

Housing Opportunities Action Council

Governing Board

Minutes 06-27-2018

Board Members in Attendance: Biff Traber (co-chair), Anne Schuster (co-chair), Blake Pang, Julie Manning, Letetia Wilson, Brigetta Olson, Michael Olkin (alt-Holt), Kate Caldwell (alt-Schempf), Art Kyle, Jennifer Moore, Kenny Lowe, Aleita Hass-Holcombe, Andrea Myhre, Chris Hawkins, Lauren Schaffner, Nicole Hindes

NOTE: To accommodate those wishing to participate in Senator Merkley’s conference call on housing, scheduled for 2:30, and allow time for our guest speaker, the order of the agenda shifted. We will return to our standard agenda order in July.

Time	Type	Presenter	Topic / Notes
1:30 pm	Report	Co-Chairs and Program Manager	Introductions Approve April Minutes Co-Chair Comments Program Manager report
<p>Approval of May Minutes: Motion: Julie Manning, Second: Kenny Lowe. Approved (one abstaining)</p> <p>Co-Chair Comments: No comments</p> <p>Program Manager Report: Written comments were distributed, and are available online (http://bentonhoac.com/monthly-meetings/).</p> <p>- Additional comments:</p> <p>Julie Manning: There’s been a change in approach for the planning meeting previously scheduled for this date – can you explain a bit?</p> <p>--- After the May meeting, where the agenda for the planning meeting was discussed, it became clear that a number of HOAC members would not be able to attend, and this would adversely impact the meeting. After consulting with Leadership, the approach was changed. Pre-work for a planning meeting will proceed over several months, and a new planning meeting date will be established for this fall.</p> <p>Biff Traber: In previous meetings, we discussed the “Enhanced Law Enforcement Zone” which was under consideration by Council. The ELEA was not approved, though funding to support it was included in the budget approved June 18 by City Council. Tina Empol (former City Councilor) is working on a proposal for a more positive “zone” for downtown.</p> <p>Biff Traber and Anne Schuster: The strategies outlined in the updated Ten Year Plan have recently been used as a reporting framework for County efforts as they apply to the Ten Year Plan. This view should be shared by the Benton County Health Department team in the July HOAC meeting.</p>			

<p>Commissioner Augerot recently asked CSC to do a similar report, showing their efforts as they align to the Ten Year Plan.</p>			
<p>1:40 pm</p>	<p>Oregon Housing Alliance update</p>	<p>Alison McIntosh, Deputy Director, Policy & Communications, Neighborhood Partnerships</p>	<p>Statewide housing issues, legislative priorities (information)</p>
<p>Since 2004, Neighborhood Partnerships has convened the statewide Oregon Housing Alliance. The Housing Alliance is a coalition of more than 80 organizations who come together with the belief that everyone needs a safe, stable, and affordable place to call home. The Housing Alliance is a legislative advocacy coalition, which works to advance housing opportunity at our state capitol in Salem, and at the federal level.</p> <p>Alison McIntosh: Convene Oregon Housing Alliance -- more than 80 organizations, founded as an advocacy coalition, with the belief that every Oregonian needs a safe affordable home.</p> <p>Origins - in 2003 there was a particularly bad legislative day for housing -- clear that the group was not aligned, and it made for a very poor showing at the Legislature. Since that time, there has been an effort to build a more unified front around housing issues and shared priorities. They unite behind a shared legislative agenda.</p> <p>The work is hard -- more Oregonians than ever are experiencing homelessness, and finding agreement can be challenging.</p> <p>Come join us! There are opportunities to join workgroups, and the OHA is available as a resource. Opportunities like Housing Day in Salem also give a chance to get local issues before the legislature.</p> <p>Hard time -- but hopeful. More people are engaged in these issues than ever before.</p> <p>HJR 201 - Constitutional amendment in the next legislative session - would allow municipalities to use bonds to support non-government owned housing projects. Would provide greater flexibility to support affordable housing. Existing systems to ensure the housing developed remain in use for qualified residents are effective, and would continue. Would support more public-private collaborations.</p>			

2019 Legislative agenda:

- Homelessness: Emergency Housing Assistance dollars: Continue ask for these resources
- Housing "plus" services -- support for services to help people remain in housing
- Protections for tenants from no-cause evictions, exorbitant rent increases, etc. Renew efforts which failed in 2017.
- Advocate for new tools to support affordable housing development: likely more \$ for LIFT, and possibly other programs
- Support for affordable and regular home ownership -- specific programs are being developed.

Suggestions for things which would have an impact here in Benton County?

- Brigetta Olson: Support for home repair, maintenance to keep people in housing
- Julie Manning: 1) Optimizing federal Medicare match with state dollars, that might support housing. 2) CCO's are going to be entering into their next 5 year period of contract renewal. Increased focus on social determinants of health is an area that might bring together service providers outside traditional healthcare, and healthcare. CCO's are not yet funding affordable housing development, but they are supporting many other needs for those experiencing homelessness, or at risk.
 - Q: Biff Traber: Are CCOs supporting housing or supportive services in other areas?
A: Julie Manning: Yes -- example is the Homeless Vulnerable Patients proposal to IHN-CCO DST to support services to homeless patients.
Comment: Andrea Myhre: Our local CCO doesn't support housing directly, but others in Oregon do seem to make this work.
Alison McIntosh: Supportive Housing Workgroup is exploring how some patients are getting long term housing supports through Oregon Health Authority, and how to better align systems of support.
- Nicole Hindes: Housing security for college students is a big issue. It impacts students and institutions, and no one is owning the problem. We tell students college is a pathway out of poverty, but we're not providing supports to make it affordable. Many dismiss the rent burden of college students.

- Alison McIntosh: Agree this is a big issue -- students often adversely impacted by landlord tenant law, and welcome help to find productive solutions.
- Anne Schuster: OHCS has been holding seminars on the statewide housing plan, and it seems like there are good opportunities there -- any comment?
 - Alison McIntosh: Yes - lots of exciting possibilities. Need to see supports that will allow communities to more effectively partner with local developers like WNHS.
- Biff Traber: We're struggling with housing affordability across all incomes. Are there any initiatives around developing more mid-range housing, which can free up more stock for affordable housing?
 - Alison McIntosh: OHA's approach is that there's no one solution -- need to push for solutions across a broad spectrum of needs -- pursue many paths at once. Support programs that would allow people to live in the communities where they work. One thing being explored is creation of an "acquisition fund" for communities to be able to acquire properties so they can be kept available as affordable housing. Loan guarantees, etc, may be helpful.
- Kenny Lowe: Rental assistance programs that have supported those with SPMI have been helpful, but not everyone across the state has been able to access - things like the "25%" rule (no more than 25% of units can be set aside for MH housing, which can create barriers). How can this be addressed, so legislation has fewer unintended consequences.
 - Alison McIntosh -- always challenges with unintended consequences. Have to continue to work those issues that emerge.
- Anne Schuster: Seems like there are lots of state resources -- is that true?
 - Alison McIntosh: There are programs like LIFT and Low income tax credits, but sometimes there's a need for more supportive services.
- Andrea Myhre: It's hard when focus is on providing support, but not housing development -- hard to know how to access available funds. There's a lack of awareness of how to access housing development funds, if you're core service is not development.
 - Brigetta Olson: Need more cross-sector collaboration. Joining the Housing Alliance is an important step.

- Alison McIntosh - membership meeting on July 30 - if you are curious, you can come for the day and see how it works. There's also a conference from Neighborhood Partnerships which will include info on housing (RE:Conference, October 23-24 -- <https://neighborhoodpartnerships.org/2018-reconference/>)

2:30 pm	SMART Team Update	Andrea Myhre	(information)
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Updates from HOAC Workgroups

- Housing Supply & Messaging: Brigetta Olson and Sara Ingle, co-chairs

Brigetta Olson: Was going to bring forward a request for a position on the ELEA, but the Council declined the ELEA. Urban renewal district work is going forward, and there will be a meeting July 9 at Lincoln School 530-700. All are invited. The district may be going to voters, so all are welcome to come and learn more.

Alison and her team were the trainers for the original group that went through Housing Advocacy/Messaging training -- thank you!

There is a group called Home Matters Benton County that is communicating about home advocacy issues. Info on joining the mail group: <https://mailchi.mp/55538de70f3f/home-matters-benton-county-join-network>

- Comprehensive Care Coordination: Pegge McGuire and Letetia Wilson, co-chairs

Letetia Wilson: Have not met in a few months -- there are three similar groups with some overlapping efforts. Letetia and Pegge are working to see if stronger coordination across those groups is possible.

Biff Traber: Request of the group (or Shawn) -- by next meeting, come forward with some recommendation on the future path for the group.

Letetia Wilson: Will try to do before next meeting if possible, and will keep it as a priority

Biff Traber: We could escalate some of this to a higher HOAC level, to stimulate communication with those convening the other groups.

Letetia Wilson: May be necessary to attend the other meetings, and this may be challenging over the summer.

Anne Schuster: Is there a clear niche for this group?

Letetia Wilson: The co-chairs have been seeking feedback across the group members to see if there's value. Disagreement across members - some see us not moving quickly enough, others see moving faster than others.

- Mental & Behavioral Health: Bettina Schempf, chair

Andrea Myhre for Bettina Schempf: Next meeting will be July 13, 1:30 at the Board of Commissioners meeting room. There's work within this, and all the workgroups to refine work plans, and outline path forward.

- Biff Traber: all the workgroups are charged with assessing the gaps, and whether the group is needed. Need to have that assessment conclude, and get clarity on efforts.
- General comments from Andrea Myhre: there are other groups that may need some relationship to HOAC. Examples include SORT team, Sustainability Coalition Housing Action Team, and the Homeless Vulnerable Patients group. Some assessment needed and underway.

2:50

Public Comment / Q&A

Bill Glassmire: Thank you for your work. Reading from Shawn's comments - about the need for work on future conversations. At last night's forum there were passionate questions about how to engage the homeless community in the conversation -- would like to see that happen. The other community to engage is the business community. Would like to see members of the business community at the table.

Andrea Myhre: Excellent comment - If you have suggestions about how to do that, please let Andrea or Shawn know.

Sara Ingle: What a gem you have in Shawn Collins. Not sure how to describe his title, but he works very hard for HOAC. 7 days a week, long hours, responsive to members of the community, and remains courteous, kind, and works in good faith. He's been put in a difficult position lately. Keeps his eye on the goal and mission, and does a great job.

Vijay Raghavan: Volunteers at the men's shelter, appreciates the work of this group, and appreciate the 2nd street proposal. Can also appreciate the valid objections that Commissioner Schuster has raised -- it would have an impact, so I understand why we're here at this point. But isn't the Shelter an operation of HOAC?

- Biff Traber: UUFC runs, and Shawn is tasked with facilitating solutions, but HOAC does not run the shelter. HOAC has many efforts that it facilitates, but independent agencies are responsible to run those efforts.

Comment continues: Understand problem for 2nd, Flowmatcher doesn't work, Hanson seems to be off the table - how can we be here with no option?

- Biff Traber: 2nd street is not off the table as an option. There is a process in place for Council and Board of Commissioners. As that concludes, it will be up to the agencies to decide how to proceed.

Comment continues: Not trying to be confrontational -- but if we don't get a shelter in place, the problems downtown will only get worse.

- Biff Traber: The most effective forum will be Council and the Board of Commissioners as they consider options.
- Andrea Myhre: You bring up a valid point. We had a workgroup that took up many scenarios for where to site the Shelter. After reviewing many, they settled on 2nd Street, but community outcry has raised issues. Your point that timeliness is critical is correct. Appreciate your comments, and please do keep speaking up at public meetings.

Jim Moorefield: Until 2 months ago, was ED at WNHS. Now just a regular guy, and it's fun. Something was missing from Alison's presentation, and that's the successes OHA has had in Salem. Alison is modest, and also recognizes how many people are involved in progress -- but she makes a significant impact directly. Oregon Housing Alliance has made an impact on millions of lives across Oregon by promoting efforts to support housing, hunger, family stability, etc. The next time we have a Housing Opportunity Day in Salem -- we need a busload from Corvallis going up there. The last group was a great group, and it was very inspiring to watch folks tell their stories about not just what's wrong, but their vision of how things need to change. Get involved, and you'll come away with a different idea of how you can change the world.

Yvonne McCallister: (submitted by email with a request they be included in public comment)
I cannot attend today's meeting, however I plan to attend July 2nd council meeting.

My comments are as follows which I wish to be included in the testimony:

I am NOT in favor of a homeless shelter which is located downtown. The site you have chosen has not been given much thought as to how it affects business and citizens. Nor have you taken into consideration voices like mine which tend not to be heard. Did you know a physicians office is on the 2nd floor and they absolutely do not want the site to be on the 1st floor. I have spoken to them.

I have asked the City Council to delay the funding of tax dollars until you can come up with a location which is NOT downtown. Your current self imposed deadline for a shelter only hastens bad decision making.

Maybe a Shelter will have to wait until such time a suitable site can be found. Please consider the information about Klamath Falls which I have shopped around to everyone. Have you even contacted Gospel Mission to see if they are interested in Corvallis?

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