre-pandemic footing. We had to provide support for one regional nonprofit last fall, as they ran out of funds. Yesterday, I was asked to go to the state and ask for operational funds for a second local nonprofit, so they could meet payroll. These conditions are worsening, as I expected, and they will eventually have some impact even on larger nonprofit systems. We have worked very hard to make our Agency immune to these future trends, but it's still likely that our plans will be impacted by the struggles of those around us. In Honolulu, a popular early education model is shutting down three early learning centers.³ In Sacramento, an affordable housing

³ <https://www.hawaiinewsnow.com/2024/05/10/nonprofit-keiki-o-ka-aina-says-site-closures-wont-disrupt-beloved-programs/>

provider that provides housing to 600 vulnerable residents is close to closing entirely.⁴ In Tarrant County (North Texas) a faith-based mission that served 650 families a month with food, health services, and education is closing.⁵ In San Francisco earlier this year, a long-time anti-crime nonprofit (open since 1976) closed its doors because of mismanagement.⁶ In Seattle, *Facing Homelessness* is closing its doors after 10 years, after running out of funding.⁷ National Head Start troubles on enrollment, post-pandemic, also continue. In Charlottesville, Virginia, the *Monticello Area Community Action Agency* closed its Head Start programs on March 31, though they hope to win new grants and start over later this year, after surrendering their current Head Start and Early Head Start grants. At the end of April, the *Social Development Commission* (a CAA that serves Milwaukee, Wisconsin) shut its doors entirely in what its Board of Directors is calling “a pause.” SDC serves more than 20,000 people per year. The next few years will be especially hard on single-issue, need-specific nonprofits that are under-capitalized. It is important to keep diverse state, federal, local, and private resources in as many supportive domains (housing, energy, education) as possible, aligned with a central mission (fighting poverty, in our case). This moment reminds me a great deal of 2010-2011, when government funders shifted from front-loaded, deferred revenue models, to reimbursement-style grants, which undermined the liquidity of under-resourced nonprofits.

Some may believe that the government themselves can better do this work, but governments suffer from their lowest trust levels in generations, and will never have the engagement levels needed to make any kind of meaningful difference in social work. Public trust in federal (and increasingly state) government has waned dramatically since the 1970s.⁸ Local government has weathered that wave of distrust better, but still roughly half the population express distrust toward systems of local government as well. And once adjusted for those in poverty, there is widespread distrust of any direct government engagement, even local. It’s not just the government. The majority of the American poor, for example, feel consistently “othered” by the medical community. My first two daughters were born on Medicaid in the South in the 1990s, and the economic discrimination was ever-present. They even had a “special” Medicaid clinic at the hospital so that poor folks would not mix with private-pay insurance customers. Fear of systems of control, whether you’re an undocumented farm worker, someone with a substance abuse condition, or a working mom fearful of DHS intervention, can be palpable. I have had, in my career, families go hungry because they were afraid of going to the county office to sign up for SNAP benefits. The government can fund the solutions, but they can never convince the low-income community to trust them in tough times. Nonprofits will remain vital in the decade ahead. Close public-private partnerships are the only plausible way forward.

Fentanyl deaths skyrocketed in *Multnomah County* last year, growing to one person per day in 2023, a massive increase over the overdose deaths from 2019. The situation was so grave the Governor

⁴ https://www.housingfinance.com/news/california-housing-nonprofit-on-the-brink-of-closing_o

⁵ <https://www.keranews.org/news/2024-04-22/tarrant-nonprofit-leaders-mourn-mission-central-closure-after-28-years-of-service>

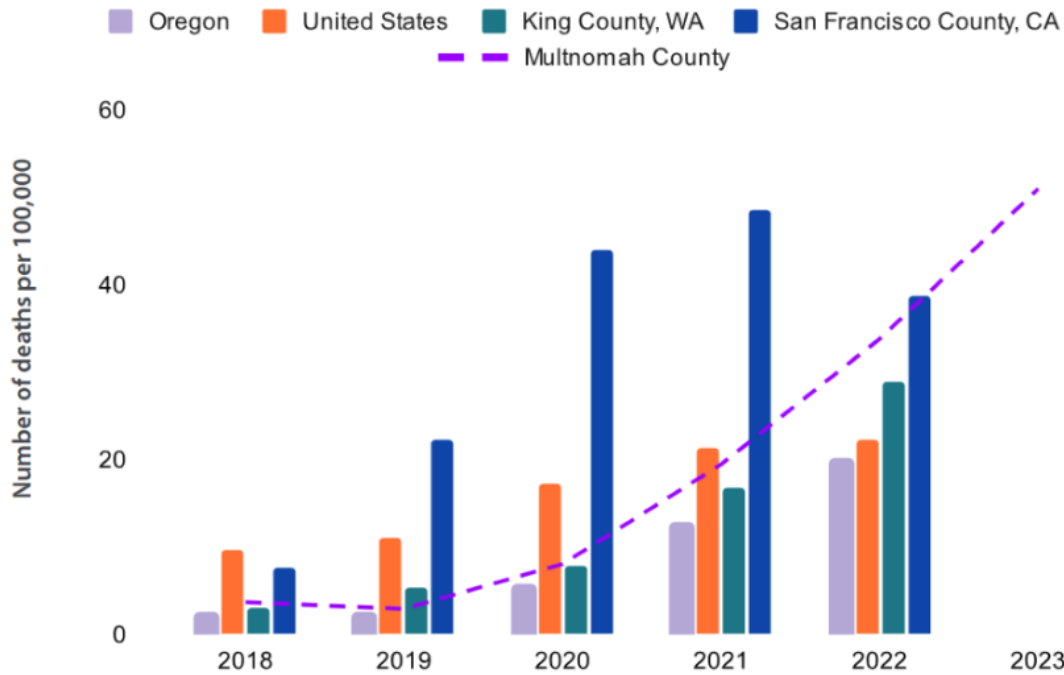
⁶ <https://missionlocal.org/2024/02/we-got-blindsided-sf-safe-workers-allege-pay-violations-hostile-work-culture/>

⁷ <https://www.king5.com/article/news/local/homeless/seattle-based-facing-homelessness-nonprofit-closing/281-e4835cde-c18c-41c2-b8a2-17fc0e09077c>

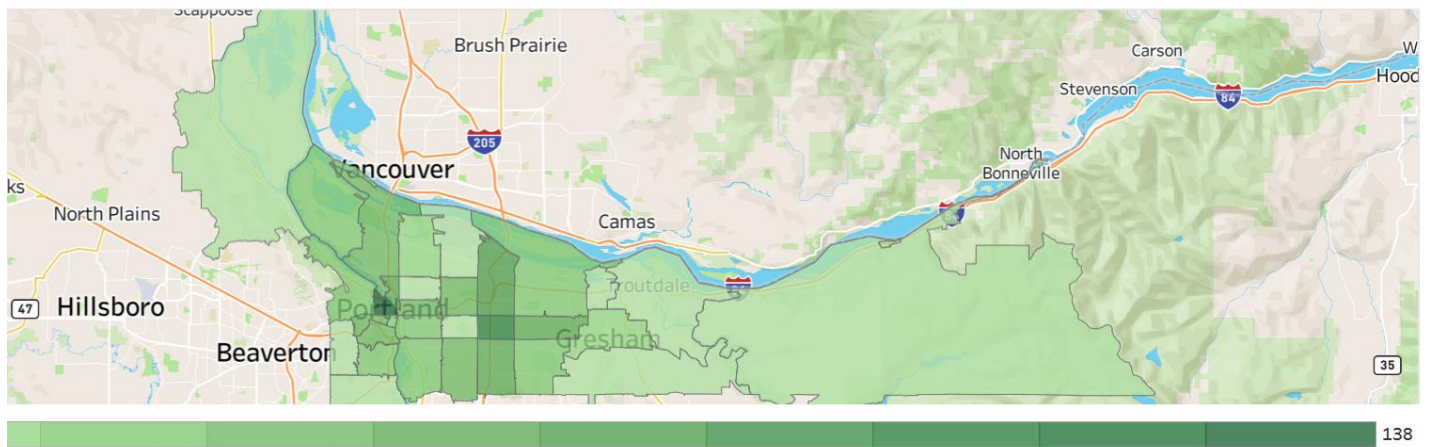
⁸ <https://fordschool.umich.edu/news/2021/rebuilding-trust-in-government-democracy>

issued a 90-Day State of Emergency earlier this year. The death totals show that 868 people died of fentanyl overdoses in Multnomah County from 2018-2023, and while there was an average of three deaths per month in 2018, that average jumped to 36 deaths per month by 2023.⁹ As bad as it is, the fentanyl crisis is much worse back east. “The eastern seaboard really was hit hard with fentanyl earlier on in this crisis, and then fentanyl moved to the West Coast.” Our overdose rates here, though growing, are still nationally average per 100,000 residents, and far below states like Tennessee, Louisiana, and Kentucky (all three of which have OD death rates twice as high as Oregon).¹⁰ The chart below is from the *Lund Report*.

Figure 2. Fentanyl overdose deaths per 100,000 population, Multnomah County compared to Oregon, United States, and two west coast jurisdictions, 2018-2023*¹⁵



*2023 data for Multnomah County is provisional and partial, based on local analysis of vital records data. Similar data from other jurisdictions are not available. See methods for details on 2023 rate estimate.



⁹ https://www.thelundreport.org/content/fatal-fentanyl-overdoses-skyrocketed-multnomah-county-report-says?check_logged_in=1

¹⁰ https://www.cdc.gov/nchs/pressroom/sosmap/drug_poisoning_mortality/drug_poisoning.htm

What is happening in Portland has spread to Salem. In years past, we rarely if ever needed to provide emergency interventions. Last month, likely because of a bad batch of [fentanyl](#), we administered NARCAN and CPR to clients three times in two days (this is at our walk-up Day Center on Commercial, not at our sheltering sites). Our Head Start staff is even trained to administer NARCAN if needed. The chart below shows mortality overdose density patterns for Multnomah County.¹¹

I cannot underscore how difficult it is to deal with this problem daily. We are working very, very hard to keep drugs out of our workplace, both with clients and staff. We have had no overdose in any of our 225 shelter beds in many months, and only one presumptive overdose death in the past two years.¹² Marion County's Medical Examiner data for 2022 (and years prior) is online. In 2022, there were 82 accidental overdose deaths in Marion County, including 51 involving fentanyl and 33 more involving methamphetamine.¹³

As the public controversy around the *Grants Pass* decision heats up, and Oregon plots a path forward, we have made a clear case on the connection of housing affordability with the growth of the homeless population. A counterargument exists that, in fact, it is not the housing costs, but failed West Coast progressive, blue-state politics that are to blame. Therefore, if the counterargument is true, it should be internally and intellectually consistent with the claim. That is, homelessness should not be growing in jurisdictions that have different policies. So let us look at [Tennessee](#), which no one would confuse with progressive policies. In 2022, Tennessee made it a felony for the homeless to camp on public land.¹⁴ These tough policies have not made much of a difference in checking the wild growth of homelessness in Tennessee, especially in the most expensive parts of Tennessee like [Nashville](#).

Nashville's latest [Point-in-Time Count](#) showed that there were 1,525 chronically homeless residents of that city, up from 863 the prior year. Nashville has experienced a population boom in recent years, fueled by out-of-state migration (especially Californian) and regional in-migration from other areas of the South, growing the total population from 1.3 million to 2.1 million in the past 23 years, and sharply escalating cost of living and property values. The average one-bedroom apartment in Nashville grew \$200 last year to \$1,442 a month (comparable to Salem). Median home sales prices have increased by 25 percent.¹⁵ The minimum wage in Tennessee is \$7.25 per hour, as the state has no state minimum wage law and uses the federal [Department of Labor](#) minimums.¹⁶ Several recent attempts to raise wages in the state to a \$15 or \$20 an hour level have failed. So Nashville now has

¹¹ <https://public.tableau.com/app/profile/multnomah.county.communicable.disease.services/viz/MultnomahCountyOverdoseMap/SuspectedandConfirmedOverdoseMortalityMap>

¹² And even there, non drugs nor drug-related paraphernalia were found.

¹³ It is important to keep these numbers in context of total accidental deaths. There were 101 accidental deaths, for example, from falls. Still, it is a considerable increase over the 22 drug overdose deaths from 2018. See: [2018 statistics.pdf \(marion.or.us\)](#).

¹⁴ <https://www.npr.org/2022/05/26/1101434831/public-camping-felony-tennessee-homeless-seek-refuge>

¹⁵ <https://www.dailymail.co.uk/news/article-13419607/Nashville-furious-housing-prices-spike-homeless.html>

¹⁶ [https://www.dol.gov/agencies/whd/minimum-wage/state#:~:text=a%20set%20formula,-Tennessee,wage%20of%20\\$247.25%20per%20hour](https://www.dol.gov/agencies/whd/minimum-wage/state#:~:text=a%20set%20formula,-Tennessee,wage%20of%20$247.25%20per%20hour)

Oregon-style cost of living, with increasing costs that will undermine low-income residents' ability to remain housed. The current Salem cost of living is 3.6 percent higher than Nashville, but the costs of essentials like food and groceries are slightly lower here. Median home cost in Nashville is 3.4 percent more than Salem, at \$413,200 compared to Salem's \$399,000.¹⁷

Marion County has a signature [Law Enforcement Assisted Diversion](#) program, which is an Oregon version of the nationally known Seattle LEAD program. LEAD is a nationally research-based model, supported by the [National Institutes of Corrections](#) and others, and documented to reduce recidivism by 20 percent or more.¹⁸ Marion County's version had 299 referrals last year, with 193 clients enrolled (64 percent) with an arrest diversion (important service) rate of 50 percent. Of the 193 enrolled, about half had a drug of choice preference of [amphetamines](#) or [opiates](#) (the other half was marijuana). In October, they had 54 active enrolled clients. For those enrolled, clients report considerably improved housing rates after LEAD participation (68 percent versus 20 percent pre-LEAD), better employment rates, better quality of life, and a marked reduction in drug use. It is very successful for those who are able to engage and use its services.



It is not, however, a broader strategy for ending homelessness in Oregon. In a county with probably 2,000 homeless people, 95 percent are not be enrolled in LEAD. The danger, in turn, is that using *only* law enforcement solutions for housing and poverty problems effectively criminalizes the entire homeless population, and creates a status-based invidious distinction between “the homeless” and the “rest of us.” These were common solutions 30 years ago, during an era when transitional housing

¹⁷ Google's generative AI.

¹⁸ <https://nicic.gov/resources/nic-library/web-items/lead-law-enforcement-assisted-diversion#:~:text=By%20diverting%20eligible%20individuals%20to,LEAD%20reduced%20recidivism%20by%2022%25.>

dominated the landscape. The chart below is from an October LEAD presentation. LEAD is very effective in what it does. And it's an important part of the larger puzzle of solving homelessness. But the scope of it can never be large enough to solve the problem alone, and there are substantial civil liberties concerns about criminalizing the homeless condition.

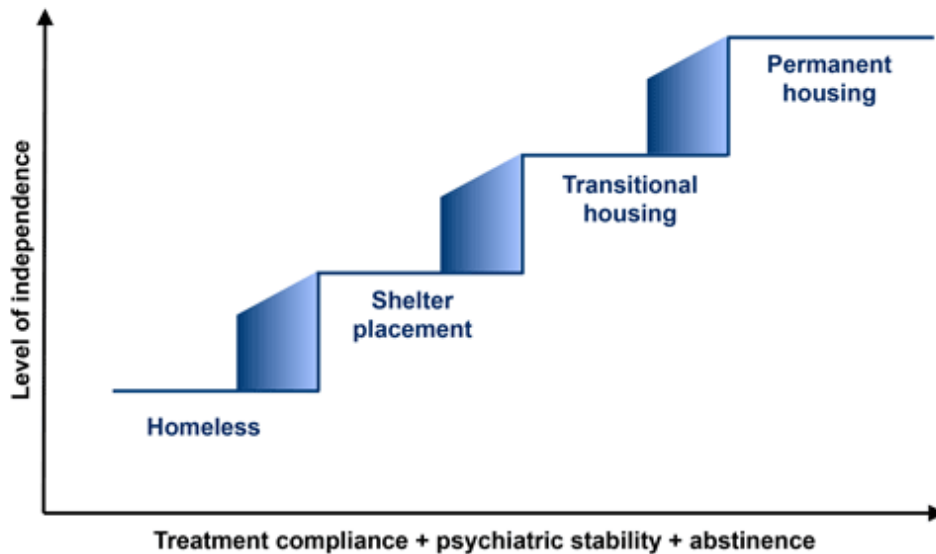
We are in a very interesting moment in housing and homeless services, where everything old is new, and everything new is old. There has been a sharp return to transitional housing philosophies. And there's nothing wrong with those models, so long as they are done well, from a research-based perspective, and in alignment with client choice, principles of self-determination, harm reduction, and housing first. We run three shelters in alignment with those principles, which are mostly transitional in nature: [ARCHES Inn](#), [ARCHES Lodge](#), and the [Navigation Center](#). They have extraordinary housing exit rates. What we must avoid is a return to a time when those transitional models came with burdens and rule sets that were so great that they actively prevented housing for the homeless.

The transitional housing model lay at the heart of the 1990s era system. That system was a reflection of two centuries of thinking concerning American poverty. Its fundamental principle was that housing ought to be a reward for behavior modification and compliance. No one should get the reward until they "earned it" and demonstrated that they were "ready to be successful." That philosophy took most agency away from the homeless client and made the housing system, the case managers in particular, the arbiter of who was worthy and ready, and who was not. Social work language from the 1990s (you still hear some of this today) was essentially a code. When they advocated for someone to be housed or justified their decision to house, the language frequently centered on "how they were ready to make a change," "how they had been going to treatment or working," etc. Most of those who were "ready and worthy" were tenuously housed, not actually street homeless. So the resources then were channeled away from serving the people who were living outside and toward those who were couching or recently homeless. That system was self-justifying, and self-replicating, and fostered a closed reinforcement loop that justified the logic behind it: It had nearly perfect success rates, filled shelters and transitional facilities, and extraordinarily high housing rates. When measured by those standards, it was a roaring success. But it rested on a kind of cherry-picking or "creaming" strategy, where providers selected clients based on their willingness to comply, not on personal or community need. If you changed your yardstick, and measured the old system by how successful it was in housing any typical client who entered the system, it was an abject failure. Controlled studies from that era demonstrate that these "housing ready" systems were efficacious in successfully housing only about 25-30 percent of the homeless population who tried to access the system. Measuring the success in this way (focusing on its general outcomes) produced very different results than measuring its self-serving outputs.

The old system was not designed based on what the homeless wanted or needed in life. It was designed as a reflection of the value set of social service agencies and governments, who held very deep-seated biases against the poor. These biases remain today, but are often couched in the language of "tough love" or "accountability."

The "housing ready" transitional model looked something like this:

Traditional system approach



So why, despite its success with the 25 percent of the homeless that it worked for, was it a failure for the other 75 percent? There were three main reasons. First, the system required submission to an ideology of progress that contradicted the fundamental condition it proposed to cure. The homeless were not homeless because they wouldn't attend AA meetings, pray in a certain way, or stop using drugs. They were homeless because they lacked a house. Not providing housing from the start then created monumental barriers to the eventual outcome, which was to end the homeless condition. Second, the staircase transitional model had too many steps, which essentially created too many opportunities for failure. And once you failed, you did not just sit on the step where you failed, you slid all the way back down to the bottom of the staircase model, and had to start over again. So instead of climbing a flight of stairs, the practical experience was more like trying to walk up a wet slide on a playground, backward at night. Most people fell back to the bottom. Third, and most importantly, the housing supply at the top end was much smaller than the shelter and transitional beds (not to mention the total need) at the bottom end. So progress was too slow, and too frequently disconnected from other services. Shelters in particular became rather expensive warehouses.

Jimmy Jones
Salem, Oregon
14 May 2024

**Chief Financial Officer Report
To The Community Action Agency Board
Kaolee Hoyle, Chief Financial Officer
May 2024**

Actual to Budget, July 2023 - March 2024

- Total agency revenue was \$44,846,716 while total agency expenditures was \$44,916,355. The difference of \$69,639 is due to timing of billing.
- Overall, we are at 65% actual spent which is 10% less than expected spent. This is due to renovation dollars which will be spent down as renovations progress.
- Admin rate at 9% for the fiscal year through March 2024.

Open Audit, Monitoring and Review

- Nutrition First Administrative Review
 - Review Period: February, March and April 2024
 - Review will be from June 17th – June 25th, 2024
- 401(k) Audit
 - Audit Period: January 1, 2023 – December 31, 2023
 - Starting up
 - Deadline: July 31st

Payroll Filings

All payroll deposits have been made timely.

Mid-Willamette Valley Community Action Agency, Inc.							
Actual to Budget, July 2023 - Mar 2024							
	Jul 2023 - Mar 2024		FY24 - Budgeted	Expected Spent %	Actual Earned/Spent %	Difference	
Grant and awards	\$ 43,967,890		\$ 69,126,458	75%	64%	-11% {h}	
Other program revenue	719,135		280,000	75%	257%	182% {a}	
Contributions	159,691		200,000	75%	80%	5%	
Total Revenue	44,846,716		69,606,458	75%	64%	-11%	
Expenses							
Community resource programs	12,450,929		25,643,081	75%	49%	-26% {b}	
Reentry services	438,679		528,630	75%	83%	8%	
Child care resource and referral network	1,322,683		3,363,837	75%	39%	-36% {c}	
Energy assistance programs	5,217,232		5,732,375	75%	91%	16% {g}	
Weatherization services	2,180,343		2,977,095	75%	73%	-2%	
Nutrition first USDA food program	3,255,224		4,645,521	75%	70%	-5%	
Head start	14,123,720		17,349,138	75%	81%	6%	
Home youth services	1,946,484		3,878,395	75%	50%	-25% {d}	
Management and general	3,981,062	{e}	5,488,386	75%	73%	-2%	
Total Expenditures	44,916,355		69,606,458	75%	65%	-10%	
Revenue Over/(Under)							
Expenditures	\$ (69,639)	{f}	\$ -				
	{a}	Other program revenue includes miscellaneous rebates for the Programs, CCR&R class fees, and rent income (offset against grant funding).					
		The budget includes \$100k for Weatherization rebates. Through March 2024, we've had \$570k in NW Natural reimbursements which is significantly higher than what was budgeted. Included in that \$570k is \$86k of Energy Education funds.					

	{b}		<u>Budget</u>	<u>Expected</u>	<u>Actual</u>	<u>Difference</u>	
	CRP Operational		17,468,081	75%	71%	-4%	
	CRP Projects		8,175,000	75%	4%	-71%	
			25,643,081				
	Total budget includes project grant revenue for which projects had not fully started yet, and thus limited revenue recognized. Of our total budget, the status of the CRP Projects originally budgeted for are as follows:						
	<u>CRP Projects:</u>			<u>Status:</u>			
	Center St R		400,000	We've received bids for the plumbing/sewer replacement and am collaborating with Vet Care to secure their 40% share of the total bill. We've received updates from the CoC indicating that the grant funds don't need to be spent until October 2024 which will give us a more extended timeline to complete the project.			
	Santiam Lodge		800,000	We're currently searching for a condo/multi-family/townhouse acquisition. Finding new or vacant units in the Santiam area has been challenging. Our grant has an expiration date of 2030 which is ample time to spend down. Technically, we can't execute the grant until we secure a property and complete an environmental review. Thus, locating the property is our initial focus.			
	Lodge R		3,425,000	We're getting through the RFP process and anticipate presenting this to the board for approval in April 2024. Once approved, we will start spending down on these project funds.			
	Arches Inn R		3,550,000	We're meeting with the Architect for updated blueprints and project timeline. This will guide our next steps concerning the general contractor and the spend-down of our CoS DAS funds. We anticipate releasing the general contractor RFP/solicitation between May and June 2024.			
			8,175,000				
	{c}	We previously had budgeted a Yamhill grant that we felt confident we would be getting. However, it turned out that we didn't receive that grant. The FY24 budget will be adjusted to \$2,404,708. Even so, we are still underspent due to staff vacancies in previous months.					
		1,322,683	2,404,708	75%	55%	-20%	
	{d}	Included in the budgeted amount of \$3.8 million is a portion of the \$2.7million pass through for Oregon Health Authority for supportive housing (Carson Commons), which has not been started on. Polk CDC (sole manager and sole owner of Carson Commons) secured additional funding for the project earlier this year which will allow them to break ground in June/July 2024.					
	{e}	MG&A percentage	9%				
	{f}	Timing of billing.					
	{g}	Spending exceeding budgeted due to going through winter months where we see more utility payments going out. Will level out as the weather warms up.					
	{h}	See corresponding tickmarks on the expenditures to understand the dynamics of the grant revenue.					

**Chief HR Officer Report
To The Community Action Agency Board
Helana Haytas, CHRO May 2024**

New Employee Handbook – Personnel Policies

The HR Department is currently working on updating all personnel policies. The Agency updates employee policies every three years and the new manual will be effective July 1, 2024.

Manager Brown Bag training

Starting next month, managers will be able to attend virtual lunch-time training weekly on Thursdays from noon to 1 pm. Weekly topics include training on the new personnel policies Employee Handbook, Agency Pay Program, Job Offers, Employee Breaks and Lunches, Drug Testing programs, Predictive Scheduling, Psychological Safety: Communicating with Employees, Performance Evaluations, Leaves and Disabilities, Interviewing Skills, Employee Complaints, Combatting Micro-Aggressions at Work, What to expect during HR Investigations, and Conducting Program Investigations. This is a program that will run through the end of October, with a variety of speakers. These are hot topics for busy supervisors and managers to hear about, learn, ask questions, and contribute to shared conversations with their peers.

HR Team Update

Congratulations to Recruiting Specialist, Cori Sharp. Cori has accepted a new role as a HR Leave of Absence Administrator, supporting Agency Leaves and Disability Accommodation requests. Cori will transition to the new role this month to work alongside HR Leave of Absence Administrator, Rocio McPherson. This is a high-volume area of work in HR. Currently Rocio works directly with employees needing to take time off work. HR assists employees with information on how to apply for the state Paid Leave Oregon benefits, FMLA/OFLA, Bereavement, and request necessary medical documentation for leaves. Leave of Absence Administrators also work with employees to facilitate requests for disability accommodations, while giving guidance to supervisors and managers.

Congratulations to Mariah Cunningham, who will be moving from the HR Benefits Specialist position to a HR Generalist position. Mariah will be actively engaged with compensation work, pay equity, employee relations complaints, policies and procedures, as well other HR projects.

HRIS Payroll Project

HR Generalist Corey Lanini has been working on developing HRIS and Payroll systems, delivering training, and updating system data and workflows. Corey will be launching training in June for all programs.

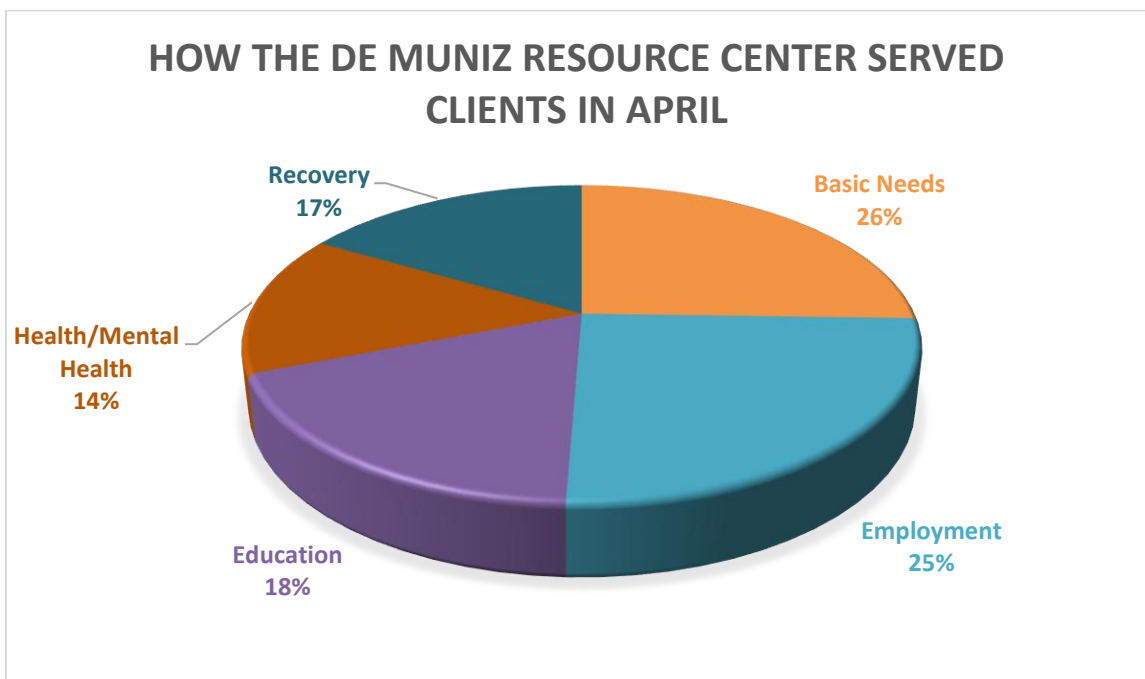
Drug Testing

Last month, HR updated drug testing policies and procedures to add additional drug testing in an effort to eliminate hard drugs from the Agency. This month officially starts random drug screening for 10% of Agency staff members, and pre-employment drug testing for new staff members hired after May 1st. This pending change was originally announced by Executive Director, Jimmy Jones, in January 2024. HR has developed processes with a third-party vendor to conduct the testing. HR will be tracking data throughout the rest of the year to report to Executive management for evaluation of the new program. The Agency continues with the reasonable suspicion drug testing as well.

De Muniz Resource Center

April Cox, Director

May 2024



Opportunities/Challenges

- ❖ De Muniz Resource Center served 137 unduplicated clients in April, with 384 services provided. Seventy-two percent of the services provided were to individuals in custody vs. out of custody.
- ❖ During this reporting period, 13 clients (39 occurrences) took advantage and attended our cognitive based classes. The classes covered the following topics:
 - Employment skills
 - Emotional regulation
 - Problem solving
 - Healthy mind frames
- ❖ Our partnership with Northwest Human Services yielded 41 clients completing their enrollment for Oregon Health Plan prior to release (from incarceration).
- ❖ Fifty-one clients (132 occurrences) took advantage of our volunteer's services, which include recovery support groups, financial education, GED prep, legal clinic, ARCHES housing assessments, and mock employment interviews.
- ❖ Our program helped 20 individuals with bus passes, courtesy of our partnership with United Way, during this reporting period.
- ❖ Director attended the Future Ready Oregon Manufacturing Consortium in Hillsboro to represent our local reentry population and advocate for the best opportunities for them. The Consortiums are focused on establishing strategic partnerships, developing recruit strategies to increase priority population participation, and to promote the industry.

De Muniz Resource Center

April Cox, Director

May 2024

Success Story

While incarcerated at the Marion County Transition Center, CC actively participated in numerous workshops and presentations. His enthusiasm for job searching ignited after attending a financial literacy class. Upon learning about my assistance with job applications and resumes, CC promptly reached out to schedule a meeting with me. During our meeting, CC expressed his need for help in crafting a resume and navigating job applications, citing the challenges he faced in securing employment due to his background. I provided him with tailored job applications based on his work experience and career aspirations. Additionally, CC requested assistance in creating an email address, which I promptly facilitated.

Within a few days, I completed CC's resume and set up an email address for him. Furthermore, I conducted research to identify suitable online job opportunities for CC. Upon delivering his resume, CC expressed his desire to visit the center to submit online job applications. I accompanied him to the center, assisting him in filling out applications as he nears his release from the Transition Center. CC expressed his gratitude to our staff for the support provided during his time at the Transition Center. He assured us of his commitment to returning upon his release, emphasizing his determination to secure and maintain employment.

Additionally, I informed CC that upon obtaining a job and providing proof, we could assist him in acquiring necessary work gear. I also informed him about other programs available to support individuals in obtaining work gear. Overall, CC's proactive approach and determination to rebuild his life through employment are commendable. We remain committed to supporting him in his journey towards sustainable employment and successful reintegration into society.

*submitted by Employment Navigator

Child Care Resource & Referral

Board Report – May 2024

CCR&R is hiring 2 staff. One to support Preschool Promise Programs and one to support early childhood center and school age programs. The center and school age staff person will allow us to better support programs that have previously had minimal CCR&R staff support.

The majority of CCR&R staff were trained on an early childhood business curriculum so that we can better support business skills as a program. We have hired a staff person to support business cohorts in Spanish on an on-going basis.

CCR&R is continuing the process to become an Early Childhood Registered Apprenticeship Program and is meeting with BOLI as the next step in the process. CCR&R is going to start by becoming a Registered Apprenticeship Program by September 2024 and start our first cohort in January 2025 in Yamhill County. In order to prepare individuals for the apprenticeship program we will start a pre-apprenticeship cohort in September of 2024. We will use that cohort as an improvement project to inform applying for our Pre-Apprenticeship Program to be registered once the cohort is completed.

CCR&R staff and management supported the Polk County Bridges to the Future Conference May 9th and 10th which offered 26 professional development sessions over the course of 2 days. CCR&R will be providing the professional development hours for all participants.

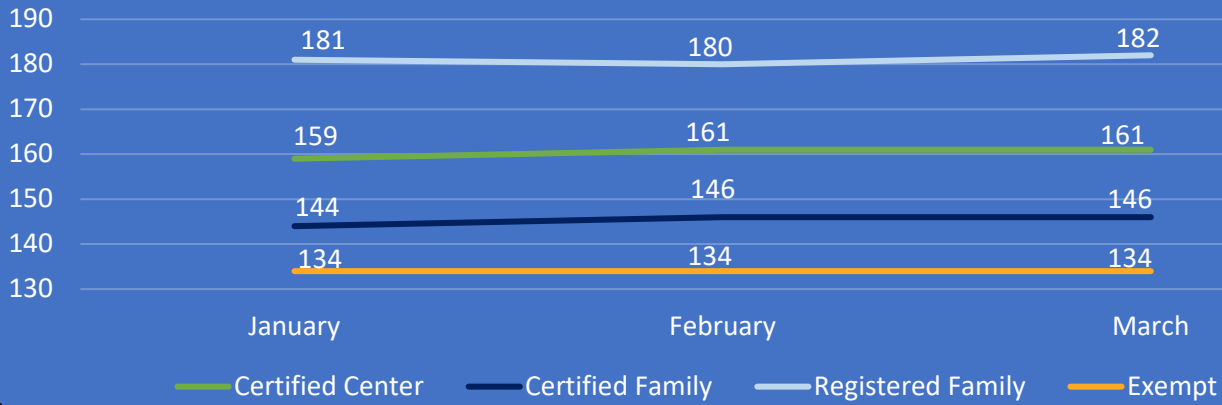
CCR&R continues to be a key partner in Primeros Pasos, a coalition of partners working towards increasing culturally responsive early learning in our region. We have been doing focus groups across the region and have 43 individuals interested in moving forward on their journey towards becoming early educators.

Child Care Data Over Time
1/1/2024-3/31/2024

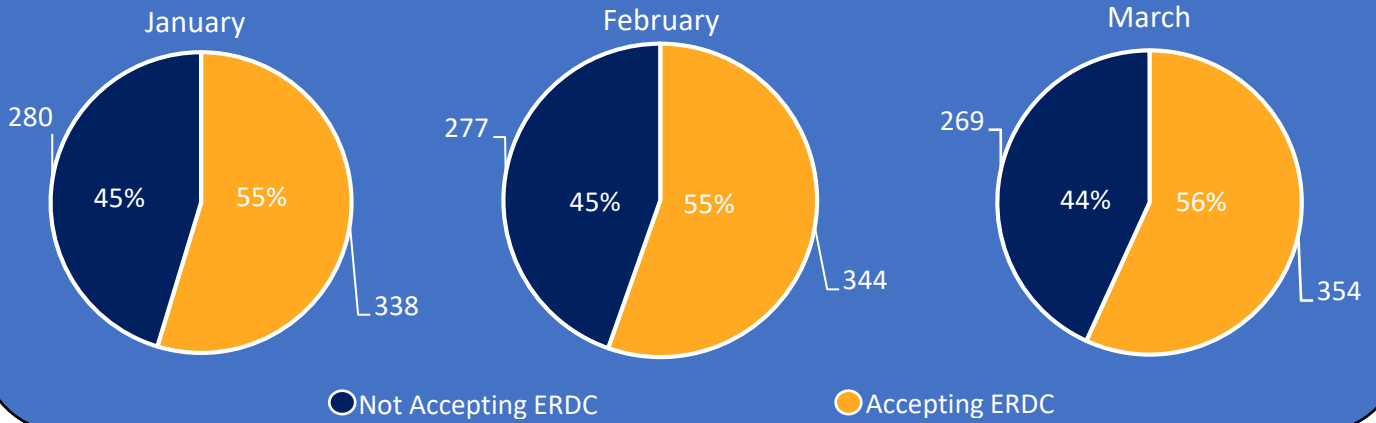


Mid-Willamette Valley
COMMUNITY ACTION
Child Care
Resource & Referral

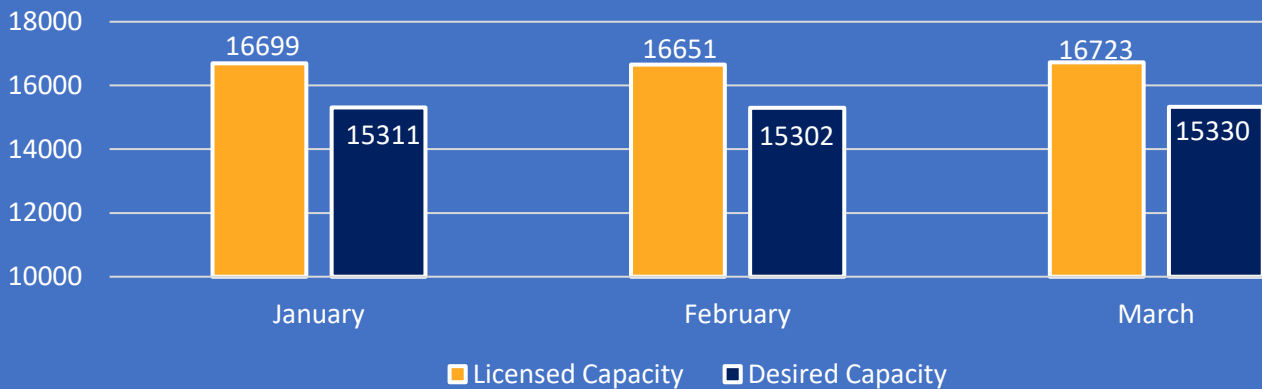
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Programs Accepting ERDC

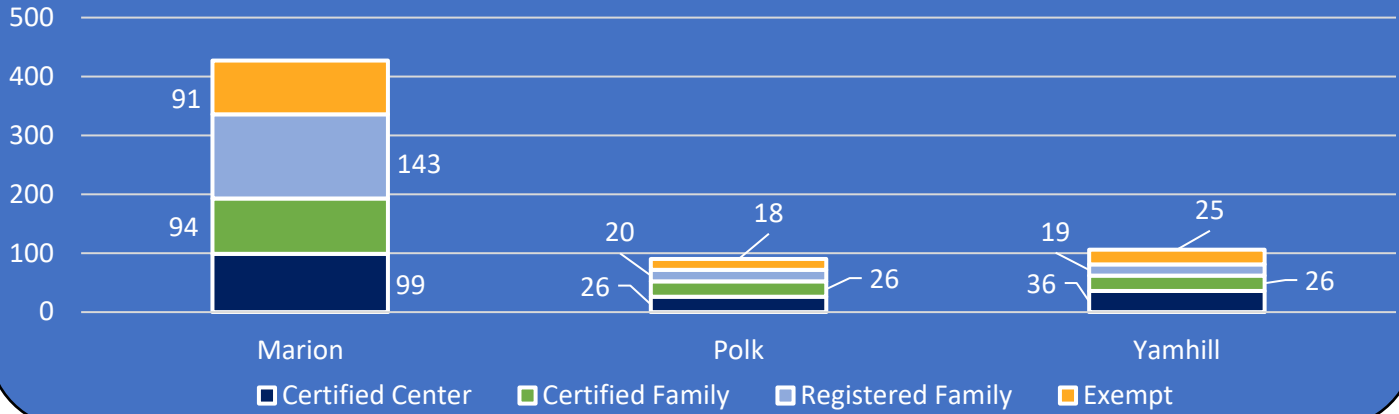


Capacity

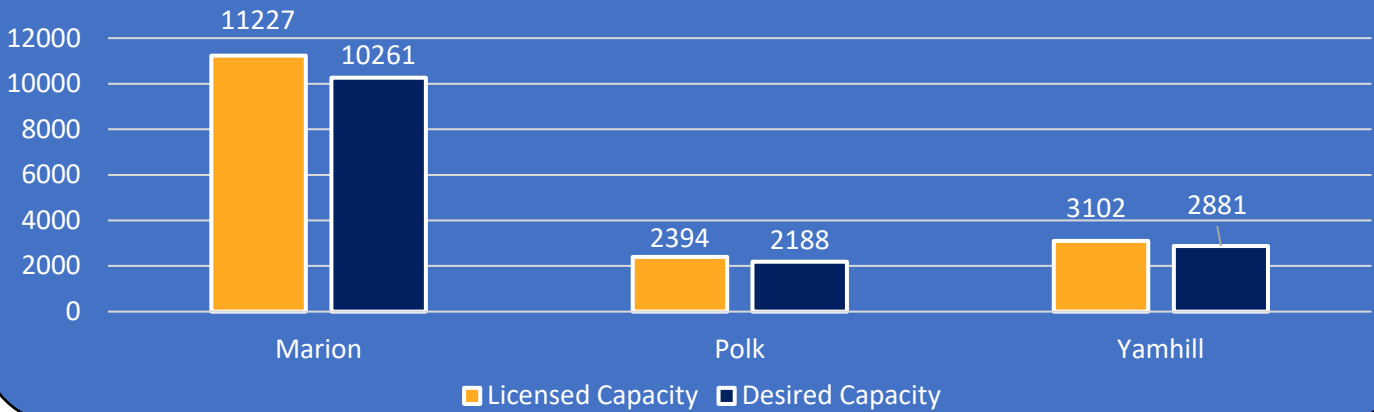


Child Care Data by County 4/1/2024

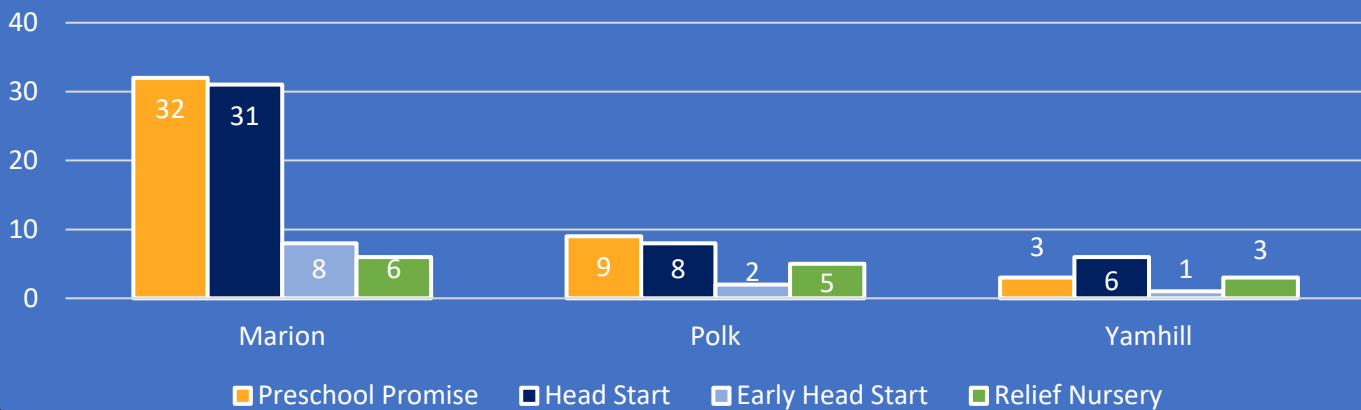
Provider Type by County



Capacity by County



Federal Program Participation





Mid-Willamette Valley
COMMUNITY ACTION

The ARCHES Project

615 Commercial Street NE
Salem, Oregon 97301

CRP Board Report - May 2024

Program Update: Woodburn Sheltering: The Woodburn shelter is making a significant impact in the community, providing much-needed support and stability to those who are under-sheltered. The increase in services with the addition of the third tent is a positive step forward, allowing the shelter to accommodate more individuals each night.

The nightly routine provides a structured and supportive environment for clients, offering essentials like showers, laundry, meals, and a safe place to sleep. The intake process for new clients ensures that everyone is welcomed and oriented to the shelter's operations, while the case management services set to start in the morning will further support individuals in their journey towards stability.

The clients are expressing gratitude for the services provided and are finding comfort in the shelter environment. The sense of community fostered by the staff's welcoming demeanor and the opportunity for stability is invaluable for those experiencing homelessness.

Community Resource Program

The shelter's role in providing a consistent refuge for individuals in need is commendable, and it's clear that the dedication of the staff is making a positive difference in the lives of those they serve.

In the first two weeks the shelter has served

Duplicated Clients	152	135	17
Unduplicated Clients	31	27	4
Race/Ethnicity	White/non-Hispanic	Hispanic	Native/Pacific Islander
	9	18	3

Success Story: Navigation Center: Steven has been at the Navigation Center for almost a year now. He was one of the first clients we brought in when we opened our doors in June of last year. Steven has engaged with many of the ARCHES Project programs from the Day Center to our warming shelters. When he arrived at the Navigation Center, he was so thankful for opportunity to be part of a program like Navigation Center. By giving him a safe space to sleep, eat, and be out of the elements, he has been able to address barriers that have prevented him from achieving housing like his legal issues, substance use problems and his mental health.

While here at the Navigation Center, he can let his guard down and feels safe, which has contributed positively to his sobriety. Being around others who are trying better themselves, working towards their housing goals, and having supportive staff members working with him at Navigation Center also helped focus on his goals and sobriety.

Steven is going to be moving within the next week into his own apartment, just waiting on the inspection. He will be getting housed through the Marion County RRH program, which will pay for 2 years of rent and offer case management over those two years to ensure that he stays housed once he finished the program. After being 8 years on the street, Steven never thought

Community Resource Program

he would never get his own apartment. Now he can focus on himself, something he says he should have done a while ago.

When he found out that he was going to be part of the program, it was the best day of his life. The Navigation Center rescued him and saved his life.

*Names changed to protect the identity of the client

Employee Highlight: Stefani McCallister



My name is Stefani McCallister, and for the past three years, I've been dedicated to serving the community through my work with Mid-Willamette Valley Community Action Agency. I was drawn to the Tanner Project initially because of my upbringing in a military family, which instilled in me a deep connection to and understanding of the veteran community. Joining the Tanner Project in July 2021 as a Site Assistant allowed me to work closely with veterans, providing hands-on support and forming meaningful connections. A year later, I transitioned into the role of a Case Manager within the Tanner Project, where I had the privilege of guiding clients through their journey to secure permanent housing.

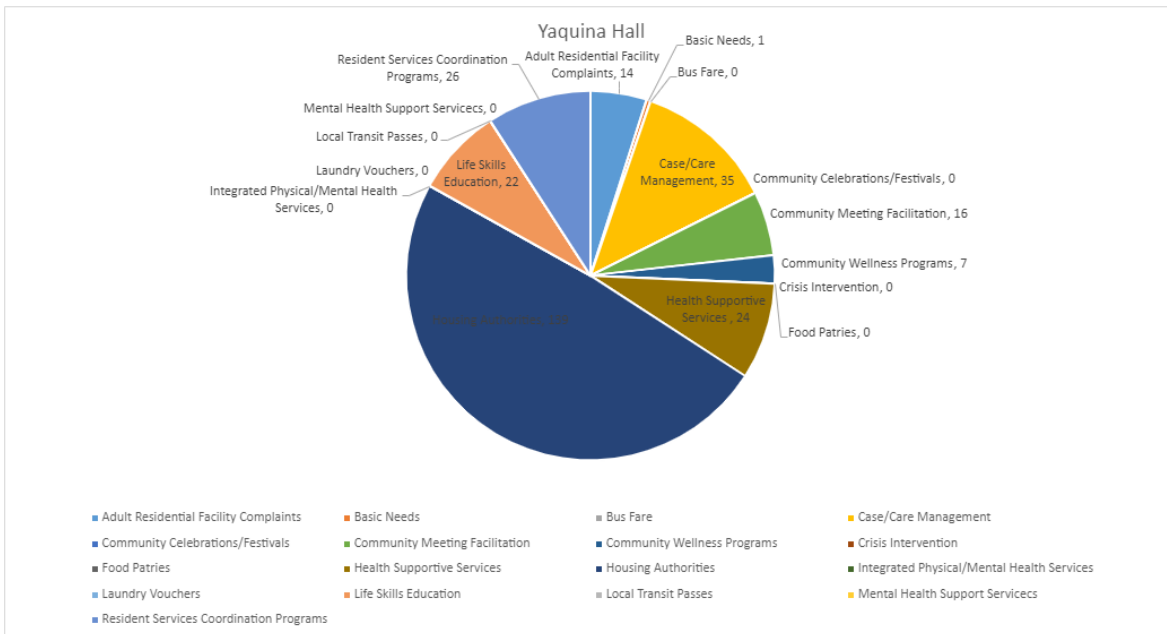
In October 2023, I embraced a new opportunity to broaden my impact by joining the Navigation Center as a Supportive Services Coordinator, catering to the needs of the general population. This shift expanded my perspective on the diverse challenges faced by individuals seeking stable living conditions. Through my experiences with Mid-Willamette Valley Community Action Agency, I've gained a profound understanding of the community's needs and my role in facilitating access to essential support services. I am deeply committed to empowering my clients and advocating for their well-being as they navigate the path to stability and security.

Community Resource Program

Permanent Supportive Housing Programs with Community Action Agency

Community Action Agency has multiple permanent supportive housing (PSH) programs that we facilitate. Providing supportive services to clients and promoting a healthy-living lifestyle. The goal of our supportive services staff is to provide clients with the necessary needs to sustainable living.

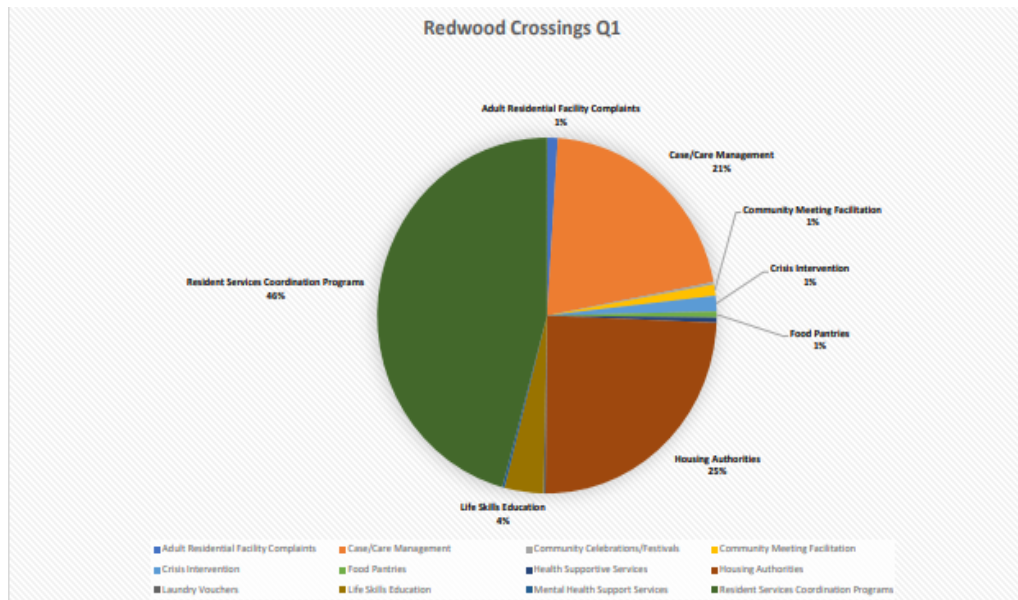
Yaquina Hall and its residents continues to thrive with engagement levels steadily increasing with the support of Jada (Community Resource Navigator & Community Health Worker) and Salem Housing Authority. Jada has recently partnered with Bridgeway Community Connect and is bringing services to Yaquina Hall. We are continuing to work together to offer additional opportunities for collaboration, sense of belonging and resource sharing for the community at Yaquina Hall. Jada was also successful in coordinating Food Hero visits to Yaquina Hall. This was an excellent learning experience for many residents who are eager to explore healthy eating while on a fixed income/budget.



Community Resource Program

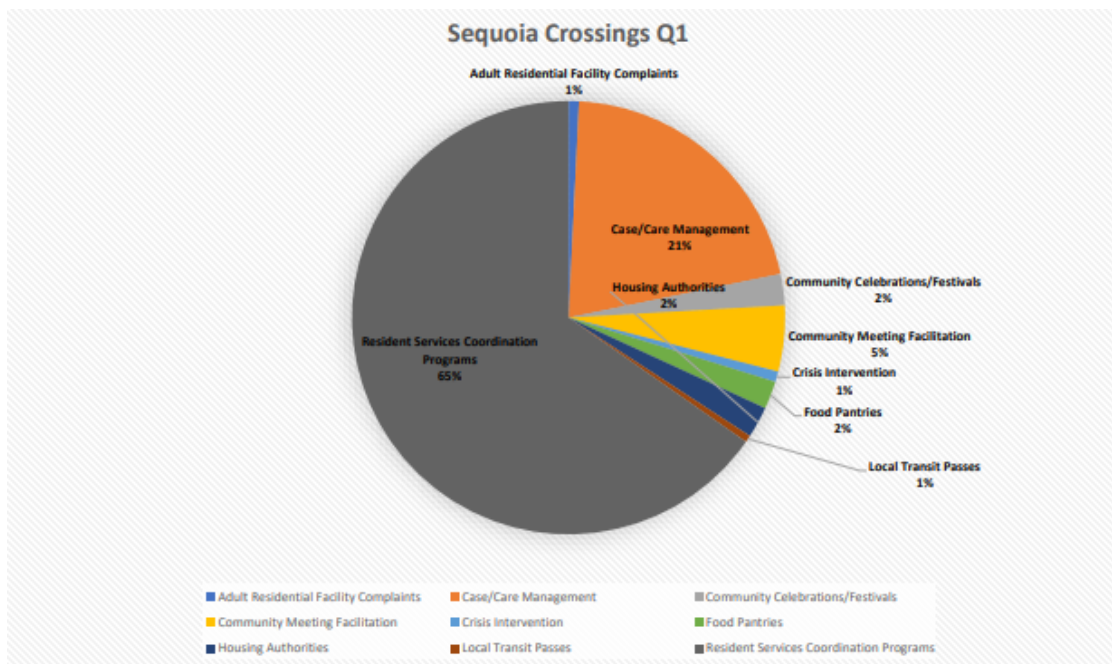
Redwood Crossings has maintained maximum engagement throughout the quarter. All residents are actively engaged in a variety of services offered onsite. Some of these include prosocial activities with community partners such as ROCC, Project ABLE and Bridgeway Community Connect. Karaoke, sharing meals, birthday celebrations and Community Meetings are just a few of the most popular and widely attended.

Redwood Case Managers have worked tirelessly in supporting two longtime residents achieve permanent and stable housing outside of Redwood Crossings. Both of these residents utilized the connection with Supportive Services to assist in navigating the transition. Each one presented with unique challenges and opportunities to demonstrate skills learned while at Redwoods. It is always a bittersweet accomplishment watching our residents launch into an independent living situation



Community Resource Program

Sequoia Crossings opened on January 31, 2024 and began leasing up units almost immediately. The Supportive Services Team, led by Pricila Tinajero stepped right up to the task of welcoming and supporting these residents via meet and greets immediately after lease signing. The team also assisted with settling in by providing "Welcome Baskets" which were full of supplies to make the unit a home. This was well received and much appreciated. While this is a new program, Pricila has utilized her connections and resources to bring many valuable community partners onsite.



Success Story: Polk County RRH:

Mary had been homeless for over 20 years, a sex offense charge at a young age had created barriers to employment, housing, and shelter opportunities. Mary has engaged with the Polk County Resource Center for the last few years and was pulled for an RRH opportunity. The staff at Polk Family and Community Outreach and MWVCAA's Polk RRH program believed that with the right advocacy they could assist Mary and find her a unit in spite of her barriers. Working together the teams were able to advocate to a local landlord and Mary was approved

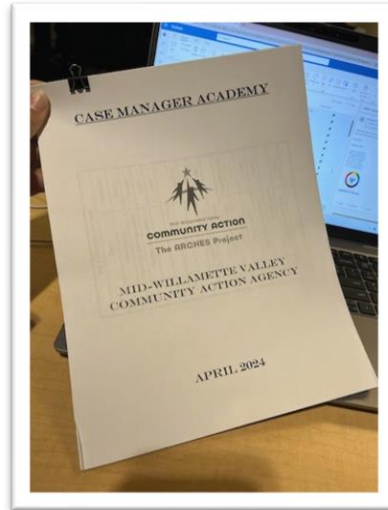
Community Resource Program

for a unit. For the first time in 20 years Mary will have a place of her own and plans on working to expunge her criminal history.

*Names changed to protect the identity of the client

Case Manager Academy

The month of April included the roll out of CRP Housing's new training program, Case Manager Academy. This two-day training was developed and implemented by the Housing Program Management team. The training included topics around home visits, motivational interviewing, DEI, and self-care. This training was offered to all housing staff from CRP and HYS, and is intended as an introduction to case management with a focus on taking the information learned and working with their teams to continuing education opportunities.



Energy Services April PY 2024 Program Report

Executive Summary of Activities (Numbers served/service units/outcomes)

April PY 24 unduplicated completions, Marion and Polk counties

	HH	People	>6	60+	Disability	LP HH's at or below 75% poverty		Ave HH pmt
Total	913	2466	266	391	328	310	=34% of HH's	\$430

October through April PY 24 unduplicated completions, Marion and Polk

	HH	People	>6	60+	Disability	LP HH's at or below 75% poverty		Ave HH pmt
Total	5378	13909	1409	2589	2272	2237	=45% of HH's	\$447

Energy denied a total of 50 (6 in Polk) applications in April. The majority of applications were denied due to being incomplete and/or over income. Gross income eligibility guidelines are based on 60% Oregon median income or less. When applications are submitted they are briefly reviewed by reception, those found to be incomplete are given a pending notice. If application is found to be incomplete during processing, an Eligibility Specialist will contact the applicant, a notice of action will be sent as needed. All notice of actions clearly state what information is missing and date the information is due. If the information is not received within 15 days the date of the notice the application will be denied.

At the end of April, Energy received 90% of the held 10% LP contingency funds. ELP and OEA PGE remaining Program Delivery funds were requested through a budget change request. These funds were added to remaining Direct Client Vendor funds providing additional funds for eligible clients. Beginning next month, Energy will be offering a 2nd LP (LP, ELP or DR) application to eligible households that have a balance due on their utility bill. The need for assistance continues to increase as living costs rise.

Energy had approximately 700 applications to be processed at the beginning of April which is 6+ weeks out from date received. By the end of April the number of applications to be processed was 300+, 4 weeks or less from date received. It is Energy's goal to process applications within 1 to 2 weeks of date received, we received an average of 75+ per day during 1st and 2nd quarter. We are reviewing and updating our process of providing applications in Marion and Polk counties; available 1-15 monthly, establishing an online option, adding new position to review new applications to reduce errors, mailout applications to seniors assisted in October and November in PY24 (approximately 1225), Etc.

Energy assisted 93 disconnected households to restore service in April. Energy assists a maximum of 5 disconnected utility accounts per day, it is not required that applicants have a notice or disconnect to receive assistance. The disconnected accounts are assisted the same day or if the schedule is full they are assisted at the next available opening. Applications are processed in the order received, disconnected accounts are assisted ahead of all other applications to be processed.

April PY 24 unduplicated completions, Polk county

	HH	People	>6	60+	Disability	LP HH's at or below 75% poverty		Ave HH pmt
Total	107	259	20	50	39	42	=42% of HH's	\$406

October through April PY 24 unduplicated completions, Polk county

	HH	People	>6	60+	Disability	LP HH's at or below 75% poverty		Ave HH pmt
Total	652	1610	149	311	313	265	=41% of HH's	\$419

**HEAD START PROGRAM REPORT TO BOARD OF DIRECTORS & POLICY COUNCIL
Eva Pignotti, CPO of Early Learning & Child Care – May 2024**

Attendance

Head Start Preschool

9/23	10/23	11/23	12/23	1/24	2/24
81.76%	81.50%	80.46%	75.05%	78.76%	78.42%
3/24	4/24	5/24	6/24	7/24	8/24
77.21%	78.82%				

Early Head Start

9/23	10/23	11/23	12/23	1/24	2/24
83.59%	79.20%	72.06%	71.51%	74.67%	74.83%
3/24	4/24	5/24	6/24	7/24	8/24
71.82%	74.03%				

Attendance Analysis - Absences for April 2024

The Head Start attendance rate for April was below the required 85%. The top absence reason during the month was child illness, which accounted for 47.09% of the absences.

The Early Head Start attendance rate for April was below the required 85%. The top absence reasons during the month were:

- Child illness, which accounted for 39.4% of the absences
- Family day/vacation, which accounted for 16.4 of the absences

Enrollment Reporting: Programs must be full within 30 days of the start of the school year and continue to fill vacant slots within 30 days of the vacancy until 30 days before the end of the year. Numbers reported include slots vacant for less than 30 days.

Head Start Preschool – Full Enrollment = 578 (*summer = 51)

9/23	10/23	11/23	12/23	1/24	2/24	3/24	4/24	5/24	6/24	7/24	8/24
367	444	455	501	538	548	538	551				

Early Head Start – Full Enrollment = 234

9/23	10/23	11/23	12/23	1/24	2/24	3/24	4/24	5/24	6/24	7/24	8/24
152	179	181	200	216	221	200	202				

Waiting Lists

Head Start Preschool

9/23	10/23	11/23	12/23	1/24	2/24	3/24	4/24	5/24	6/24	7/24	8/24
24	42	54	45	50	51	58	58				

Early Head Start

9/23	10/23	11/23	12/23	1/24	2/24	3/24	4/24	5/24	6/24	7/24	8/24
14	24	28	32	33	49	59	49				

USDA Meal Reimbursements

USDA Meal Reimbursements	April 2024	
	Number of Meals Served	Amount Reimbursed
Breakfast	5,147	\$11,735.16
Lunch	5,267	\$22,253.85
Snack	686	\$ 733.07
Cash In Lieu		\$ 1,553.76
Total Reimbursement	11,100	\$36,275.84

Report from Chief Program Officer of Early Learning & Child Care:

The Head Start Program Director hiring commenced on April 29, with first round interviews of seven candidates. The pool was narrowed for a second round on May 9, and the panel selected a candidate to move forward. Currently this candidate is in the vetting process, as Region X Office of Head Start approval is required for this key position.

Plans are in progress for a CAHS Head Start classroom in the community of Jefferson. This community has been served by Kids & Company Head Start out of Linn-Benton for the last 25-30 years, through an MOU with our program. The MOU is coming to an end, and Kids & Company have decided not to continue in Jefferson, so as part of our Marion County service area, we are exciting to move into their established footprint. The classroom is at the elementary school and includes a modular building for an office. Jefferson is lacking in other preschool options, so Head Start is very popular in the community.

HOME Youth Services- Housing
May 2024 Report (April's Activity)

Rental Assistance for Youth (RAY) Rapid Re-Housing

Program Description

The HYS Rental Assistance for Youth (RAY) Rapid-Rehousing program, established in response to state initiatives like the Oregon Legislature's House Bill 2163, focuses on aiding youth aged 16-24 in their transition from homelessness to self-sufficiency. This program, which launched as a pilot in 2023, is a direct effort to address the critical need for housing stability among young Oregonians, offering rental assistance and a spectrum of support services aligned with the Statewide Housing Plan's emphasis on collaboration, equity, and racial justice. Participants receive tailored case management, which includes financial aid for rent and utilities, furnishing homes, professional development like job search assistance, personal goal support such as help with legal documents, and medical care coordination, including dental health. The program also facilitates a unique "Quality of Life" allowance further to empower the youth in their journey towards independence.

RAY RRH Data & Current Activities

Rental Assistance for Youth RRH- New Housing Placements												
RRH Program	May	June	July	August	September	October	November	December	January	February	March	April
Marion		1	1	3	1		2	2		2	1	1
Polk				2		1	1					
Total Clients Served	0	1	1	5	1	1	3	2	0	2	1	1

In April, the RAY Rapid Re-Housing program continued to build rapport with landlords to enhance housing opportunities for youth. The focus on strengthening relationships with existing partners is gaining momentum as preparations are made to expand the network. Several landlords have communicated their excitement about upcoming units and their eagerness to collaborate further, including two who, during lease signings, expressed a strong commitment to our program by detailing the units they will have available soon. Another landlord, managing multiple properties, discussed their specials and looked forward to housing a third client with us, illustrating the strengthening of community partnerships.

On the case management front, significant strides were made in supporting client goals and overcoming obstacles. One client moved from part-time work at a mini-mart to a full-time road flagger position, planning extensive summer work to build financial reserves for the winter. Another client overcame financial barriers by passing the OLCC exam with fees covered by the program shortly after resolving overdue utility bills to prevent service shutoff. A third client, previously struggling with medication dependency issues, has transitioned to a safer medication regimen with our support and connected with a medical advocate in Monmouth, further establishing plans for specialist care at OHSU.

Success Story

“Renee's story begins with a challenge that, unfortunately, is all too common. When we first met Renee through an internal referral, she was already facing incredible hardship, living in her car part-time while working through her eligibility for our program. The situation took a darker turn when her mental health counselor revealed the cause: Renee was escaping a domestic violence situation.

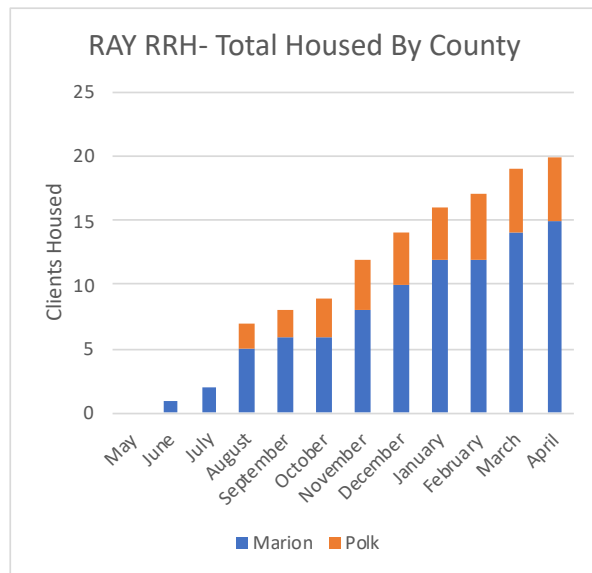
As Renee's living conditions deteriorated, she found herself living in her car full-time. Despite these growing challenges, our team worked tirelessly to secure safe housing for her, which proved to be quite challenging. Finally, a breakthrough came, and a month later, Renee was moved into a place she could call home. The transformation since then has been nothing short of remarkable. Renee has been in her new home for just over two weeks, but the change in her demeanor is profound. She greets our Navigators with a smile—a clear sign of her newfound stability and hope. Moreover, Renee has taken an important step towards independence by starting a new job, with her first training day on May 4, 2024. Renee's journey reminds us of the resilience of the human spirit and the critical role that safe, stable housing plays in rebuilding lives. Her story is a testament to the strength of new beginnings and community support's transformative power.”

- Sarah Valore, RAY Youth Navigator

Future Plans

The RAY program plans to further expand its outreach to rural communities in the coming months. Efforts will focus on establishing a presence in areas such as Silverton, Fall City, and Woodburn, where the team plans to conduct outreach events and explore opportunities to participate in co-located resource spaces. These initiatives are expected to increase accessibility to the program's services for youth in underserved communities.

Furthermore, the program will intensify its commitment to data excellence and the integration of Coordinated Entry into the intake process. With the anticipation of an influx of potential clients from the coordinated entry system, the team is preparing to reassess the program's workflow. This includes initiatives like expanding internal case conferencing meetings and exploring areas of focus that build on each Youth Navigator's strengths. As staffing levels have risen, the program has witnessed a doubling of its supportive services activity for two consecutive months. In response, the RAY program is increasing its efforts on data quality assurance, both retrospective and current, to ensure proper data reporting and tracking of services.



David's House

Program Description

David's House is a Transitional Home for unstably housed youth in Polk and Marion Counties. The project is designed to provide a safe and nurturing environment for youth ages 14-18, focusing on increasing access to services in rural Polk County and providing youth housing within their own community. The program's approach is centered on community collaboration and support, ensuring that our services are impactful and sustainable. The House will open within the coming weeks with a capacity of 5 youth, expanding to serve 10. A youth's length of stay will depend upon individual needs, ranging from a matter of weeks up to 24 months. With 24/7 on-site staffing, it operates like a real home, providing meals, chores, homework assistance, transportation to health services, and other essential supports.



*DH staff at Awesome 3000
Daisha & Tatiana*

David's House Current Activities

April was another significant month for David's House as the program continued to forge ahead with new developments and community support. The official approval and implementation of our Policy and Procedure by the Department of Human Services marked a major milestone, ensuring our operations align with state standards and best practices. Additionally, issuing a building permit has paved the way for future enhancements to our facilities, further establishing David's House as a safe and welcoming space for vulnerable youth. The "4 the 5" campaign maintained strong momentum, with notable contributions from the community, including a drone and a 3D printer from our Amazon Wishlist. These tools provide recreational and educational opportunities for the youths and highlight the community's ongoing commitment to supporting their diverse needs and interests.

Continued collaboration with local organizations like Backbone and Church at the Park are key examples of the success of the program's community-focused approach. While Backbone's partnership remains steady, Church at the Park has recently committed to regular weekly clothing donations, ensuring our residents access to essential resources. This month also featured participation in a Financial Wellness workshop, empowering our youth with essential financial management skills that will aid them in achieving independence. Furthermore, My Candy Fix, a local candy store, has promised regular donations to David's House, sweetening the day-to-day lives of future residents and strengthening community ties. These developments reflect the growing support from the community and reinforce David's House's role as a cornerstone of hope and empowerment for the youth of Polk County.

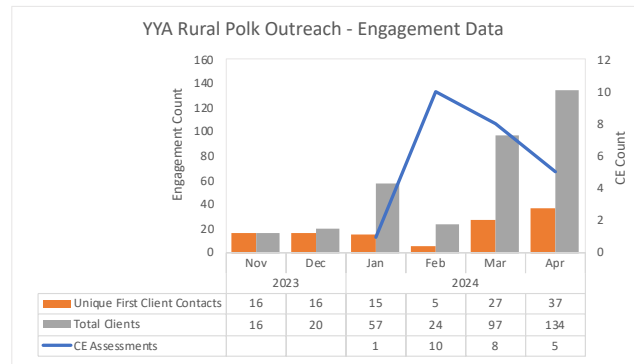
Future Plans

As David's House eagerly anticipates the arrival of its first residents, preparations are in full swing to welcome the youth who will soon call this place home. The coming weeks are filled with promise as final touches are applied to living spaces, creating an atmosphere of warmth and safety. Staff are fine-tuning their skills through additional training, ensuring they are ready to meet the diverse needs of the youth with sensitivity and expertise. This preparatory phase is crucial, as it sets the foundation for the nurturing and supportive environment that David's House is committed to providing.

Youth & Young Adult Rural Polk Outreach

Program Description

The Youth and Young Adult Rural Polk Outreach program, supported by HUD and the YHDP grant in collaboration with Backbone, is a mobile outreach initiative dedicated to assisting youth and young adults facing housing instability in Rural Polk County. Designed to address the absence of a robust support network in rural areas, this program conducts direct outreach to youth and expands access to housing resources to those in remote locations. By fostering connections among youth-focused service providers and school systems, the program is an essential component of capacity-building in regions where such services have historically been sparse, ensuring that every young person has access to the support they need for a stable future.



Success Story

“Derek was referred to Home Youth Services to assist him with paying back rent. Derek had fallen behind due to a sudden job loss, and although he had recently obtained new employment upon contacting Home, he had already acquired a bill he could not catch up to. Derek was taking the steps he knew how to as a young adult in a first-time apartment to avoid eviction and end up homeless.

Derek was then connected with our Navigation team, who jumped into action to try to avoid additional late fees from increasing, along with helping secure funds to pay off the total balance owed. Our Navigation team supported Derek in paying off a portion of the back rent through a community partner and applying for OHP Flex funding. Despite applying for multiple waiting lists and funding sources, Derek was served an eviction and had to go to court. While this story may seem like less than a success as this youth could not stay in his apartment, he gained wrap-around support from multiple providers. Because of his contact with Home Youth Services, Derek is now receiving Case Management, which can assist him with practical life skills, like obtaining his Social Security card! Derek was also given \$500 from Be Bold Ministries for his new apartment. Creating

HOME Youth Services

Opportunities, another local community partner, could also step in and offer wrap-around support moving forward. A youth who started out with little support now has an entire network behind him to help him thrive in permanent housing and develop the life skills needed to ensure he is set up to be successful. Programs like our Youth and Young Adult Rural Polk Outreach allow us to focus on youth like Derek who need extra support to be successful long-term.”

- Drew Finley, Rural Polk Outreach Lead Youth Navigator

Current Activities

In April, the Youth & Young Adult Rural Polk Outreach team actively participated in several key community events, enhancing their visibility and engagement with local youth. The team represented the agency at the Paint the Town Blue car parade for April Child Abuse Prevention Month was a testament to their commitment to raising awareness and fostering a supportive community environment. At the Central High School Health Fair, the mental wellness booth offered resources and support, particularly focusing on the importance of stable housing to alleviate stress and anxiety among youth.



*Outreach staff at Paint the Town Blue
Benedict, Ashlie, Jocelynn, Kira, Drew, Marley*

Rural Polk Outreach attended the Awesome 3000 event, a major fundraiser for school districts, where they connected with other providers and engaged directly with the youth. The Punx at the Park event also proved rewarding, with the team setting up a resource table and conducting an on-site assessment for a youth in need.

The program's ongoing commitment to rural youth was evident in regular pop-up events at the MI Skate Park and table events at lunches for Central and Fall City High Schools. These initiatives generated 68 unique youth contacts and provided 44 individuals with essential basic needs, underscoring the program's vital role in the community and the significant impact made on the lives of these young individuals. Training also played a critical role this month, with the Outreach Youth Navigator attending sessions on Teen and Sexuality, as well as Mobilizing Marginalized Communities to Prevent Substance Misuse, enhancing our team's expertise and readiness to support our youth effectively.

Future Plans

The program will increase the frequency and variety of its pop-up events as the weather warms and continue to increase access to Coordinated Entry assessments. The Outreach Team will collaborate closely with the newly rebuilt Youth Coordinated Entry team to increase CE's reach into rural areas. Training initiatives are scheduled to further equip staff with the tools needed to provide trauma-informed support, while new partnerships are being explored to offer a broader range of services. Additionally, efforts will be directed towards enhancing the visibility of the program within the community, ensuring that every at-risk youth in Rural Polk County knows where to turn for support and assistance.

Nutrition First -Child Care Food Program
 Carmen Romero - Program Director
 May 2024

Nutrition First CCFP reimburses child care providers who are certified or registered with the Child Care Licensing Division or license-exempt providers listed with ODHS. The following chart is for the fiscal year 2023-2024. It shows the total number of clients, including those who opened and those who closed each month. The fiscal year for the CACFP program is from October to September.

Month	Sept. 2023	Oct. 2023	Nov. 2023	Dec. 2023	January 2024	Feb. 2024	March 2024	April 2024
Start	517	526	527	527	531	518	511	507
Opened	24	12	10	14	7	9	6	7
Closed	15	11	10	10	21	16	10	11
Final active #	526	527	527	531	518	511	507	503

- For April, we signed on seven providers (six registered with CCLD and one an exempt provider paid by EDRC) Nutrition First also close 11 providers, leaving us at the end of April with 503 active homes.

The only difference between the CCLD providers and the license exempt listed providers is how many children the state has allowed them to care for and that is the number of children Nutrition First will reimburse meals.

- During April, staff conducted seven in-home sign-ups, 133 monitoring reviews and saw approximately 1064 children in the reviews.

Program updates:

- Nutrition First is finally fully staffed as of mid-April and plan on starting to sign on new providers in the Washington, Multnomah and Clackamas counties as of mid-May. Since the program stopped taking on new providers in the tri-county area back in January, the overall numbers declined by 28 homes.

April 2024 Report for Weatherization

Below is the Auditor, Inspectors and Office report.

Audits completed 13

Final inspections 18

Technicians completed 17 Air seals

Office numbers Total HH completed 17, Total people served 49, minors 15, seniors 10, disabled persons 8 and Veterans 0.

Waitlist at 466 combined

Last month I mentioned we had requested additional funds from (OILEE) NNG. We did receive the request for an additional \$25,000 to help with our annual Weatherization Day event to cover the cost of billboard advertisement, printing cost, Energy saving items, Personnel costs, food other items and other outreach opportunities.

Thanks

Hector Guzman
WX Program Director

Mid-Willamette Valley Community Action Agency, Inc.
Board of Directors Program Committee
Meeting Minutes
WEDNESDAY, MAY 1, 2024

ATTENDANCE

Committee Members Present: Erika Romine, Board Member and Program Committee Chair; Catherine Trotman, Board Member; Steve McCoid, Board Member; and Eunice Kim, Board Member.

Absent: None

Staff: Ashley Hamilton, Chief Program Officer: Housing and Homeless Services; Petra Jauregui, CRP (ARCHES) Program Manager; Kyle Miller, Head Start Family Services Manager; and Jade Wilson, Executive Assistant

The meeting of the Program Committee started at 12:32pm. It was determined that a quorum was present.

1. **General Updates:** Ashley Hamilton, Chief Program Officer: Housing and Homeless Services, provided several general program updates.
 - a. **CRP**
 - i. **Sequoia Crossings:** 59 out of 60 units are occupied and 95% of the residents are engaging in on-site supportive services.
 - ii. **Woodburn Shelter:** Opens May 1 for evening and night services (i.e. meals, showers, laundry and case management services).
 - iii. **OHCS Program Audit:** The program is undergoing the OHCS Program Audit for the 2022/2023 program years. They will be reviewing several grants associated with housing and Day Center services and final results are expected by end of May.
 - iv. **OHCS Shelter Investment Funds:** MWVCAA requested between \$6 -7 million to assist in shelter renovations, expansion of services, and other legislative directed funding for the future family shelter.
 - b. **HYS**
 - i. **Outreach:** Staff are participating in several outreach events coming up, including Central School District Health Fair and Taco Fest.
 - ii. **David's House:** Program recently received its occupancy permit from the City of Monmouth.
2. **ARCHES Housing Overview:** Petra Jauregui, ARCHES Program Manager, whom manages the rapid re-housing program in Polk County, provided an overview of the housing services her team provides in Polk County. This program serves unsheltered households in all of rural Polk County. The program assists clients with housing by covering application fees, deposit fees, rent assistance, and utility support. The program also provides case management services to clients as they navigate gaining permanent housing. To date, the program has housed 48 households which equates to 124 individuals housed (62 adults and 62 children).
3. **Head Start Family Services:** Kyle Miller, Head Start Family Services Manager, provided a brief overview of the services provided to the families of Head Start children. Kyle shared that his staff provide resources to Head Start and Early Head Start families, goal setting, parenting support through classes, and they provide encouragement and connection. They do this via home visits

with families on a regular basis. This holistic approach to providing services to children and families is conducive of better child outcomes in our program. Children with a support system at home are more likely to succeed. Kyle encouraged board members to volunteer and get involved in the program.

Meeting adjourned at 1:36pm.

Respectfully Submitted:

Jade Wilson, Executive Assistant

Kevin Karvandi, Board Secretary

Mid-Willamette Valley Community Action Agency, Inc.
Board of Directors Executive & Finance Committee
Meeting Minutes
THURSDAY, MAY 9, 2024

ATTENDANCE

Committee Members Present: Jade Rutledge, Board Chair; Shelaswau Crier, Board Vice-Chair; Kevin Karvandi, Secretary; and Steve McCoid, Board Member

Absent: Helen Honey, Board Member

Staff: Jimmy Jones, Executive Director; Kaolee Hoyle, Chief Financial Officer; Helana Haytas, Chief Human Resources Officer; and Jade Wilson, Executive Assistant.

The meeting of the Executive & Finance Committee started at 5:31pm. It was determined that a quorum was present.

1. Executive Director's Program Updates

a. Quick Updates:

- i. Nutrition First:** Received a notice from the Oregon Department of Education Child Nutrition Programs that we will be participating in an administrative review of our Child and Adult Care Food Program (CACFP). This review will cover fiscal year 2024 and will take place June 17 through June 25.
- ii. ARCHES Lodge:** Renovations are needed on the flooring and the roof of the ARCHES Lodge and will be the first projects for the overall renovation. Project proposals to the board soon for possible approval.
- iii. Jefferson Head Start Services:** Our Head Start program has been asked by KidCo in Jefferson if we would like to utilize their space and cover services in Jefferson for several families enrolled in the KidCo program and are still in need of services.
- iv. 990:** Our annual 990 is complete and will be coming to the committee soon for review.
- v. Union Street:** The sale of the Union St building (former HOME Youth Drop-In) closed today, May 9. Revenue from that sale should be to the bank in the coming days.
- vi. Drug Testing Policy:** We have extended our drug testing policy to include pre-employment and random drug testing on top of reasonable suspicion and post-accident testing we already performed. The overall goal is to prevent illicit drugs from entering the agency's workforce as much as possible. Board members asked clarifying questions around policy specifics. Jimmy provided a timeline of the history of drug testing

in the agency which provided needed background information for board members. Jimmy will report back to the committee any aggregate data collected as we conduct this updated policy as well as testing cost comparisons.

- vii. **DHS Suitability Question for Board Members:** DHS questionnaires and background investigations are typical practice when applying for sheltering licensing. David's House requires licensure from DHS in order to begin operations and a part of that process is a suitability questionnaire that will be asked of board members. Jimmy provided the necessary background information and an overview of the types of questions to expect on the form. Board members expressed hesitation and concern about the depth of invasiveness in the state process. Jimmy sought feedback on best way to approach the questionnaire.
- viii. **Yamhill:** Last week, Jimmy was approached by YCAP leadership regarding a possible merger between YCAP and MWVCAA. There was further discussion about the pros and cons of such a plan.

2. **Financials:** Kaolee Hoyle, CFO, presented the July 2023 to Mar 2024 Budget to Actual document. Kaolee noted a few of the differences between expected spent and actual spent for certain programs (i.e. CCR&R due to the loss of one Yamhill County grant). Kaolee provided an overview of several CRP (ARCHES) projects currently in the works and the status of those projects' budgets. Kaolee shared that the 401k Audit is still ongoing. The audit period is for January to December 2023 and has a deadline of July 31 for completion. Lastly, Kaolee shared that the Head Start CACFP Procurement Review for the period of Oct 1, 2022 through September 20, 2023 is complete.

3. **May 2024 Full Board Meeting Agenda Draft: No changes were made.**

MOTION: To approve the May 2024 Full Board Meeting Agenda Draft made by Kevin Karvandi,

SECOND: Steve McCoid.

APPROVED: Unanimously approved.

Meeting adjourned at 7:30pm.

Respectfully Submitted:

Jade Wilson, Executive Assistant

Kevin Karvandi, Board Secretary



Pfeifer Roofing Inc
4835 Ridge Dr NE
Salem, OR 97301
(503) 393-3185
www.pfeiferroofing.com

Flat Roof Contract

OWNER(S)

Mid-Willamette Valley Community Action
Agency

ADDRESS

1875 Fisher Rd NE

Salem, OR 97301

CONTACT INFO

(971) 720-3582 diana.lewis@mwvcaa.org

DATE

8/3/2023

REFERENCE

Contact# 1301
Estimate#

COMPANY REPRESENTATIVE

Shaun Haller

60mil PVC Single Ply Membrane: \$206,323.00

1. Remove Existing Roof Assembly and Properly Dispose
2. Mechanically Fasten R-30 Poly-ISO
3. Install 5/8" FR HD Coverboard
4. Mechanically Fasten Poly-ISO Taper System (Crickets)
5. Mechanically Fasten 60mil Single Ply Membrane (White)
6. Install Clad Edge Metal, Corners, T-Patches, Sealants, and other Standard Membrane Accessories
7. Re-install existing parapet cap metal
8. This Project is Prevailing Wage based on July 5th 2023 Rates

CLARIFICATIONS & EXCLUSIONS:

Additional labor or materials required due to unforeseen conditions may result in additional charges at a rate of \$125 per man hour, (PW Rate) plus cost of materials. Proposal does not include any budgeting for sheet metal work (ie- coping or other flashings not welded to the membrane), framing, removal of additional layers of roofing, dry rot repairs, mechanical ventilation repairs, or any labor & material required due to unforeseen conditions unless specifically listed in the scope of work section. Proposal is based on roofing main flat roof only. Required roofing permit not included, to be added to invoice. Work to be completed no later than September 30th, 2024.

-N/A-

Signature area

TERMS & CONDITIONS

Contract Price: Shall mean the Estimate Price, as adjusted by the net of any written change orders.

Contractor: Shall mean Pfeifer Roofing Inc.

Binding Contract: This Estimate is valid for 30 calendar days. During said 30 calendar days, the Estimate is subject to change or revocation by Contractor without notice. Except to the extent Contractor exercises its right to change and/or revoke the Estimate, the Estimate shall constitute a binding agreement "Agreement" upon acceptance by Owner(s). The date of such Agreement shall be the date of Owner(s)' acceptance; which all lead times shall be measured by.

Warranty, Payment, Dispute Terms: Warranty valid only if work is paid in full. Warranty only applies to complete jobs, i.e. total roof, gutter, or skylight replacements; no warranty applies to repairs or maintenance. Payment is due Net 30, from the date invoice is issued. Pay balance due on final billing statement within thirty (30) days to avoid a \$50.00 late fee. In addition, a 1.5% per month finance charge will be added to all balances due over 30 days. In any dispute arising out of or related to this contract, the prevailing party shall be awarded its reasonable attorney's fees and costs, incurred at trial and on appeal. This contract DOES NOT contain an arbitration or mediation clause. Customer has a right to resolve disputes through the means outlined in this contract. Customer has a right to file a complaint with CCB. This proposal is invalid if not accepted within 30 days, and anytime pricing, typographical or other errors are discovered, or material costs increase.

Additional Charges: Due to the concealed nature of our trade, some additional unforeseen work may be required at additional charges; including but not limited to: removal of additional layers of roofing or insulation, dry rotted, damaged or otherwise unsuitable roof decking, fascia, soffits, siding, rafter tails, chimney mortar, chimney counter flashing or any other surfaces adjacent to roofing. Proposal assumes ability to roof around rooftop HVAC systems, ducting, electrical, and plumbing in a typical manner and does not include repairs or modifications to these items unless otherwise specified in this proposal. If required, this work will be billed at a rate of \$95 per man hour, plus material cost. To not slow the progress of the job, Pfeifer Roofing is hereby allowed to proceed with and charge for such additional work without further authorization.

Signature area

Limitations on actions: Any lawsuit filed resolve any dispute arising out of or related to this contract must be commenced within 5 (five) years from the date of the substantial completion of the work or be forever barred. Notwithstanding the above, any negligence claim against Pfeifer Roofing must be commenced within 2 (two) years of discovery of the negligence, but not more than five (5) years from the date of substantial completion of the work or be forever barred. These provisions apply regardless of any period of limitations otherwise provided by law.

Disclaimer/Limitation of Liability: Pfeifer Roofing, Inc. and the material supplier do not warranty the roofing material. The product manufacturer has sole liability and is solely responsible for any warranty it issues for its roofing material. Pfeifer Roofing, Inc is not responsible for damage that occurs during re-roofing due to roof vibration. Realignment of satellite dishes may be required by others after reroofing. In addition to the foregoing, Pfeifer Roofing, Inc. does not provide any insurance coverage, additional insured or otherwise, pertaining to mold, water intrusion, Exterior Insulation Finish System (EIFS), Oriented Strand Board (LP Siding), Hardiplank, or other exterior building envelope systems. Pfeifer Roofing Inc. specifically disclaims all liability for product material defect or workmanship claims related to the foregoing systems.

Ventilation/Vapor Conditions: Pfeifer Roofing, Inc. is not responsible for ensuring proper ventilation, insulation, or building vapor envelope. Performance of the building's vapor envelope and ventilation is the sole responsibility of the building owner. Special attention should be paid to this condition in low-slope roofing systems and any roof with a history of mold, condensation, and/or otherwise failed roof decking. A referral for a certified envelope specialist may be provided upon request.

Acceptance: The above prices, specifications, and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above.

CCB Forms: Included in this contract are the 'Consumer Protection Notice, 'Information Notice to Owners' and 'Notice of Procedure'. By signing this agreement, you are acknowledging the existence of these documents within this agreement.

Signature area

Changes in Agreement: This Agreement, the work description and specifications, and the Contract Price shall not be modified except by written change order. A change order may be formalized by email correspondence between Contractor and Owner(s).

Work Schedule: All specifications for the work (shingle style & color, aluminum color, etc.) must be finalized prior to obtaining a final schedule date. Contractor agrees to perform the Work in a good and workmanlike manner with reasonable dispatch in accordance with the specifications contained herein. The Contractor is responsible for establishing scheduling and sequencing of the work to be performed. Reasonable delays include, but are not limited to, weather, non-delivery, discontinuance, default in shipment by a supplier in whole or in part, loss in transit, labor strikes, labor shortages, lockouts or other causes beyond Contractor's control.

Safety: In order to comply with OSHA regulations regarding mandatory fall protection & safety procedures, safety equipment may be installed prior to work beginning and removed upon project completion. If powerlines are too close to the work area Contractor will contact the power company to, at the power company's discretion, either have the power lines covered with protective equipment or shut off while Contractor is performing work. Any costs and fees associated with power company's services shall be the responsibility of Owner(s). Contractor will endeavor to minimize any charges or inconveniences. Our main concern is the safety of our employees and we will take all/any precautions deemed necessary.

Owner Responsibilities: Owner(s) warrants to Contractor that he/she/they is the legal owner of the property. Owner(s) agrees to provide to Contractor electric power and water for construction purposes at no charge to Contractor. Owner(s) shall make himself/herself available during work for clarification of specifications, approval of additional work and to provide adequate access to the property as may be required. Owner(s) acknowledges that the removal of permanently attached building materials often disturbs and vibrates the existing property. The noise, debris, and vibration generated from the work may cause inconvenience to Owner(s) and changes to Owner(s) property including but not limited to: interior wall cracks, flaking of wall paint, debris falling into attic, debris falling into living space (if no attic), dust, heaving of shiplap or t&g ceilings, joint spreading at exposed ceilings, disturbance to shrubbery and lawns, small divots or ruts in yard from equipment such as dump trailers, small divots in the driveway from equipment such as roll-off containers and dump trucks. As a precaution, Owner(s) shall remove from walls or ceilings items such as, but not limited to, chandeliers, paintings, pictures and any breakables. Owner(s) shall remove or move at least 10' away from work area any outdoor furniture, grills, planters, etc... If Owner is unable to move exterior elements outside the work zone, Owner must communicate and Contractor will do their best to protect them without liability for their damages if they occur. Contractor shall not be responsible for any of the aforementioned property damage or for any inconvenience experienced by Owner(s) as a normal consequence of the work.

Signature area

Building Permits: If permit is required, this will be the Owner(s)' responsibility to obtain from your borough or township. If you are located in the City of Pittsburgh, all work performed requires a building permit.

Contractor Workmanship Warranty: Contractor warrants its workmanship against defects in the workmanship only for the period set forth in this Agreement from the date of completion of the work. However, said warranty shall be null and void under the following circumstances: (1) if Owner(s) fails to pay any sum owed to Contractor under this Agreement and any applicable change orders; (2) if Owner(s) fails to provide written notice to Contractor within ten (10) days of discovering any defect in Contractor's workmanship; (3) if Owner(s) permits any third party to alter or repair any of the work performed by Contractor in any way; (4) if defect is the result of Owner(s) failure to properly maintain and clean gutters at least twice per year; or (5) if defect is the result of Owner(s) failure to provide normal and routine care and maintenance as to the work. Contractor does not warrant the labor of items such as caulking materials, sealant, reflective coatings, painted surfaces, or metal materials.

Escalation clause for Specified Building Materials: The contract price for this project has been calculated based on the current prices for the component building materials. However, the market for the building materials is considered to be volatile, and sudden price increases could occur. Contractor will use our best efforts to obtain the lowest possible prices from available building material suppliers. In the event there should be an increase in the prices of the building materials that are purchased after execution of the contract, the Owner agrees to pay the cost increase. Contractor will notify the Owner of any material increases before a purchase is made.

Service Calls: Service calls requested by the Owner shall be included in the written workmanship warranty only if the call for service is a warranted service call. On service calls where it is deemed by the Contractor to be a non-warranted item, the Owner will be charged for the service call or Work performed at Contractor's established rates.

Cancellation: The Owner(s) may cancel this transaction at any time prior to midnight of the third business day after the date of this acceptance. See the included Notice of Cancellation form for an explanation of this right.

-N/A-

Pfeifer Roofing Inc
4835 Ridge Dr NE
Salem, OR 97301
(503) 393-3185



FLOORING • CLEANING • RESTORATION

MWVCAA Arches Lodge
1875 Fisher Rd NE
Salem OR, 97305

3/6/24

Felipe Cardenas
Business Development Manager
541-206-2951
felipe@pglongllc.com

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Estimate:

The ARCHES Project
615 Commercial St. NE
Salem, OR 97301

Job Site:

1875 Fisher Rd NE
Salem OR, 97305

Attention:

Jim Stackhouse
971-720-3582
Jim.stackhouse@mwvcaa.org

- ❖ Thank you for considering PG Long LLC for your floor covering needs. This document serves as an estimate bid package for floorcovering at the **MVCAA Arches Lodge** project.

- ❖ Below you will find
 - "Bid Notes"
 - Any relevant information to the overall bid.
 - Totals Table
 - Contact Information / Disclaimer
 - Scope Diagram

❖ **BID NOTES**

➤ **GENERAL**

- Pricing is valid for 120 days.
- Extra/unforeseen floor prep work: \$75.00 per hour.
- Payment for materials is required upon receipt of goods to PG Long location. PG Long will provide documentation upon receipt of materials.
- All special-order materials are subject to cancellation and restocking fees are applicable.
- Assuming PG Long is subcontracted for the work stated in this proposal; any changes to the scope of this proposal may incur fees. All COR fees will be determined on a case-by-case basis.
- All products listed within this proposal are to be installed per manufacturer recommendations. Any deviation from this installation will void all warranties. PG Long will only deviate from the manufacturer's installation guidelines at the request of the customer. A signed waiver release form will be required to deviate from installation guidelines.
- This proposal accounts for industry standard rates for floor preparation. A pre-installation job walk will be performed to assess if any additional floor preparation is required.
- Prevailing Wage Requirements included

➤ **PROPOSAL SCOPE**

- **73 Units, Hallways, Stairwells**
- Demo of existing flooring and level out subfloor
 - Subfloor replacement up to 20% of existing
- Disposal of existing flooring
- Install Vinyl Base
- Move room furniture
- Install LVP

EXCLUSIONS

- Remove and reinstall sinks and cabinets in bathrooms
- Remove and reinstall toilets

❖ PRODUCTS TABLE

LVP	<ul style="list-style-type: none"> • METRO FLOORS – EVOKE GLUEDOWN LVP • 2.0 (12 MIL IN BEDROOMS) AND 2.5 (20 MIL IN HALLWAYS) • 7"X48" • COLOR BROADWAY • ACOUSTIC/VAPOR BARRIER PAD
RB 6"	<ul style="list-style-type: none"> • COVERED RUBBER BASE • FLEXCO RUBBER BASE – 6" • COLOR TBD
MISC	<ul style="list-style-type: none"> • TRANSITIONS • TUB STRIPS • FLOOR PREP

❖ TOTALS TABLE

LVP MATERIALS	<ul style="list-style-type: none"> • LVP AND TRANSITIONS 	\$35,509.74
LVP INSTALL	<ul style="list-style-type: none"> • DEMO EXISTING FLOORING • DISPOSAL • INSTALL GLUEDOWN LVP 	\$118,140.62
LVP INSTALL CONTINUED	<ul style="list-style-type: none"> • SUPPLY AND INSTALL ACOUSTIC PAD 	\$35,354.22
RB 6"	<ul style="list-style-type: none"> • RB 6" MATERIALS AND INSTALL 	\$19,756.80
SUBTOTAL LVP 1	➤ LVP 1 AND RB 6"	\$208,761.38
STAIRS	<ul style="list-style-type: none"> • MATERIALS AND INSTALLATION OF: • TREADS, RISERS AND LANDINGS • STRINGERS NOT INCLUDED 	\$15,076.22
TOTAL	➤ LVP, RB 6" AND STAIRS	\$223,837.60

❖ If you should have any questions, please don't hesitate to ask at

- Felipe Cardenas
 - felipe@palongllc.com
 - 541-206-2951
- Jon Girt
 - jon@palongllc.com
 - 503-793-6394

➤ SCOPE DIAGRAM

Legend for flooring materials:

- LVT (Light Gray)
- RB 6" (Red)
- RUBBER TILE (Blue)

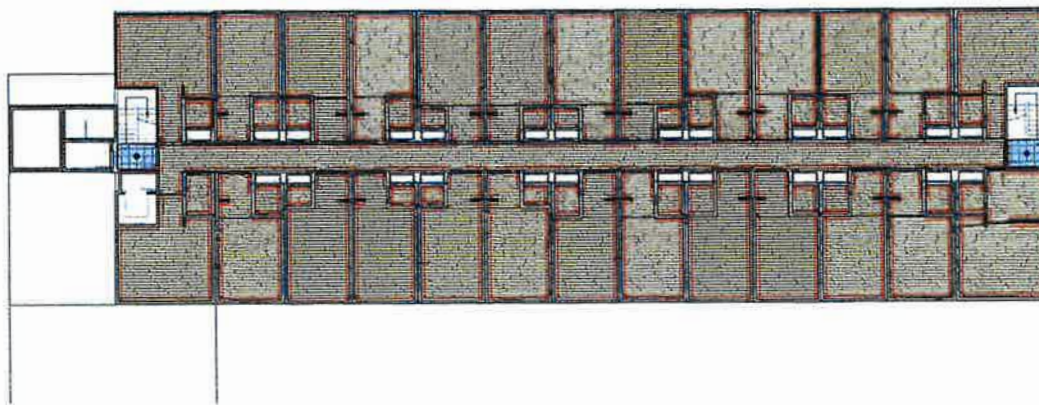
1ST FLOOR



2ND FLOOR



3RD FLOOR





Press Release · May 6, 2024

Governor Kotek Hosts Event to Commemorate Progress on Housing and Homelessness in Legislative Session

Governor ceremonially signs SB 1537, SB 1530, SB 1564, and HB 4134



Today, Governor Tina Kotek hosted a signing ceremony for a package of bills that passed during the 2024 session that are aimed at addressing the housing and homelessness crises.

“Across the state — from big and mid-size cities to small, rural towns — Oregonians are straining under the pressure of an increasingly unaffordable housing market,” Governor Kotek said. “But the actions we’re taking today — and will continue to take in the coming years — will be key to creating healthier and safer communities and supporting economic growth.”

Governor Kotek ceremonially signed Senate Bill 1537, Senate Bill 1530, Senate Bill 1564 and House Bill 4134. Speakers at the ceremony included

Rep. Tawna Sanchez (D-N/NE Portland), Senators Kayse Jama (D-East Portland, Damascus, Boring) and Dick Anderson (R-Lincoln City), Rep. David Gomberg (D-Lincoln and Western Benton & Lane Counties), Portland Commissioner Carmen Rubio, Eugene Mayor Lucy Vinis, Mid-Willamette Valley Community Action Agency executive director Jimmy Jones, and NAYA interim CEO Oscar Arana.

"Cities across Oregon are excited to implement the historic investment in housing infrastructure made possible by the legislature in Senate Bill 1530, helping to deliver on Governor Kotek's annual housing production goal," Mayor Vinis said. "In Eugene alone, the funding from SB 1530 will support the development of 1,200 new housing units, across all income levels."

"Services alone are not enough. We must also have supply side answers," Jimmy Jones said. "Our best path forward to a tomorrow where no child, no family, no person sleeps outside, is the construction of thousands of safe and affordable units in the coming decade. Senate Bill 1537 is the beginning of our efforts to rebalance the housing supply in Oregon."

The ceremony took place in North Portland at the construction site for [Tistilal Village](#), a 57-unit affordable housing development owned by NAYA Family Center that is currently being redeveloped to serve Native American families, including those experiencing homelessness.

"NAYA was a strong supporter and advocate of the housing bills being signed here today," NAYA interim CEO Oscar Arana said. "We know these programs and funding sources are desperately needed to create more housing opportunities, like Tistilal Village, for our community."

The following is a description of the bills Governor Kotek ceremonially signed today:

[Senate Bill 1530](#): Provides \$278 million total, including funding for infrastructure projects that support housing development (\$100 million), emergency shelters (\$65 million), homelessness prevention (\$40 million), recovery housing projects (\$18 million), land acquisition for affordable housing (\$10 million), the Healthy Homes Repair Fund (\$7.5 million), and more.

Senate Bill 1537: Provides a menu of tools to encourage more housing production across Oregon, including the creation of the Housing Accountability and Production Office, the allocation of \$75 million to establish the Housing Project Revolving Loan Fund, the allocation of \$3 million to establish the Housing Infrastructure Support Fund (HISF), and a provision allowing cities that meet specific criteria the ability to make a one-time expansion of their urban growth boundary with a requirement that at least 30% of new housing is affordable, and more.

Senate Bill 1564: Directs the Land Conservation and Development Commission (LCDC) to adopt model ordinances that cities may use in order to implement housing-related statewide land use planning goals.

House Bill 4134: Provides \$21.3 million for grants to specified cities for infrastructure projects that support housing developments in which at least 30 percent of the units are affordable to households earning 130 percent or less of the county median income.

Press Office
 Press Secretary
 Governor's Office
 503-378-5965

CONTACTS

Housing · Health · Safety

CATEGORIES



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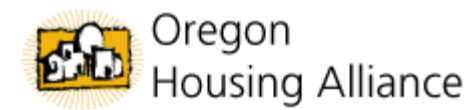
[Oregon Department of Veteran's Affairs](#)



OREGON DEPARTMENT
of **VETERANS' AFFAIRS**

Investing in stable, affordable homes for all Oregonians

Priorities for the 2025-2027 State Budget



Prevent homelessness and provide lifesaving shelter and services

Rent assistance and homelessness prevention

\$150M

Including funds earmarked for the Urban League and other culturally specific service providers

Homeless shelter operations

Funding must be sufficient to maintain the statewide network of emergency shelters – including through EHA, SHAP and the continuation of shelter investments established during 2023 and 2024 legislative sessions.¹

Maintain statewide services

Youth homelessness services and prevention

- Youth Experiencing Homelessness Program (ODHS)
- K-12 youth homelessness prevention (OHCS)

\$54M

\$15M

Preserve affordable homes

Investments to preserve Oregon’s existing affordable housing supply

\$200M

OHCS’ preservation framework, published in 2023, addresses four categories of affordable housing at risk of being lost to the market:

1. Properties with expiring federal rent assistance contracts
2. Privately-owned affordable housing at risk of converting to market-rate when affordability restrictions expire
3. Housing owned by housing authorities and nonprofit providers that is at risk due to renovation needs or financial challenges
4. Manufactured home parks being sold, with the threat of large rent increases or park closures

Tenant outreach and support services

\$2M

Continue the program established by SB 1530 (2024) to provide supportive services for residents at risk of losing their housing due to expiring affordability restrictions or the sale of manufactured housing parks.

Affordable housing operations and stability for residents (i.e. portfolio stabilization)

\$150M

Ensure the viability and livability of regulated affordable housing properties that face significant financial challenges. Threats to the affordable housing portfolio include: escalating insurance and utility costs; growing expenses for maintenance, repair and security; and increased resident services needs.

¹ The Housing Alliance supports efforts to implement the recommendations of the Task Force on Homelessness and Racial Disparities, including closer coordination with and funding to Continuums of Care and legislatively established local planning groups [HB 4123 (2022)].

Expand affordable homeownership opportunities

Build new homes for affordable homeownership

- General obligation bonds for the LIFT for Homeownership program **\$100M**
- Homeownership Development Incubator Program **\$50M**
- Develop new manufactured housing parks and resident-owned cooperatives **TBD**

Support lower-income homeowners and homebuyers

- Individual Development Accounts **\$35M**
- Down Payment Assistance funds administered by culturally responsive organizations **\$45M**
- Accelerated-equity mortgages (ensuring no barriers for ITIN holders) **\$20M**
- Foreclosure prevention counseling **\$3.5M**
- Fair housing investigation and enforcement **\$5M**
- Regional Housing Centers² **TBD**

Develop new affordable housing in all parts of the state

Build new affordable rental homes, including permanent supportive housing (PSH)

- General obligation bonds for the LIFT program and PSH **\$500M**
- Private Activity Bonds **All available**

Farmworker housing

\$20M

Housing development pipeline, for all categories of regulated affordable housing

- Land acquisition **\$25M**
- Pre-development lines of credit for affordable housing developers **\$50M**
- Project-specific pre-development loans **\$10M**
- Project feasibility and community engagement for projects on nonprofit-owned land **\$10M**

Reserve fund for disaster recovery

TBD

² Funding may be needed if this program's existing revenue source, the Document Recording Fee, is insufficient to maintain statewide operations

Working with Unsheltered People: Findings from the Alliance's Workforce Survey



Written By: Joy Moses, Vice President of Research and Evidence
Published: April 25, 2024

During the summer of 2023, the Alliance surveyed the nation's homeless services workforce. The online questions were answered by 5,044 people in all 50 states and the District of Columbia. The results highlighted mission-driven workers in challenging settings who were making personal sacrifices rooted in limited salaries. In light of the unsheltered homelessness crisis (record-high numbers of people are currently living in these situations), this brief will spotlight the subset of workers most focused on the population—street outreach and drop-in center workers.

693 survey respondents (14 percent of the total) self-identified as working in this area. Their responses indicated:

Newness to the Profession. Sixty percent of these professionals reported working in homelessness for five years or less. The same is true for only 51 percent of all other workers.

Increased Stress About Clients. Street outreach and drop-in center workers were more likely to be stressed about clients. Possible explanations include: 1) they may have more frequent interactions with people in greater states of crisis, and 2) they may have more limited resources to help those in need.

Increased Financial Distress. On a subset of questions, workers serving people living unsheltered were more likely to show signs of financial distress. Full-time workers reported their salaries indicated lower wages than all other workers.

Street Outreach and Drop-in Center Work: What It Takes

Pathways into unsheltered homelessness are often shaped by painful circumstances. One study found nearly half (46 percent) of unsheltered people report abuse and/or trauma as the cause of their current episode of homelessness. Sleeping outdoors (and in unstable situations) only adds more stressors to a person's life.

When compared to their sheltered peers, those living unsheltered tend to experience greater challenges. They report being homeless for longer periods of time while also reporting far more physical and mental health conditions. Research suggests that those reached by outreach workers have more severe symptoms and are more difficult to engage in services.



Providing Services to Unsheltered People

People living unsheltered may come into **drop-in centers**, which are central locations where people can connect to all types of aid such as housing assistance, health resources, food, employment assistance, and hygiene services (e.g., showers). **Street outreach workers** similarly aim to connect people with assistance, but they are not typically in one set location—essentially, they travel across neighborhoods looking for individuals who may (or may not) be seeking help.

Serving people with complex needs requires multiple skills. According to the literature, delivering high-quality street outreach services

requires an ability to build relationships and trust with people who often distrust service providers; training and proficiency with evidence-based practices (e.g., trauma-informed care and motivational interviewing); crisis management skills; cultural competency; capacity to implement nonjudgmental and person-centered approaches; an ability to navigate multiple social services systems; data entry skills; teamwork; flexibility; empathy; commitment; and persistence, amongst other skills and attributes.

Not everyone can do this work. And those with identified talents should be retained for as long as possible.

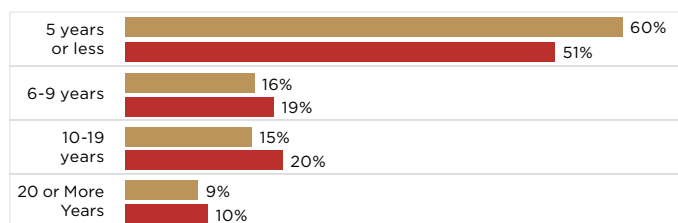
Finding #1: Newness to the Profession

Despite the great needs of the population and the demands of the job, the Alliance survey found that many street outreach and drop-in center workers are new to the profession. **Sixty percent** had been working in homeless services for five years or less. This number stands in contrast to all other homeless services workers—only **51 percent** reported being in this limited-tenure category.

On the opposite end of the spectrum, very few seasoned professionals were working for street outreach programs and drop-in centers. Only **9 percent** of survey respondent group members had 20 or more years of experience in homeless services.

Years of Service

(60% of Street Outreach and Drop-In Center Workers Have 5 Years of Experience or Less)



Groups

- Street Outreach / Drop-In Center
- All Other Workers

Implications

Workforce Stability Difficulties. An organization with mostly newer staff suggests frequent turnover and, therefore, constant shifts in who is working with clients. Indeed, 68 percent of street outreach and drop-in center workers said that their workplaces experience a lot of turnover. For programs, building relationships and trust with clients is likely harder when those clients must frequently meet (and become acquainted with) new faces. Constant turnover and new staff mean that staff are constantly learning and re-learning their jobs, which distracts from the true focus of homeless services: getting unsheltered people into housing.

Increased Demand for Training. Newer workers and frequent turnover point to a need for high-quality training that is broadly and regularly available. This pool of workers just beginning their careers in homelessness also offers an opportunity for current organizational and regional leaders to identify and support future leaders of the profession. Current leaders can shape training, mentorship, and other professional development opportunities with that goal in mind.

Need for Greater Retention. Street outreach and drop-in center employers require enhanced supports to promote employee retention. Such efforts would ensure that more clients are consistently served by familiar workers, while also increasing the pool of employees who can offer training and mentorship rooted in real world work experience.

Finding #2: Increased Stress about Clients

On multiple survey questions, street outreach and drop-in center staff were more likely than other homeless services workers to be stressed about their clients. An overwhelming majority were concerned about having limited resources to serve people—those surveyed expressed frustrations about this stress (**80 percent**) and indicated it was affecting their ability to do their jobs well (**76 percent**). More generally, workers reaching unsheltered people were also more likely to directly state that they were experiencing “stress/worry about the well-being of clients.”

Although concerns about clients are common within the profession, there are a few possible explanations for why this subset of workers were more likely to share such responses:

Serving Clients with More Complex Challenges. As noted above, research indicates people living unsheltered report more physical and mental health conditions than their sheltered counterparts. Having clients with greater challenges may equate to a greater likelihood of workplace stress.

Working within a Limited Ability to Help. Given the nature of their jobs, temporary and permanent housing providers offer a subset of people an important resource—a bed (or a form of housing). Street outreach and drop-in center staff are less able to do the same, which may lead to increased worry about where clients will sleep or receive needed resources.

Even successfully referring people to a shelter may be difficult—78 percent of Continuums of Care have a shortage of shelter beds on a given night¹. And, for some clients, there may be barriers (e.g., exclusionary program rules) to accessing the beds that are available.

Being unable to provide high-need unsheltered people with shelter (and other resources) is presumably stressful.

More Stressed About Ability to Serve Clients

Experiences	Street Outreach and Drop-In Centers	All Other Workers
Frustration because I can't give more people housing and services	80%	67%
Need more resources for clients to do my job well	76%	68%
Stress/worry about the well-being of clients	69%	59%

Implications

This finding points to one rather straightforward implication: in order to do their jobs well, street outreach and drop-in center staffers overwhelmingly said they need more resources for clients. Policymakers (at all levels of government) should provide these resources—including a far greater number of housing opportunities for people living unsheltered.

Further, street outreach and drop-in center workers should receive workplace supports catered to the unique challenges associated with their roles. Models for managing the stresses of the job could include forms of training, peer support networks, and/or mentoring. Organizations should share promising practices with their partners, and such practices should also be tested and evaluated for their effectiveness.

1 This data point is based on a comparison between each Continuum of Care's Point-in-Time Count and Housing Inventory Counts for 2023.

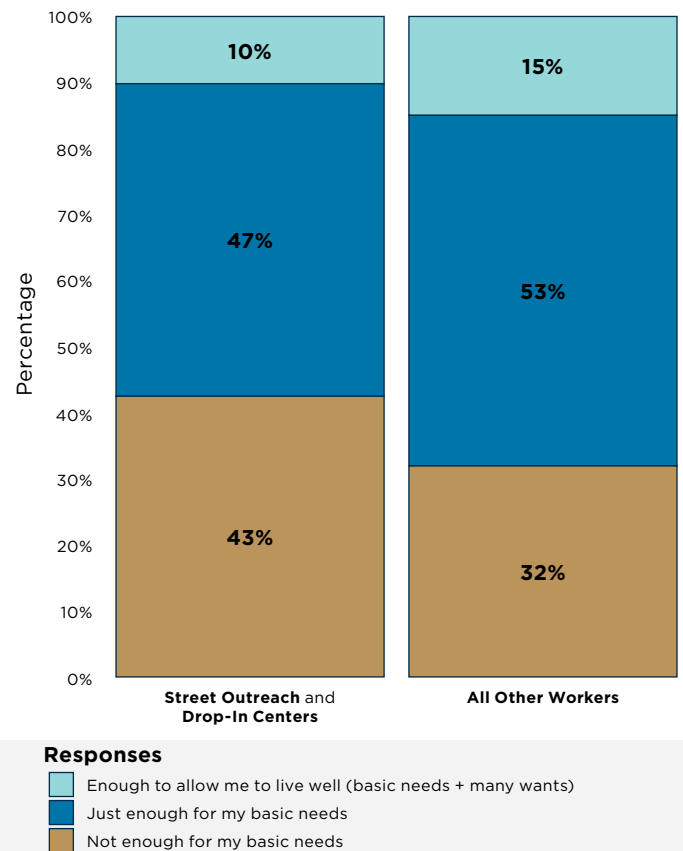
Finding #3: Increased Financial Distress

Compared to others working in homelessness who completed the Alliance’s survey, street outreach and drop-in center workers were more likely to show signs of financial distress. Indeed, they reported having lower salaries—**62 percent** were earning \$50,000 or less (compared to **53 percent** of all other workers). In examining pay disparities, the Alliance’s analysis explored connections to race and ethnicity. Those who work mainly with unsheltered people were somewhat more likely to be non-white, with 43 percent falling into this category, compared to their 40 percent representation amongst all other homeless services workers².

Additionally, **43 percent** said their salaries were not enough to meet their basic needs, a number that is **9 points** higher than the rest of the homeless services workforce. Only a small slice (**10 percent**) said that they were making enough money to live well (i.e., having their basic needs and many wants covered).

Unfortunately, street outreach and drop-in center employees were also slightly more likely to say they were making ends meet through methods indicative of hardship and harm to their overall financial well-being. For example, higher percentages of these workers borrowed money, skipped bill payments, or relied on food pantries and other charities to make ends meet. Street outreach and drop-in center employees were also more apt to report poverty indicators such as homelessness and hunger.

Basic Needs



Over the Last Year, I have experienced...

Poverty Indicators Rooted in Salary	Street Outreach and Drop-In Centers	All Other Workers
Significant Stress	70%	62%
Hunger	16%	10%
A Loss of Housing	7%	4%
Homelessness	5%	3%
None of the Above	29%	35%

The Following Allow Me to Make Ends Meet...

Responses	Street Outreach and Drop-In Centers	All Other Workers
Borrowing money from family/friends	22%	16%
Doing without things I need	36%	29%
Relying on credit cards to help pay bills	34%	32%
Relying on food pantries or other charities	17%	11%
Skipping some bill payments	29%	22%

2 Hispanics/Latinos, American Indians/Alaska Natives/Indigenous, and multi-racial individuals are the only subgroups that had representations within street outreach and drop-in center programs that exceeded their representations among all other workers. Notably, these results could be tied to the survey’s methodology—workers of color may have been less likely to learn about the survey or respond. Also, national-level data may not suitably reflect the workforces of individual communities.

Implications

The Alliance's survey and previous housing wage gap analysis (examining the difference between what homeless services workers make and how much it costs to afford housing) suggest that all sectors of the homeless services workforce should be earning more money. However, this finding points to a need to further examine any existing disparities between the wages of street outreach and drop-in center workers, and their other homeless services colleagues.

Salary disparities may partially be explained by differences in the average years of experience or average educational attainment associated with the varying sectors of homeless services. However, both the field and individual communities should revisit and reevaluate their values to determine if any salary disparities continue to be appropriate. Those considerations

should include the degree to which people with lived experience of homelessness hold these jobs and how their knowledge is valued and incorporated into service delivery.

A body of research indicates that people with lived experience help clients reach various goals, including housing stability, in ways that people without lived experience may not be able to. Such findings point to a need to reconsider traditional characteristics (e.g., education and years of work experience) used to determine salary levels, so as to include lived experience of homelessness as a factor that boosts worker income.

Finally, future policies designed to improve the salaries of the workforce as a whole should also consider how to reduce or eliminate salary disparities among those serving unsheltered populations.

CONCLUSION

Each day, street outreach and drop-in center workers connect with clients who are too often ignored by most people in the community, and who are managing complex health challenges and trauma. Doing this work requires skills as well as specific personal qualities (e.g., compassion, empathy, and patience). When skilled workers are able to build relationships and trust with clients, they can play a critical role in connecting them to housing and services. However, for workers reaching people living unsheltered, their skills and the roles they play in ending homelessness are currently undervalued. Taking steps to change the status quo will improve client services and help in ending unsheltered homelessness.

The homeless services workforce is in crisis. The Alliance survey revealed significant needs tied to salaries and work environments: it's clear that there are some meaningful differences between employees reaching unsheltered populations (street outreach and drop-in center workers) and others in the field. CoCs and programs should work to implement specialized and targeted training, retention initiatives, supports to manage workplace stress, and reevaluations of pay disparities are warranted. Importantly, policymakers at all levels of government should ensure that CoCs and program have both the resources they need to support the workforce and the resources they need to fully meet the needs of clients.



Opioid Overdose Public Health Surveillance Update April 25th, 2024.

Data Sources:

State Unintentional Drug Overdose Reporting System (SUDORS) is a state-based surveillance system that collects all unintentional and undetermined drug overdose deaths.

The Electronic Surveillance System for the Early Notification of Community-Based Epidemics (ESSENCE) is a state-based surveillance system that collects visits from all non-federal Oregon emergency departments (ED) and the urgent care centers (UCC) currently sharing their data with the Oregon Health Authority (OHA).

Summary of Findings:

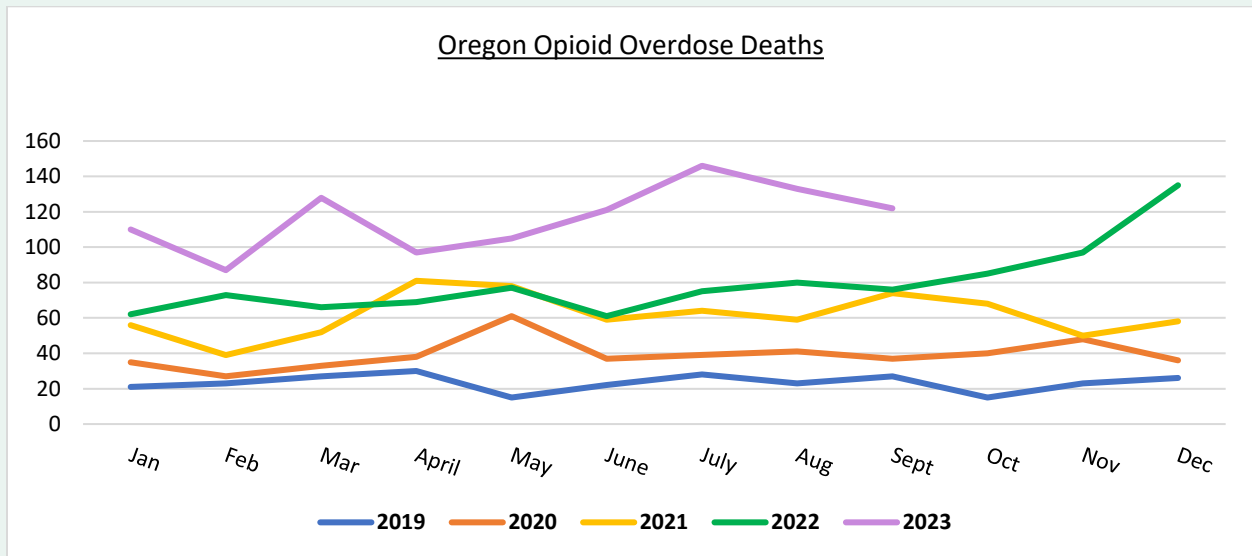
- Mortality data for 2023 are not yet complete, as a result numbers for recent months may change. Totals by year are as follows:
 - 2019 unintentional opioid overdose deaths total 280.
 - 2020 unintentional opioid overdose deaths total 472.
 - 2021 unintentional opioid overdose deaths total 738.
 - 2022 unintentional opioid overdose deaths total 956.
 - 2023 unintentional opioid overdose deaths currently total 1049.
- The number of opioid overdose visits to EDs and UCCs in 2024 are similar to 2023.

[Click to subscribe to the Monthly Opioid Overdose Data Report](#)

Details of Findings: SUDORS Opioid Overdose Deaths

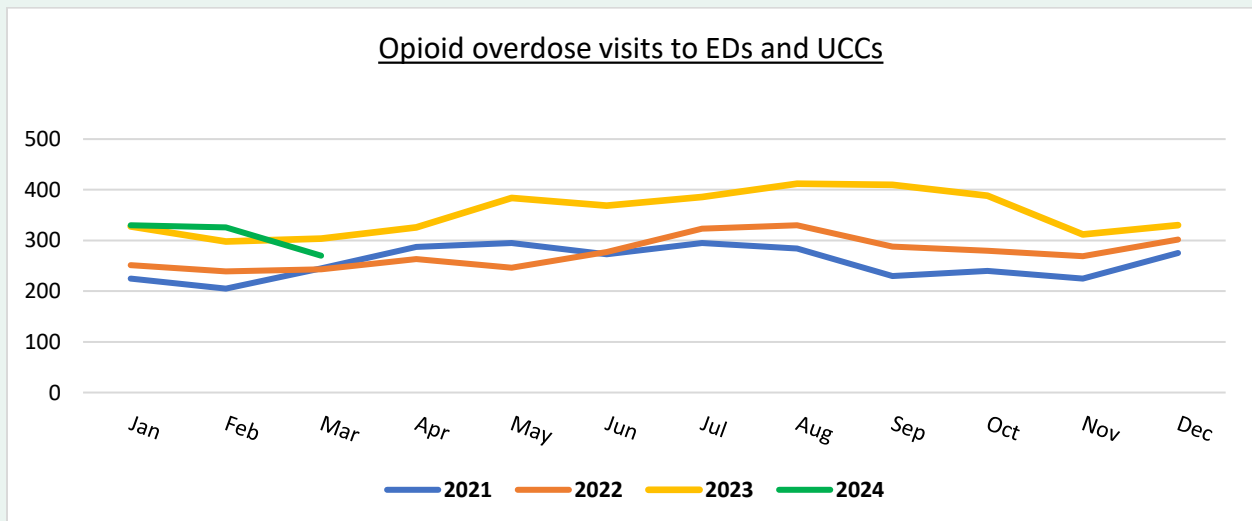
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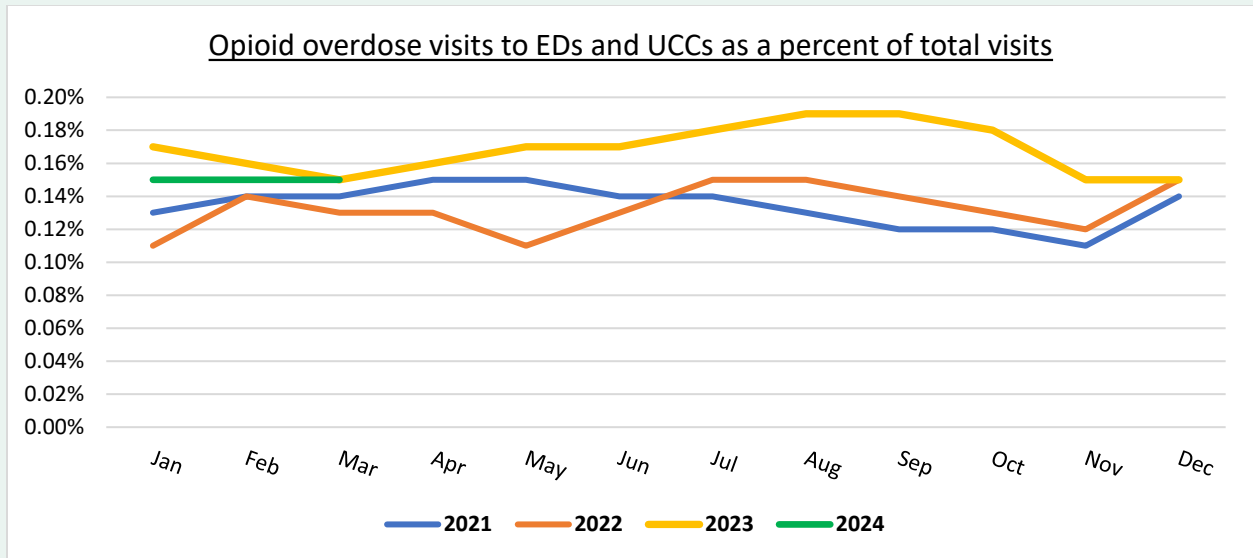


Details of Findings: EDs and UCCs

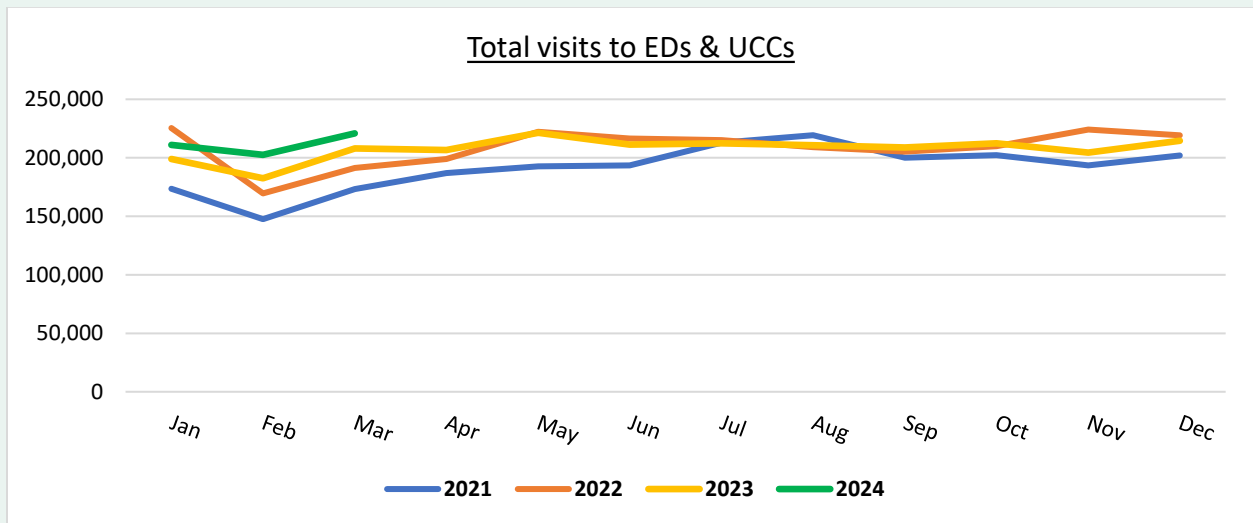
Opioid overdose visits to EDs and UCCs in 2024 are similar to 2023.



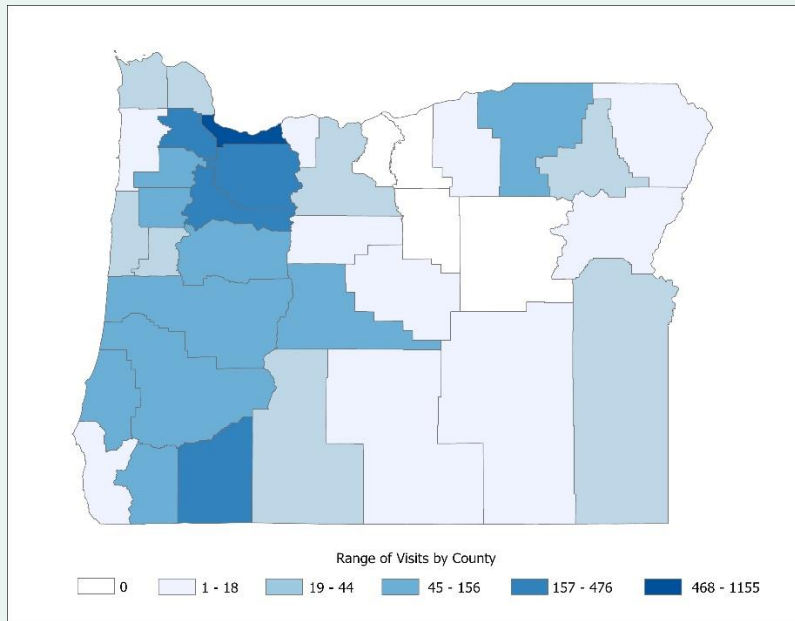
When measured as a percent of total visits for all health concerns, opioid overdose visits to EDs and UCCs have historically hovered around 0.14%.



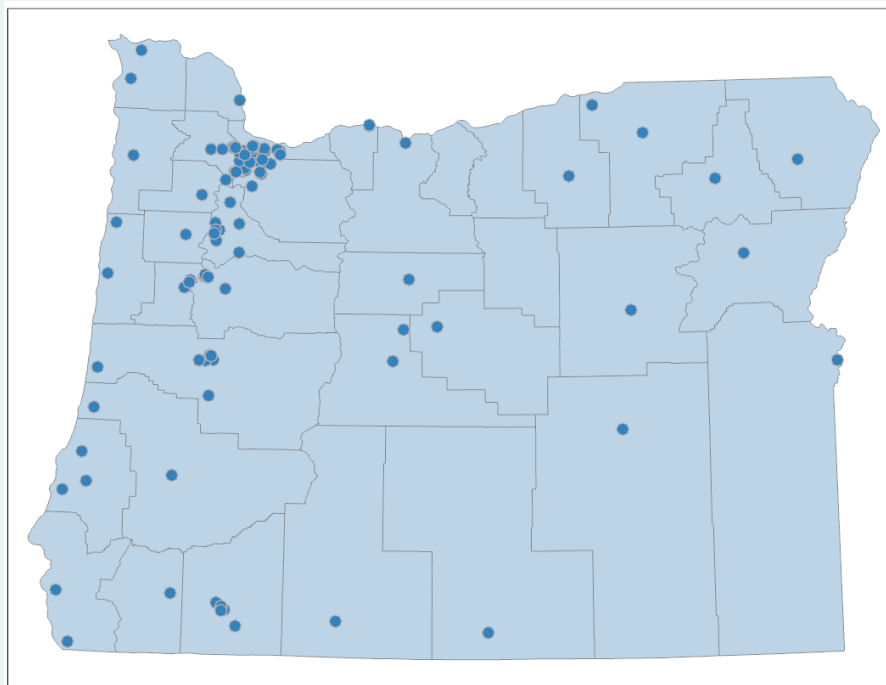
Total visits for all health concerns in 2024 are higher than previous years.



The following map displays the range of opioid overdose visits to EDs and UCCs by patient's county of residence from April 2023 to March 2024.



The following map displays the locations of EDs and UCCs who share their data with OHA via ESSENCE.



Methods/ Data Sources

The Oregon Health Authority (OHA) queried Oregon Electronic Surveillance System for the Early Notification of Community-Based Epidemics (ESSENCE) for opioid overdose visits to Emergency Departments (EDs) and Urgent Care Centers (UCCs) using an advanced query developed to search multiple fields.

Considerations

SUDORS: Deaths included in this report may involve opioids in combination with other substances and may include out of state residents whose death occurred in Oregon.

ESSENCE: Opioid overdose visits to EDs and UCCs range in severity, may result from symptoms that are not life threatening, and may involve opioids in combination with other substances. Visits classified as intentional overdoses are included in this report.

Not all people in Oregon have access to an ED or UCC. People who are assisted by emergency medical services (EMS, EMT and ambulances) may refuse transport to an ED or UCC.

Limitations

SUDORS: Intentional drug overdose deaths are excluded from SUDORS. Data for 2020 are not yet complete, as a result numbers for recent months may change.

ESSENCE: ED and UCC data are still being received/updated and minor fluctuation is anticipated.

Data from Emergency departments and Urgent Care Centers is not uniform, opioid overdose visits are recorded with different language and codes. The OHA strives to capture these visits accurately and completely, but some visits may be missed.

Oregon ESSENCE

OREGON HEALTH AUTHORITY
Public Health Division

Oregon.ESSENCE@dhsaha.state.or.us
healthoregon.org/essence

Injury and Violence Prevention

OREGON HEALTH AUTHORITY
Public Health Division

IVPP.General@dhsaha.state.or.us

2024 INCOME LIMITS HOME and CDBG

Income Effective: May 1, 2024

Rent Limits Effective: June 1, 2024

Number in Household	30% of Median (Extremely Low Income)				50% of Median (Very Low Income, CDBG, NSP and Low HOME)		60% of Median (HOME Maximum High/TBRA Income at initial certification)		80% of Median (Low Income, CDBG and HOME at re-cert)	
	CDBG		HOME		Yearly	Monthly	Yearly	Monthly	Yearly	Monthly
	Yearly	Monthly	Yearly	Monthly						
1	\$19,200	\$ 1,600	\$19,200	\$ 1,600	\$32,000	\$ 2,667	\$38,400	\$ 3,200	\$51,150	\$ 4,263
2	\$21,950	\$ 1,829	\$21,950	\$ 1,829	\$36,550	\$ 3,046	\$43,860	\$ 3,655	\$58,450	\$ 4,871
3	\$24,700	\$ 2,058	\$24,700	\$ 2,058	\$41,100	\$ 3,425	\$49,320	\$ 4,110	\$65,750	\$ 5,479
4	\$27,400	\$ 2,283	\$27,400	\$ 2,283	\$45,650	\$ 3,804	\$54,780	\$ 4,565	\$73,050	\$ 6,088
5	\$29,600	\$ 2,467	\$29,600	\$ 2,467	\$49,350	\$ 4,113	\$59,220	\$ 4,935	\$78,900	\$ 6,575
6	\$31,800	\$ 2,650	\$31,800	\$ 2,650	\$53,000	\$ 4,417	\$63,600	\$ 5,300	\$84,750	\$ 7,063
7	\$34,000	\$ 2,833	\$34,000	\$ 2,833	\$56,650	\$ 4,721	\$67,980	\$ 5,665	\$90,600	\$ 7,550
8	\$36,200	\$ 3,017	\$36,200	\$ 3,017	\$60,300	\$ 5,025	\$72,360	\$ 6,030	\$96,450	\$ 8,038

HOME PROGRAM RENTS (effective 06/1/2024)

Unit Size	Low HOME Rent	High HOME Rent	Fair Market Rents (FMR)
Single Room Occupancy (SRO, Studio)	\$800	\$997	\$997
One Bedroom	\$856	\$1053	\$1053
Two Bedroom	\$1027	\$1314	\$1340
Three Bedroom	\$1,187	\$1509	\$1888
Four Bedroom	\$1325	\$1664	\$2095
Five Bedroom	\$1,461	\$1817	\$2409
Six Bedroom	\$1597	\$1971	\$2724

The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits. In these instances, the households are considered 30% AMI.