

Housing Opportunities Action Council

Governing Board

Minutes 11-28-2018

Board Members in Attendance: Biff Traber (co-chair), Anne Schuster (co-chair), Xan Augerot (incoming co-chair), Chris Hawkins, Art Kyle, Jennifer Morris (alt-Wilson), Jill McAllister, Nicole Hinds, Andrea Myhre, Kenny Lowe, Bettina Schempf, Julie Manning, Sara Ingle (alt-Butcher), Heather Richter (LOVE INC), Pegge McGuire (alt-Lyon), Brigetta Olson, Donna Holt, Aleita Hass-Holcombe, Blake Pang

Community attendees: Jim Day (Gazette-Times), Councilor Bill Glassmire, Rika Bierek, Misha Myers, Sara Power, Catherine Mater, Steve Germaneri, Maggie Cooper

Guest Speakers: Ari Basil-Wagner (GOBHI), Henry O'Keefe (GOBHI in-house counsel)

Time	Topic	Presenter	Topic / Notes
1:30 pm	Intro	Co-chairs	
<p>The November 2018 meeting functioned as a followup to the October 25 retreat with Ari Basil-Wagner. Approval of prior meeting minutes and reports was suspended, and the meeting was extended to 2 hours.</p> <p>After a brief introduction by Biff Traber, which included comments about a handout shared at the meeting announcing a public meeting on rent burdens, to be convened December 13, at the Corvallis-Benton County Public Library by the Housing and Community Development Advisory Board, the meeting was facilitated by Ari Basil-Wagner, of Greater Oregon Behavioral Health, Inc. (GOBHI), and her colleague Henry O'Keefe. Following notes capture the discussion, which included questions/comments from community members in attendance.</p> <p>Summary notes from the October 25 retreat may be found on the HOAC website as "Attachments" for the November meeting: http://bentonhoac.com/monthly-meetings/</p> <p>Ari Basil-Wagner: Henry serves as Legal Counsel for GOBHI, and is involved to develop some models for the organization. His work is part of the existing contract.</p> <p style="padding-left: 40px;">Intent for the meeting</p> <p style="padding-left: 80px;">Revisit some work from the retreat</p> <p style="padding-left: 80px;">Look at org structure / models</p> <ul style="list-style-type: none"> • Purpose statement (draft - in handout) • Strengths and Challenges (in handout) 			

- Deciding structure is critical to optimize group, and enable the strengths
- [General agreement in the room that summary captured meeting on Oct 25 - full notes for meeting will follow]

GOBHI is presenting possible models with no particular bias to any one model.

Henry O'Keefe: Presentation/Discussion of models

- A. Continue as is
- B. Non-profit creates fiscal sponsorship
- C. Establish an independent non-profit
- D. Absorb into existing governmental entity: City or County could pass initiative to support
- E. Establish new governmental entity

Discussion:

Jill McAllister: Need to understand history of forming the group, and what are we set to do?

Biff Traber: Started with Homeless Oversight Committee - loosely coupled group focused on Ten Year Plan development.

Julie Manning: HOC was convened by Community Services Consortium. They worked with groups in Linn/Benton/Lincoln County to develop initial Ten Year Plan. There were similar processes and groups formed in other counties. Advisory group - formed to address homelessness, after Federal/State initiatives to develop plans. Value of bringing collective wisdom and resources together drove sustained effort to meet and work together. There was not any formal infrastructure created initially.

Biff Traber: 2015, there was assessment of the status of the Ten Year Plan. Retreat in late 2015. Call for update to the Plan, and desire for more structure to track and manage meetings/plan progress/communications. Review of other orgs, like what is done in Bend. Recommendation to create Lead Administrator role. Prior to that, project management fell to co-chairs (who don't really have time for that work). Intent was to create structure without creating a more formal organization.

Julie Manning: Benton County was initially supporting some Americorps volunteers to work with the Homeless Oversight Committee.

Aleita Hass-Holcombe: All those initially involved are listed in the original Ten Year Plan.

Jill McAllister: That is helpful -- but in recent years the Men's Shelter has been substantial focus.

Biff Traber: True, but there's other work, like coordinating workgroups, update to the Plan, etc, has been less visible work.

Jill McAllister: Community thinks this is the sole organization that makes decisions about homelessness programs, sites for services, etc. There's a need for more structure and authority, but it's not there now.

Steve Germaneri: Was at that 2015 meeting. People ask about what HOAC is, and think the best answer is pulling together organizations to coordinate resources and deliver services better.

Kenny Lowe: Comments that there's a big shift in need doesn't ring true. There was greater instability in earlier time, when there was Shelter moving between locations at churches.

Sara Ingle: We have to talk about whether HOAC has some ownership of the Men's Shelter, and is accountable for same. Does the Shelter go with the new organization?

Biff Traber: One expansion to the topic: Does the new organization provide services that are not provided by other orgs now? New services that don't yet have an "owner", for example?

Sara Power: We help each other's agencies sounds right - but when there has been controversy, the organization did not stand together to support. As a result, there was a loss of the agency that had been providing Men's shelter.

Pegge McGuire: CSC is an ORS 190. Perspective on HOAC is that we were coming together to maximize resources, and act as an advisory body to City/County.

Andrea Myhre: UUFC has stepped up as fiscal agent of the Shelter, and there's discussion of forming a new org to support - but this doesn't need HOAC oversight. Shelter location was identified in the revised plan, and our role is to offer technical support to work advancing the plan -- facilitate work against plan -- but not to deliver direct services.

Kenny Lowe: There's a challenge when we say we don't provide direct service, but there are groups like Adult Services Team and SORT, which do seem to provide services, and this muddies the issue.

Brigetta Olson: We talk about coordination of services, but have not discussed advocacy. We need advocacy to bring additional resources to the community.

Ari Basil-Wagner: Clear that there are common concerns: The men's shelter, coordination of services, advocacy, working together when things get difficult, etc. What's the most effective model to do this?

Biff Traber: We had a presentation from Pat Farr of Lane County -- how does their approach fit into the models you've presented?

Julie Manning: Poverty and Homeless Board in Lane: They have some unique attributes, in that they are a Continuum of Care, and the Community Action Agency. Would this fit into model D? Absorb by existing entity? One key difference is that our CAA (CSC) is accountable to 3 counties, rather than in Lane Co, where the County IS the CAA.

Pegge McGuire: Requirements for a tri-partite Board -- service recipients, elected officials, general population

Julie Manning: One appeal of the Lane Co model: preserves broad membership as we have now, but with some additional structure.

Andrea Myhre: Main difference is that we're not likely to become a CoC, and we already have a CAA that covers an area beyond Benton County. Lane Co has funding - but we don't have the opportunity to pull in the same funding. We can't directly parallel Lane Co.

Bettina Schempf: Without funding to begin to implement and drive plan, there's little hope of real impact. We need to have a structure to secure and distribute funds.

Xan Augerot: Echo the significance of funding availability. CSC is a key part of the puzzle. Unless the community has an opportunity to inform how funds are spent, we're not using all the tools in the toolbox.

Brigetta Olson: Echo that -- need to be able to better align funding within different organizations.

Kenny Lowe: Remind folks that when we start talking about resources and funding, it wasn't funding that was the key barrier identified in the recent Community Capacity Building workshop (Jill's meeting). Safety for all was the top priority.

Biff Traber: Continuum of Care -- thought we had discussed prospect of this?

Pegge McGuire: Could easily become a local continuum of care, but becoming a formal recognized CoC at the State/Federal level is not likely.

Ari Basil-Wagner: Polling to see what group wants going forward:

- Stay as is:
 - Discussion:
 - Jill McAllister: Challenges too great to stay as is
 - Ari Basil-Wagner: Does current structure support identified goals?
 - Jill McAllister: Developing solutions and opportunities a challenge without clear authority. We saw how this played out in the recent struggle over a 2nd street service center.
 - Andrea Myhre: Folks at the table are doers, not senior decision makers. There's a level of decision making going on that we're not (as an org) involved in.
 - Sara Ingle: Before throwing out current system - how would it be different if we adopt other options? Many in group can't commit their agency. This would not be different if we selected option B or C.
 - Henry O'Keefe: There are 2 different types of non-profits: member and non-member. Membership non-profits would have some membership agreement. Board of the non-profit would have some fiduciary accountability.
 - Bettina Schempf: Don't want a non-profit that has no impact on member non-profits. Have to have an MOU, or some protective legal structure to allow orgs to be in the room without assuming some undue risk.
 - Xan Augerot: The coalition of groups going into a co-location on 2nd (the Confluence) will be forming a membership non-profit.

- Jill McAllister: Power and privilege can have substantial influence -- can sidestep an organization like HOAC. Need public/private partnerships. What kind of structure will best help the non-profits helping people in need, partner with power and privilege to achieve common aims?
- Anne Schuster: Don't like the terms power and privilege -- we all have power and privilege.
- Andrea Myhre: Our current model could work with some repairs. 1) Lack of communication around update to the Ten Year Plan -- didn't feel like there was cohesion around that work. 2) Lack of involvement from some governmental agencies and others that can bring money to the table. Could remain the same but link more strongly to existing governmental agencies (link/mandate connection between work and government agencies).
- Biff Traber: There are decisions that can be delegated to a group (rather than mandating a link). There are areas where HOAC has not been asked clearly to take on an issue and make recommendation. This may not happen without a change in the organization. Commissioners and City Council would have to make a decision to do that.
- Xan Augerot: Need more clear mandate from City/County. It's been a working experiment with some successes, but it hasn't built the public/private partnerships needed to move forward.
- Julie Manning: Agree - more closely engaging City/County governments critical to support future work of this group. Without some "advisory board" type relationship, this won't likely happen. Library as an example of an entity that is connected to City/County, but also has some advisory group capacity.
- Ari Basil-Wagner: Summary of criteria for new model: Advisory, with funding, link to City/County, broad representation
 - Julie Manning: If we don't change, there's nothing to prevent City/County from forming something like a more formal advisory group.
 - Andrea Myhre: Opportunity for an advisory group to still have working groups/ad hoc groups beyond the formal advisory group.
- Ari Basil-Wagner: Hone in on criteria
- Henry O'Keefe: For some of these options, you're going to have to make a case to City/County to move them to action
- Ari Basil-Wagner: Are you ready to set criteria?
 - Not yet
- Jill McAllister: Whatever structure is set, there is work that must be done, and can't be left to ad hoc community groups. What do the governmental structures need from a

group like this?

- Henry O'Keefe: There seems to be a tension between being an advisory council, and being an entity with a budget/resources to allocate. No guarantee that folks take advisory "advice". No guarantee that the holders of budget would agree.
 - Ari Basil-Wagner: No one wants to be on an advisory committee that doesn't have authority/legitimacy.
 - Andrea Myhre: See a path where group sets priorities, makes recommendations, and government entities follow those recommendations.
 - Biff Traber: Need some understanding of how City/County government operate to see how a group can influence/advise.
 - Sara Ingle: Many committees in the community that provide advice/recommendations to City/County, but they don't always have influence.
 - Bettina Schempf: Need a structure that recognizes significance of public/private partnerships, and enables action.
- Ari Basil-Wagner: Any change like this calls forth concerns of "what I don't want to see happen." Address and vet the concerns, but don't overly focus on the problems. Focus on what's possible if it works well.
- Julie Manning: How can we outline a framework that will support the goals? 1) Composition of membership of a group. 2) In optimal world of collaboration, how can we better engage with the philanthropic community? There are orgs like the Library and Senior Center that have some arm that allows donations, grants, etc.
- Andrea Myhre: An emergency resource fund might offer an opportunity for philanthropy to be included in the structure.
- Sara Power: If there was buy-in from City/County to the Plan, we could more effectively come together around big initiatives like legal camping through a task force/initiative.
- Catherine Mater: Bringing "private" back to the mix is important, and there's a group working outside this group to create something like legal camping. There was a decision a year ago to exclude business from this group, and a business member was removed. Would like to see that changed. (**FACT CHECK by Program Manager - there is no evidence to support the claim that business members have been excluded or removed. Efforts to recruit members from the housing development business have not been successful, and effort to bar members from the business community has been made, and no business member has been removed from the Governing Board. **)
- Anne Schuster: In Lane County, there's a group that sets goals, and then pulls together people to pursue. This group should be smaller to set the goals, and manage conflicting

priorities. Need to bring business people to the table.

- Kenny Lowe: We have non-profits competing for resources, and it's not working. If HOAC does everything that we're discussing, does this harm the non-profits?
- Anne Schuster: There's money in this community, but we're not asking for it effectively. Need a more defined plan that might fit their interests.
- Ari Basil-Wagner: Next steps
 - Would like to take goals, and meet with Leadership Committee and Henry O'Keefe, and then come back with recommendations to the full group. Would that be acceptable?
 - Yes
- Round-the-table comments on value of the session and take aways not captured
- Commissioner Anne Schuster announced this would be her last meeting unless there is a full meeting in December – Commissioner Xan Augerot will be assuming the co-chair role. Appreciation was expressed for her contributions to the work of the group and the community.

Meeting adjourned: 3:30pm