



community alliance of tenants

CAT Board Agenda
COMMUNITY ALLIANCE OF TENANTS (CAT)
Monday, December 18, 2023
6:00 PM - 8:00 PM

6:00 Welcome

Board introductions. check-ins and staff introductions

*Board role: Agenda approval, ground rules review, approval of November 2023 minutes.

6:10 Board Election Report and Executive Committee election

*Board Role: Affirm motion to that assigned following board member roles. By email Alex seconded Amanda's October 6th motion to adopt the board-nominated slate of CAT officers.

- Alex Rhodes President,
- Musonda Mwango, Vice-President,
- Delfina Andrade Secretary
- Amanda Caffall Treasurer

6:15 Affirm the access and control of Kim McCarty of all financial accounts.

*Board Role: Motion to affirm Kim McCarty, Executive Director, as the employee with administrative oversight and control of the Paragon account Paragon, Quickbooks, Abila and all financial applications at CAT.

6:20 Electronic voting

*Board role: Make a motion to affirm the right of the board to make decisions by conference calls, electronic communications such as email and virtual meetings.

6:25 CAT Program reports hotline, administration, and tenant engagement.

Board Role: Listen, discussion

6:30 Finance Report:

Understand the update on CAT's financial issues including fundraising and timing of future resources. Also, understand what programming is possible until funds are increased. Hear possible cost containment and stabilization actions.

*Board role: Questions. Make a motion to affirm the transfer of funds and other recommendations by the Finance Committee.

7:00 Break



7:05 Policy Report: Stable Homes for Oregon Families, Fair Shot and Housing Alliance proposals.

*Board Role: Make a motion to endorse or not tenant policy proposals and give guidance to staff regarding policy priorities.

- Rent Stabilization rent assistance-\$45 million
- Affordable Housing Tenant engagement \$2 million
- Urban League \$10 million
- Oregon Worker Relief \$6 million

7:30 Meet new board applicant Betty Holladay

Board role: Ask questions of new board applicant Betty Holladay.

7:40 Public comment and new business

Board role: Get information and ask questions

New Business and Announcements Board Bright: Governance Roles & Responsibilities (Virtual)

February 1, 3 – 4:30 p.m. | Presenter: Tim Rusk, NAO

In this 90-minute webinar, participants will learn about the fundamentals of nonprofit governance and gain an understanding of the board's role in the management of the organization. This webinar is part of NAO's Board Bright Series – a quarterly board training designed for emerging and seasoned board members alike, and anyone else looking for a governance refresh. Free to NAO members! More details and registration information [here](#).

7:45 Closed meeting for discussion of electing a new board member.

*Board votes to invite or not invite Betty Holladay to the CAT Board.

8:00 – Adjourn

*These are action items



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CAT Board Meeting Notes
COMMUNITY ALLIANCE OF TENANTS (CAT)
Monday, November 27, 2023
6:00 PM - 8:00 PM

November 27th Board of Directors Meeting Notes

Members in attendance: Musonda Mwangi, Jackie McGee, Alex Rhodes

Absent: Amanda Caffal, Delfina Andrade (excused), Crystalyn Black has resigned.

Guests: Thuy, Nick, Nanette, Deborah, Coya, Betty, Gaardner

Motion: Alex moved to approve minutes from October Board meeting, Jackie seconded, the motion was approved

6:10 CAT Program reports:

Kim delivered the Tenant Education and Support Report

6:20 Finance Report:

Kim and Tracy gave a report to help the board understand the update on CAT's financial issues including fundraising and timing of future resources. Also, understand what programming is possible until funds are increased, possible cost containment and stabilization actions.

- Questions from group included:
 - How many staff have you been able to hire back? 16 with part time furlough, 19 total people total by the end of the year
 - How much money do we need? There is a shortfall of roughly 300k without reserves to bring back complete staff. Roughly Another 300k would be good in reserves
 - We are expecting a rough cash flow shortfall next june when contract renewals so that reserve would come in, focus on receiving grants that don't have a 30 day reimbursement period could help

Program report notes:

- The Cash accounts are correct and validated
- FY 2023 is being closed.
- Kim shared the approximate amounts of grants totaling \$1.7 million (OHCS, PHB, Multnomah County, Washington County, Metro,)
- CAT is expecting the regularly scheduled audits.
- Kim said that there are 19 positions. All are going to be required to take some furlough days in FY 24 for an equivalent of 15 FTE. Some open positions such as Tenant Engagement had more applicants than openings.
- This year we requested a little bit more from OHCS instead of dividing the funds in half.
- PHB and OHCS funded us at a lower level. OHCS paid \$2.5 million in FY 2022-2023 but only \$2.2 in FY 2024-2026. PHB also funded CAT at a lower level than previously offered.
- Tracy is going to provide the staff, management and board with fiscal training.
- CAT Board members will plan to meet with Tracy one on one to get an understanding.



6:40 The board discussed Board Election Report and Executive Committee election. Not enough members were present to nominate for all officer roles including President, Vice-President, Secretary and Treasurer, Policy Committee Chair, By-law Committee Chair. The board approved a motion that Elections will be done by email giving board members an opportunity to apply for roles.

Motion: Ask board members to self-nominate for board roles and conduct the officer election by email. Approved.

7:00 Break

7:05 Discuss Board training and CAT Implementation Plans. Programs include a statewide hotline, regional and culturally specific community engagement, and culturally specific advocacy. The budget includes approximately 15 FTE. Ten with at least 15 furlough days and nine positions with up to 51 furlough days are proposed to accommodate recalling more staff. Discuss the proposal for board expectations for accountability to program objectives.

Note

- Tracy and Kim explained that CAT did not receive the same funding as previous years hence the furloughs and reducing staffing to 15 FTE or 19 with furlough days.
- Musonda reminded board members of their fiduciary responsibility.
- There was interest in Tracy giving board training on nonprofit financial literacy either one on one for board or class style q/a/ training on finances
 - How can we be efficient with choosing a time to have training with Tracy, recording seemed to be a good idea
- Nannette and Betty expressed interest in joining the board
- Board elections were discussed, we planned to review of the bylaws will electronically vote to confirm board president, treasurer and secretary
- Conversation about roles and responsibilities within the board
- Tracy noted that the officer definitions must be in the by-laws.
- The right to do electronic voting should be in the by-laws.
- A well-run board makes everyone feel good.
- Musonda asked that every board member be contacted and shared with everyone present today.
- Nanette asked to be invited to the board.
- Kim explained how interim board nominations work
- Musonda invited everyone to the Finance Committee and asked what everyone thought. Kim offered to bring the idea to the finance committee because membership had already been decided.
- The finance committee decided that it will always offer a report at the CAT Board meeting

7:45 Public comment and new business

The board decided that the next board meeting will be held December 18th.

8:00 – Meeting Adjourned



CAT Finance Committee Minutes for electronic meeting
COMMUNITY ALLIANCE OF TENANTS (CAT)
December 6, 2023

Per the CAT Board, the CAT finance committee makes fiscal decisions between board meetings. Per the by-laws meetings can be held outside of regular CAT board meetings. The CAT board voted via email to approve a one-time advance of \$300k from OHCS restricted funds to cover the costs through the end of December.

RATIONALE:

1. The \$300k advance of OHCS funds is what was done the last two years to cover contract-signing transition costs.
2. PHB and OHCS did not sign contracts until late-Oct and early-Nov, putting us in a later cash flow issue than what we expected.
3. We have promised vendors payments and they are about to cancel their service or coverage for nonpayment.

On December 6th there was an email vote to approve the \$300,000 advance from the OHCS-restricted funds. This decision was approved unanimously by the CAT Board Jackie McGee, Amanda Caffall, Musonda Mwango, and Alex Rhodes.

November 2023 Board Blurp

Hotline

In the month of November, we completed 136 hotline calls and 9 Live calls across the state.

November Events

11/29 5:30-7:30pm Marion County Intro to Renters' Rights. In-person, Zoom & Facebook Livestream. Hosted at Micronesian Islander Community organization office. Languages: Chuukese & English. About 25 participants, majority Pacific Islander renters.

TPT

APANO referrals: 6

IRCO referrals: 6

SEI referrals: 15

- 1 livestream about rent increase limit (Vietnamese Facebook group)

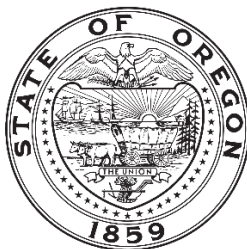
1 SEI workshop with 20 people in attendance.

LASO referrals: 1

No legal referrals to Troy until partner agreement is in place.

HCV

Fitsum met with Becky from Home Forward to prepare for HCV workshops.



Lifting the Ban on Local Rent Control (HB 3503)

Office of State Representative Farrah Chaichi

Oregonians are facing a crisis of skyrocketing rent prices. This is forcing renters out of their neighborhoods and, in many cases, into homelessness.

Rent prices are increasing rapidly

- In the Portland Metro area the Fair Market Housing Rate set by the US Department of Housing & Urban Development for a two bedroom has [risen by 27%](#) since [2019](#).
- Wheeler County, Oregon's least populous county, saw a 30% increase in rent.
- The trend is similar across other Oregon metro areas and rural counties.

Wages have not risen along with rent increases

- In data taken from the same time period from the Bureau of Labor and statistic, median hourly wages [only increased by 20%](#)
- Minimum wages in Portland Metro [only increased by 18%](#)

As cost of housing outstrips earnings, the consequences for renters are devastating

- Renters are forced to spend upwards of half of their income on housing
- They struggle to afford healthy food, healthcare, other necessities, or the slightest bit of comfort in their lives
- Cannot save up to one day own their own housing

Renters can move to cheaper areas, but when residents are priced out of their homes in this manner they are **separated from their communities and loved ones**. This displacement has been particularly damaging to Oregon's BIPOC communities. In [Portland's Albina neighborhood](#) thousands of Black residents were priced out of their homes as rents rose.

The severity of Increased costs is not solely attributable to inflation or explained by simple supply issues. It is a result of steps taken to maximize profits at the expense of renters.

AI Revenue Management is a technology that assists landlords in setting the ideal price for units to maximize profit. The technology is owned by *RealPage*, a company with a virtual monopoly on this kind of pricing software

[ProPublica Research](#) found that this software:

- Was made by people that have suggested landlords often have “too much empathy”
- Encouraged landlords to raise rents, even if it meant leaving some units empty
- Is used by five of the top 10 real estate companies in the country
- Regularly causes rents to increase even in areas where housing demand was decreasing

All of this coincides with [a rise in properties owned by private equity](#) firms who have no personal relationships to their tenants.

Rent control sets the amount that a landlord can charge for rent, and the rate that rent can be increased each year. It successfully **keeps people where they live.**

Rent control works.

- A study of [1990s San Francisco rent control measures](#) found that rent control kept more tenants in their homes **without reducing the overall supply of housing**
- When rent control was implemented in LA in the 1970s, [one study found that](#) the percentage of renters moving over a 12 month period **dropped by 37%**
- [Another study](#) found that New Yorkers in rent-controlled apartments were **10 times as likely** as those in non-rent controlled apartments to have lived in the same apartment for **20 years or more.**

Oregon currently has statewide rent stabilization measures, but prohibits local governments from implementing their own policies. We need to **reverse this ban on local rent control.** Our state is not uniform. Medford is not Portland and not North Plains. We need governments across Oregon to have the freedom to introduce rent control measures that make sense for their community.

This will not fix everything by itself, but rent control is consistently successful at **keeping renters in their homes.** This is critical in fighting homelessness, keeping our communities strong, and providing basic decency to renters in Oregon. It is critical that rent control be available to local governments so that they can help support their citizens.

STABLE HOMES FOR OREGON FAMILIES

2023
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FOR ALL
PRIORITY

Everyone deserves a safe place to call home. The well-being of our neighbors and our communities depend on whether this basic need is met. People most impacted by our housing crisis, community leaders, nonprofit organizations, labor unions, and more have come together to determine the most meaningful ways that Oregon lawmakers can keep people housed.



THE PROBLEM



Too many households renting their homes are at risk of eviction and homelessness due to the extreme housing affordability crisis that continues to impact communities across the state. Despite good work and investments last session, continued investments are needed to prevent homelessness in the coming year.

- More than 111,000 housing units short statewide
- 5th highest homeless rate in nation
- More than 2,000 court evictions in October, with more than 80% of filings for nonpayment.
- Black women in Oregon face eviction filings 2x more often than white renters
- Households with children are at greatest risk of all
- Elderly Oregonians at increasing risk

BACKGROUND



2023 Session:

- \$100 million requested for rent assistance; only \$55 million allocated

NOW:

- HB 2001 eviction process reforms have made a substantial improvement in outcomes of eviction filings, but this depends on the availability of rent assistance
- Rent assistance is already at risk of running out, and eviction filing rates remain extremely high
- Housing production will take years to catch up with need, so in the meantime we need to ensure the availability of emergency resources

BACKGROUND, CONTINUED



GOOD NEWS

- HB 2001, coupled with Rent Assistance Investments, is significantly improving both the *incidence* and the *outcomes* of non-payment eviction cases.
- The procedural protections in place are providing a chance to seek and receive rent assistance and legal assistance in time to avoid displacement.

And CAUTION

- *If rent assistance resources expire while affordability challenges persist, these positive outcomes can be expected to change.*
- *Eviction filing rates are on the rise again – After lower rates in April, May, June and July, filing rates increased, and Aug – Oct rates averaged over 2,000 per month.*
- *At current levels of need, we will run out of funding before the summer, seeing spikes in evictions and homelessness unless we can increase investments*

OUR SOLUTION



Homelessness Prevention Package:

As we work towards long-term solutions by increasing housing supply, and as we work to address the immediate crisis of people living outside, we must take swift and decisive action to prevent more homelessness. Key elements:

- \$45m Rent Assistance Statewide
- \$2m Outreach to Ts in expiring affordability buildings
- Support Urban League \$10 million
- Support OWR \$6 million

INVESTMENTS NEEDED TO PREVENT EVICTION AND HOMELESSNESS

Rent assistance and eviction prevention measures are critical interventions to keep our homelessness crisis from getting even worse. While prioritization of new development of affordable housing units is a critical strategy to address our affordability crisis, these interventions will take years to have impact. In the meantime, more and more hardworking Oregonians are struggling to make ends meet, facing eviction and homelessness as a result. We must invest in proven strategies to protect housing stability and prevent homelessness.

\$45 million in rent assistance through Oregon Housing and Community Services Budget

\$10 million to the Urban League of Oregon for culturally specific housing stability services

\$6 million to the Home Fund at Oregon Worker Relief for housing stability services for immigrant Oregonians

\$2 million for outreach and navigation services for low-income residents of affordable housing units where affordability restrictions are expiring

86% of eviction filings are against people who have fallen behind on their rent

Eviction Prevention is Smart Investment



Prevent increased homelessness while saving money. No one should lose their home because they are temporarily short on their rent. And prevention of homelessness costs 10x less than responding to homelessness.



Help children stay stable in school. Oregon already has the highest rate of families living outside. We must keep every family who has a home in their home.



Prevent more housing disparities. Because of historic disparities in access to jobs and housing Black, Indigenous and Latinx Oregonians are more likely to be renters, more likely to experience financial hardship, and more likely to face eviction and homelessness.

Oregon renters can't wait. Fund prevention now.

LOGOS here

THE PEOPLE'S BUDGET

FAIRSHOT FOR ALL

Prioritize the People

Each year, our coalition creates the Fair Shot Priority Agenda and the People's Budget to provide Oregon legislators with a clear set of policy and funding priorities to advance racial, gender, and economic justice in our state. Despite harmful walkouts that threatened our families and communities, our legislative champions and supporters held strong to advance forward-thinking policies and investments. We are grateful to legislators for passing Fair Shot's 2023 priority agenda and for supporting many of the smart, community-led policies, programs, and workforce supports from the [2023 People's Budget](#).

While we celebrate our progress, we know that our communities are still bearing the brunt of the economic impacts of the pandemic and inflation. The high costs of housing, groceries, and bills affect all Oregonians, but not equally. A legacy of disinvestment has created economic disparities in our state that persist today for Black people, Indigenous people, people of color, women, LGBTQ+ people, immigrants, and working families.

In the upcoming legislative session, Oregonians are counting on legislators to make meaningful progress on the state's toughest challenges through strategic investments of our growing budget surplus. There is more work to do to ensure every Oregonian has access to housing, child care, health care, food, and justice, and to strengthen our workforce. **The Fair Shot for All coalition is highlighting some of the most pressing unfinished business for this biennium from the 2023 People's Budget.**

By prioritizing these investments in economic, racial, and gender justice, we continue to strengthen our overall economy and create lasting prosperity for all Oregonians.

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Unfinished Business: Strategic investments to promote shared prosperity in Oregon

Priority	Estimated Investment	Description
<p>Housing and Rental Assistance</p> <p><i>Stable Homes for Oregon Families, Community Alliance of Tenants, Oregon Worker Relief, Urban League of Portland, Oregon Law Center</i></p>	<p>\$63M</p>	<p>As we work towards new production goals and to address homelessness, we must ensure that we turn off the spigot to the street.</p> <p>As our housing affordability crisis continues, more than 80% of all evictions happen because someone is behind on their rent. Each of these cases represents an Oregon household at risk of homelessness, and these numbers are just the tip of the iceberg – studies show that approximately five times the number of people in eviction court suffer displacement outside of Court.</p> <p>Rent assistance is the single most effective tool at preventing eviction and homelessness– making sure that landlords get paid and tenants stay housed. While legislators made important investments in 2023 to address the housing crisis, rent assistance programs were inadequately funded.</p> <p>Rent and other housing stability assistance programs by community-based and culturally-specific organizations and coalitions doing housing stability work are critical to reaching the Oregonians in every county in the state who are most vulnerable.</p> <p>Oregon should invest at least \$45M in homelessness prevention rental assistance and \$10M to the Urban League and \$6M to Oregon Worker Relief Home Fund to provide culturally specific housing stability programs that include rental</p>

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		<p>assistance and critical wrap-around services. In addition, \$2 million is needed for outreach and navigation services to help tenants living in expiring affordable housing units avoid homelessness.</p>
<p>Childcare for Oregon</p> <p><i>Family Forward Oregon, APANO, Unite Oregon, PCUN</i></p>	<p>\$150M</p>	<p>Oregon families and employers rely on the availability and accessibility of high-quality childcare in every corner of the state. However, federal dollars have been pulled back and Oregon's 23-25 biennium budget does not adequately fund this essential infrastructure.</p> <p>Oregon families have already been shut out of enrollment in Employment Related Day Care. These subsidies are critical for Oregon children and families, child care providers, and employers.</p> <p>Without investments in child care, parents must cut their working hours or quit their jobs to care for their kids. This has devastating impacts for all Oregonians, but especially for women of color, who are most impacted by the failures of our current system and who also disproportionately work as child care providers in our state.</p>
<p>Universal Representation</p> <p><i>Oregon Worker Relief</i></p>	<p>\$7.5M</p>	<p>Universal legal representation helps keep Oregon families and communities whole by safeguarding against unjust deportation. Without representation, immigrant Oregonians are more likely to be deported, regardless of the merits of their case.</p> <p>One in eight workers in Oregon is an immigrant, making up a vital part of the state's labor force. Oregon employers bear the high turnover costs of hiring, training, and lost</p>

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		<p>productivity when their employees are unnecessarily detained and deported.</p> <p>One in 15 children in Oregon live with a family member who is undocumented. If a family's breadwinner is deported, family members face housing and food insecurity and children must cope with the incredible trauma of family separation, with long-lasting psychological impacts. Children's school attendance and performance are also negatively affected, increasing their likelihood of dropping out and earning significantly less as adults.</p> <p>Legislators can build upon the success of the 2022 Universal Representation bill by investing \$7.5M to maintain Equity Corps of Oregon, the statewide collaborative of community-based organizations, nonprofits, and attorneys that provides no-cost immigration legal services.</p>
<p>Climate Change Fund</p> <p><i>Oregon Worker Relief, PCUN, Oregon Law Center</i></p>	<p>\$9M</p>	<p>Oregonians increasingly face extreme heat waves, wildfires, and unhealthy air, but the dangers of the climate crisis are not evenly distributed.</p> <p>Agricultural workers are often forced to work in dangerous smoke and heat because they cannot afford to miss out on what are already extremely low wages. Many of Oregon's agricultural workers are immigrants, Indigenous, or Latinx and low-income and do essential work including farming, tree-planting, dairying, raising livestock, food processing, and nursery work.</p>

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		<p>Prioritizing relief to the members of our communities who are most impacted is key to developing an equitable response to climate disasters.</p> <p>The Climate Change Fund by Oregon Worker Relief provides financial assistance to agriculture workers when extreme heat or smoke pollution prevents them from working so they can take care of themselves and their families.</p> <p>The Climate Change Fund's initial funding was quickly distributed to 9,569 agricultural workers in 34 counties. We urge legislators to invest in the Climate Change Fund in 2024 to protect workers from climate extremes. This investment plays a crucial role in supporting agricultural workers in Oregon who contribute to the nourishment and wellbeing of our state.</p>
Restorative Justice <i>Restorative Justice Coalition of Oregon</i>	\$4M	<p>Restorative justice is a survivor-centered approach to accountability that focuses on promoting healing for those who have been harmed and on fostering true internal accountability for those who have caused harm.</p> <p>Restorative justice facilitators work with both the harmed and responsible parties to prepare them for a healing dialogue that typically results in a plan for how the responsible party will repair the harm, to the extent possible. This community-based approach to harm serves as an alternative to traditional prosecution. Restorative justice thereby creates a mechanism for relieving the pressure on Oregon's overburdened court and public defense systems and reducing the</p>

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		<p>state's reliance on incarceration, while also making communities safer.</p> <p>Data from restorative justice programs across America and other parts of the world indicate high levels of success when compared to the current criminal legal approach.</p> <p>Reduced recidivism, increased survivor satisfaction, and long term cost savings, are the most common results of restorative justice programs.</p> <p>Oregon is poised to be a national leader in restorative approaches to harm. In 2021, the Oregon legislature allocated \$4 million to the Criminal Justice Commission (CJC) to develop a dedicated fund for restorative justice programs.</p> <p>This led to eight programs serving over thirteen counties receiving funding to initiate and/or expand restorative services. In the 2024 session, the Oregon Legislature has the opportunity to allow these programs that were left out of the 2023 budget to survive by appropriating \$4 million for this critical program.</p>
School Based Health Centers	\$18.2M	<p>School-based health centers (SBHCs) in Oregon deliver quality, affordable, cost-effective health care to young people and function like a doctor's office located on school grounds. They offer a range of medical and health services, enjoy broad community support, and help keep kids healthier, in school, and ready to learn. Investments in SBHCs benefit schools, families, communities, and serve thousands of Oregon youth every year.</p> <p>Many young people in Oregon still lack</p>

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		<p>adequate access to the health care they need — and mental health care in particular — due to stigma, a lack of health insurance, an insurance policy with limited coverage, a lack of understanding about how to access care, poor access to transportation (especially in rural areas), and a lack of medical providers providing care under the Oregon Health Plan. SBHCs address each of these barriers by providing all school-aged youth with the care they need, whether they have private insurance, public assistance, or no insurance.</p> <p>In 2024, legislators can increase the availability of mental health services statewide by investing \$18.2M in our vital SBHCs. Mental health services embedded within school-based health centers create a continuum of integrated care that improves children's mental health, physical health, and educational attainment.</p>
<p>Student Emergency Package</p> <p><i>Oregon Student Association, Partners for a Hunger-Free Oregon, Basic Needs Oregon</i></p>	<p>\$6M</p>	<p>College and university students in Oregon are reporting increased rates of food insecurity, housing instability, and challenges affording and accessing textbooks, transportation, childcare, and other basic needs.</p> <p>In 2021, the Oregon State Legislature took a critical step in addressing student basic needs insecurities by passing HB 2835, the Benefits Navigator Bill. This legislation was designed to close opportunity gaps and facilitate economic mobility by increasing access to federal, state, and local benefits for low income students at community colleges and public universities.</p> <p>The 2024 Student Emergency Needs Package is a bipartisan, student-centered effort to support Oregon's Basic Needs</p>

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		<p>Navigators and Textbook Affordability Program with \$6 million dollars in one-time, emergency funding.</p> <p>This policy will further support the legislature's work of addressing students basic needs and text book affordability by allowing every institution to pinpoint the programs/solutions that work best for their student body to better access housing, food, clothing, technology, and other open educational resources.</p>
<p>Universal Healthcare Governance Board</p> <p><i>Healthcare for All Oregon</i></p>	<p>\$0.5M</p>	<p>A significant barrier to advance so many issues related to racial, gender, and economic justice is the current system's complexity and inequitable access to health care. This is why we need universal healthcare.</p> <p>In the 2023 Legislative Session, SB1089 established the Universal Health Plan Governance Board to put Oregon on a path to realizing the recently codified constitutional right to health care. The Universal Health Plan Governance Board will design a detailed, publicly funded, single payer universal health care system for recommendation to the Oregon Legislature for implementation to start as soon as 2027.</p> <p>The legislature should continue the immediate work of the Universal Healthcare Governance Board with an additional \$500,000 this biennium. This funding will help create and develop the positions and systems needed to work with the public, employers, and other stakeholders to achieve success.</p>

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<p>Healthy Homes</p> <p><i>Oregon Just Transition Alliance</i></p>	<p>\$10M</p>	<p>54% of Oregonians live in housing built before 1978 that is energy-inefficient and in need of repairs and weatherproofing.</p> <p>Families with low-incomes, families living in rural and tribal communities, and individuals that identify as Black, Indigneous, Latinx, or people of color are the most at risk due to decades of redlining and other discriminatory practices. Consequently, these communities are most harmed by sick days and hospital visits caused by mold, cold weather, and the inability to take refuge from bad outdoor air quality.</p> <p>The 2021 Oregon Legislature enacted groundbreaking legislation to help achieve Healthy Homes for low income households and communities impacted by environmental justice factors.</p> <p>Funding for Healthy Homes is expected to run out in 2024. Oregon should build on it's initial investment from 2021 to make sure that all Oregonians can be healthy in their homes.</p>

Fair Shot for All is an economic justice coalition of grassroots organizations and labor unions across the state who work together to create opportunities for all working families to thrive, build power with our communities, and dismantle historic and systemic economic inequities in our state. We are organized across race, class, and gender and center those of us who have been impacted most: Oregonians who are Black, Indigenous, Latinx, and/or people of color; LGBTQ+; women; and/or working class families. There is incredible strength in our numbers and our fierce belief in the future we are fighting for.

Our Steering Committee

THE PEOPLE'S BUDGET

FAIRSHOT FOR ALL

<logo sheet>

CAT Board Application

What is your name? *

Betty Holladay

What are your pronouns? *

she/her

What is your gender?

Female

What is your ethnicity?

Hispanic

Not Hispanic

What is your race?

White

Are you disabled?

- Yes
- No
- Prefer not to say

Are you a CAT Member? *

- Yes
- No

Please share two references, their contact information, and your relationship to them.

1. Carmen Morales Arnbrister - Friend, co-worker with Oregon Dept of Human Services, and fellow union activist with SEIU503.

asdfasdfasdfasdfasdfasdfasdfasdfasdfasdf
asdfasdfasdfasdfasdfasdfasdfasdfasdfasdf

2. Kevin Cronan - Fellow renters' rights activist who is with Eugene Tenant Alliance.

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asdfasdfasdfasdfasdfasdfasdfasdfasdfasdf

Contact Information

Phone number?

504 891 9918
.....

How about email?

msford@ca@fasdfasdfasdfasdfasdf
.....

What is your address?

~~selfgselfgselfgselfgd~~Lake Oswego, OR 97031 asdfasd

Skills and Affiliations

What skill set do you bring to the board?

Passion for social justice, involvement with rent stabilization issues, lobbying legislature, past experience serving on a Board as well as an officer in my Union.

Where do you work?

Retired

What other organizations are you or have you been involved with? (Please give name, type of involvement, and years you were active.)

Past member of SEIU503 Board of Directors for 4 years; current member of SEIU503's political pac (CAPE) for over 10 years; current volunteer at Tryon Creek State Natural Area for one year; current 50+ Advisory Committee for City of Lake Oswego (3 months). CAT member and also served on its Policy Committee for about 6 months in 2022 and 2023.

Interview Questions

Why are you interested in serving on CAT's Board of Directors?

I recently learned that the Board could use more members. Having worked on the Policy Committee, I would like to expand my involvement with CAT to the Board.

What tenant issues are of particular concern to you?

Rent stabilization and other legal issues that impact renters are a main priority of mine. But I also care about the hotline efforts along with educational outreach.

What life or work experiences have you had that may add to your abilities as a Board Member?

I have been a lifelong renter and I bring that lived experience to my advocacy and work with CAT.

Is there anything that might prevent you from carrying out your responsibilities as a Board Member?

No. I may take some vacation this coming year, but I think that overall this will not be an impediment to serving on the Board.

Is there anything in your background that might put the organization at risk if it were widely known? (A background issue may or may not affect the possibility of your becoming a Board Member. CAT's work attracts opposition and an unexpected revelation related to a Board Member could be damaging.)

I certainly hope not. None that I can think of.

Attestations

Please initial after each statement.

I have read and agree to the CAT Board position description.

bfh

I have read and agree to the Roles and Responsibilities of Nonprofit Boards.

bfh

I have read and agree to the CAT Basic Agreements.

bfh

I have read and agree to the CAT Board contract.

bfh

I have read and agree to the CAT Code of Ethics.

bfh

This form was created inside of Community Alliance of Tenants.



Statement of Activities: Fiscal Year 2024 Preliminary, Unreconciled (November In Progress)

	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Total
Revenue						
Contributions & Gifts	38.00	144.07	60.91	2,821.00	168.21	3,232.19
Grants & Contracts	27,057.27	27,358.00	23,006.10	37,980.58	TBD	115,401.95
Membership	587.96	1,761.41	3,233.80	968.30	1,789.80	8,341.27
Other Revenue	204.00	47.50	77.50	57.50	3,049.78	3,436.28
Interest Income	4.45	4.46				8.91
Total Revenue	\$ 27,891.68	\$ 29,315.44	\$ 26,378.31	\$ 41,827.38	\$ 5,007.79	\$ 130,420.60
Expenditures						
Personnel & Fringe Benefits	63,924.70	32,758.30	36,995.79	38,298.57	60,531.85	232,509.21
Professional Fees	12,529.88	25,781.32	28,976.74	19,682.38	14,853.59	101,823.91
Program Direct Costs		3,130.00	80.00	13,341.20	494.25	17,045.45
Business Expenses	10,659.85	8,658.36	6,796.44	20,527.38	8,382.91	55,024.94
Total Expenditures	\$ 87,114.43	\$ 70,327.98	\$ 72,848.97	\$ 91,849.53	\$ 84,262.60	\$ 406,403.51
Net Revenue	-\$ 59,222.75	-\$ 41,012.54	-\$ 46,470.66	-\$ 50,022.15	-\$ 79,254.81	-\$ 275,982.91

November:

- Allocated expenses are currently in process, allowing us to invoice grants and contracts.
- The deficit reflects certain costs that are covered by unrestricted funds and not yet accrued expenses (bills paid in full that cover an entire year).
- Personnel & Fringe Benefits increased due to hiring, and we expect to see an increase once health insurance activates in December.
- Professional fees have decreased.

- Incomplete and unreconciled books due to the software conversion and the holiday times off.

Statement of Financial Position: Fiscal Year 2024 Preliminary, Unreconciled (FY23 In Progress)

	<u>Total</u>
ASSETS	
Current Assets	
Bank Accounts	605,272
Accounts Receivable	103,486
Other Current Assets	<u>1,597,866</u>
Total Current Assets	<u>2,306,624</u>
TOTAL ASSETS	2,306,624
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	78,276
Credit Cards	(2,109)
Other Current Liabilities	<u>(75,100)</u>
Total Current Liabilities	<u>1,068</u>
Total Liabilities	<u>1,068</u>
Equity	2,305,556
TOTAL LIABILITIES AND EQUITY	<u>2,306,624</u>

	<u>Total</u>
ASSETS	
Current Assets	
Bank Accounts	
Operations	555,852
CAT Action	10,014
Restricted OHCS	100
Justin Buri	<u>39,305</u>
Total Bank Accounts	605,272
Other Current Assets	
CDARS - OHCS	500,000
ICS - OHCS	1,100,000
LIABILITIES AND EQUITY	
Equity	
Net Assets With Donor Restrictions	2,200,000

- The former software used in FY23 is still being reconciled to verify the beginning balances. Anticipated completion by mid-January.
- Receipt of \$2.2M OHCS restricted funding for 2-years was received and invested in November, as demonstrated above with CDARS and ICS, tiered certificates of deposit.
- In December, the remaining \$600k was transferred to Restricted OHCS, to be reported next board meeting.
- Reminder: these funds cannot be utilized in any way except under strict contract guidelines.
- Unrestricted cash remains elusive and overall cash is not being replenished. We have grant applications out that focus here, though it is very competitive and no immediate turn-around.

Department	Position Title FY23		FTE	Position Title FY24		FTE
Admin	Director, Executive	Full-Time	1.00	Director, Executive	Full-Time	1.00
Admin	Director, Finance & Administration	Full-Time	1.00	Director, Finance & Compliance	Part-Time	0.50
ComEd	Director, Tenant Advocacy & Organizing	Full-Time	1.00	Director, Tenant Advocacy & Engagement	Part-Time	0.50
TenEd	Director, Tenant Education & Support	Full-Time	1.00	Director, Tenant Education & Support	Full-Time	1.00
Admin	Manager, Accounting	Full-Time	1.00	Manager, Accounting & Administration	Full-Time	1.00
Admin	Manager, Communications	Full-Time	1.00	<i>position eliminated</i>		
Admin	Manager, Development	Full-Time	1.00	<i>position eliminated</i>		
Admin	Manager, Hotline	Full-Time	1.00	Manager, Tenant Education	Full-Time	1.00
Admin	Manager, Assistant, Hotline	Full-Time	1.00	<i>position eliminated</i>		
Admin	Manager, Human Resource & Payroll	Full-Time	1.00	<i>position eliminated</i>		
ComEd	Manager, Membership	Full-Time	1.00	Senior Coordinator, Tenant Membership & Volunteer	Full-Time	1.00
Admin	Accountant	Full-Time	1.00	<i>position eliminated</i>		
TenEd	Coordinator, Tenant Protection	Full-Time	1.00	Coordinator, Tenant Protection Bilingual	Full-Time	1.00
TenEd	Coordinator, Tenant Protection	Full-Time	1.00	Coordinator, Tenant Protection Bilingual	Full-Time	1.00
TenEd	Coordinator, Tenant Protection	Full-Time	1.00	Coordinator, Tenant Protection Bilingual	Full-Time	1.00
TenEd	Coordinator, Tenant Protection	Full-Time	1.00	Coordinator, Tenant Protection Multicultural	Full-Time	1.00
TenEd	<i>position did not exist</i>					
ComEd	Regional Organizer, Southern Oregon (Spanish)	Full-Time	1.00	Coordinator, Tenant Protection Bilingual (Converted)	Full-Time	1.00
ComEd	Regional Organizer, Deschutes County	Full-Time	1.00	Coordinator, Tenant Community Engagement	Part-Time	0.75
ComEd	Regional Organizer, Southern Oregon	Full-Time	1.00	Coordinator, Tenant Community Engagement	Part-Time	0.75
ComEd	Regional Organizer, Marion County	Full-Time	1.00	<i>position combined</i>		
ComEd	Regional Organizer, Portland Metro	Full-Time	1.00	<i>position combined</i>		
TenEd	Specialist, Tenant Education, Marion	Full-Time	1.00	Specialist, Tenant Education (Vacant)	Part-Time	0.50
TenEd	Specialist, Tenant Education, Multnomah	Full-Time	1.00	Specialist, Tenant Education	Part-Time	0.50
TenEd	Specialist, Tenant Education, Deschutes	Full-Time	1.00	Specialist, Tenant Education	Part-Time	0.50
TenEd	Specialist, Tenant Education, Multnomah	Full-Time	1.00	Specialist, Tenant Education	Part-Time	0.50
TenEd	Specialist, Tenant Education, Southern Oregon	Full-Time	1.00	Specialist, Tenant Education	Part-Time	0.50
TenEd	Specialist, Tenant Education, Multnomah	Full-Time	1.00	<i>position combined</i>		
TenEd	Specialist, Tenant Education, Multnomah	Full-Time	1.00	<i>position combined</i>		
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