

Housing Opportunities Action Council

Governing Board

Minutes 01-23-2019

Board Members in Attendance: Biff Traber (co-chair), Xan Augerot (co-chair), Art Kyle, Jennifer Moore, Letetia Wilson, Brigetta Olson, Nicole Hinds, Sara Ingle, Ann Craig, Jill McAllister, Kenny Lowe, Bettina Schempf, Julie Manning, Heather Richter, Aleita Hass-Holcombe, Blake Pang, Andrea Myhre, Tabitha Ciulla

Community attendees: Jim Day (Gazette-Times), Councilor Bill Glassmire, Simon Justice, Jim Swinyard, Kent Weiss, David Hallett, Catherine Mater, Steve Germaneri, Maggie Cooper, Councilor Jan Napack

Guest Speakers: Ari Basil-Wagner (GOBHI)

Time	Topic	Presenter	Topic / Notes
1:30 pm	Intro	Co-chairs	<p>Approve September/November minutes Co-Chair report Program Manager report</p> <p>Minutes for September were not approved due to lack of quorum at November meeting. Both September and November meeting minutes were moved for approval: Motion to approve, Bettina Schempf; Second, Aleita Hass-Holcombe. Approved (one abstaining vote, Moore)</p> <p>Xan Augerot (new Co-chair): Pleased to be here and looking forward to working with HOAC on this issue and making good progress. It's been a tough couple of years, but I'm optimistic. The County expects to be taking a stronger role going forward, in partnership with all those providing service.</p> <p>Biff Traber (Co-chair): Excited to talk about structure. Also, City Council has expressed a need for Council to work homeless issues proactively. A Council work session is scheduled for March 7th to discuss homeless services, and City role in those services. Opportunity for input from this body or individual organizations.</p> <p>Shawn Collins (Program Manager): No comments for sake of time. Open to questions (none). Written report available at: http://bentonhoac.com/monthly-meetings/</p>
1:40 pm	SMART Team Update	Andrea Myhre and workgroup chairs	(information)
The Housing Supply and Messaging workgroup is the only active workgroup at this time.			

Brigetta Olson (workgroup co-chair): Next meeting scheduled Feb 8, 9am at WNHS offices. Kent Weiss and Kenny Lowe (HCDAB) will attend and present. Urban Renewal (Measure 2-121) will be voted on in a special election March 12th. Important to pass for a better and more healthy South Corvallis, including increasing supply of affordable housing. To learn more, visit the website: <https://www.yesforabettercorvallis.org/> or <https://www.facebook.com/yesforabettercorvallis>

Housing Legislative Day is scheduled for March 14. Looking to get a bus full from the area.

Question: (Simon Justice) How do we keep housing affordable?

Brigetta Olson: Some of it is land strategies (community land trust, etc), some is about services to help individuals and families retain housing. Important to advocate in Salem for these tools and new tools to be available.

Biff Traber: At higher (workforce and higher) level incomes, there are efforts to increase density, etc, to increase inventory of affordable housing.

1:45 pm	Agency Updates	Roundtable updates from HOAC membership	(information)
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Nicole Hindes (HSRC): Hosted Ed Ray and trustees for a facilitated conversation with students experiencing homelessness. Good meeting - they are interested in the topics.

Brigetta Olson (WNHS): has merged with NEDCO, 47 staff, multiple county service area. Merger of two strong organizations. Want to have stronger and bigger impact in communities served. Brigetta is COO. Main Branch in Springfield.

Sara Ingle (League of Women Voters): LWV housing committee is pushing ahead on exemptions of SDCs - will promote to City Council.

Next meeting is at Corvallis Benton-County Public Library - Feb 13 - topic is URD -- and LWV's 99th anniversary.

Ann Craig (JSYS): Expanding transitional housing for older youth (high school, 17-19). Adding 7 beds in Albany. Current month is National Mentoring Month. Anyone interested in mentoring youth, please contact Ann. It involves a 1 year commitment, and is intended to build permanent connections to adults in the community.

Bettina Schempf (Old Mill Center): On behalf of Habitat -- Applications for current round of family homes is due Jan 28th. 2 families expected for approval in this round.

Aleita Hass-Holcombe (Corvallis Daytime Drop-in Center): CDDC opened with a 2-year lease at 530 NW 4th on Thanksgiving day. Come by for donuts!

Blake Pang (United Ways Serving Linn, Benton & Lincoln Counties): Application process for United Way and Basic Needs (Corvallis Social Service Funding) beginning with an orientation Wed Feb 6th 11-1230 at the Corvallis Boys & Girls Club.

Letetia Wilson (CARDV): Question: CDDC Hours? 9-2, Mon-Fri.

Xan Augerot for Benton Community Foundation: Grant orientation session: Feb 6th, 10-12 and 1-3pm, at Old Mill Center.

Andrea Myhre (SORT Team): PIT Count coming soon -- last week of January. All shelters and service points are set up for count. On Friday Feb 1, Street Count will occur. Meeting at 9am at FUMC, by community center. Count 9-11. Contact Andrea if interested to get a good count of volunteers.

Jill McAllister (Corvallis Men’s Shelter): Shelter at 1/2 of season. Have been at capacity, turned away a few this week. Staffing very good. Advisory Council meeting monthly. Would like to meet with Downtown Corvallis Association and Downtown Advisory Board to talk about Portland Clean and Safe, and discuss if this is appropriate for Corvallis.

2:00 pm	IHN-CCO/Unite Us Project Update	Martha Lyon	(information)
Martha was unable to attend – this will be moved to the next meeting agenda.			
2:05 pm	Update on Community Conversations	Ari Basil-Wagner (GOBHI)	(information)

(NOTE: This agenda item was skipped, and then revisited after the next item. Notes here are out of time sequence.)

Ari Basil-Wagner: Work has been largely focused on working with this group on organizational work. It has taken significant time, and there's been a need to develop the conversation on organization.

Additional work is targeted to a conversation on downtown safety. Want to work with Jill McAllister on this conversation. Likely to be a workshop in February. Need more representation from business community. Attended DCA (Downtown Corvallis Association) - excitement about being involved. Should be about safety for downtown business AND homeless. Concerns about sanitation/hygiene. Want the workshop to generate a work plan.

Next thing to address is implementation of the Ten Year Plan.

Long term planning discussions around Shelter were part of initial scope - not sure that's now needed. Will check in.

Kenny Lowe: Want to ensure the conversation of safety is broad -- working class families, people of color, etc.

2:10 pm	Discussion of proposed HOAC organizational model	Ari Basil-Wagner (GOBHI)	(information/discussion/direction)
<p>Ari Basil-Wagner: Conversation on structure began before Ari was engaged, but tabled. There have been several meetings on this to look at options. In the November Governing Board meeting, Ari was joined by Henry O'Keefe (GOBHI). Leaning out of the last meeting was to change, and drive some hybrid option that would link the organization to government.</p> <p>(A handout of the proposed organizational model was provided. Available at: http://bentonhoac.com/wp-content/uploads/2019/01/HOAC-meeting-handouts-01232019.pdf)</p> <p>The name change on the model is a place holder -- was not asked to change name by group. Advise a change. Community has confusion about the nature of the group. Starting with a new name may help.</p> <p>Chartering Jurisdictions: Fits the organization under a joint government structure. Corvallis and Benton County, and possibly other City involvement.</p> <p>This would be established via charter and Inter-Governmental Agreements.</p> <p>Staffing comes from government entities</p> <ul style="list-style-type: none"> - HOPE exec committee Specific electeds/appointed - HOPE Coordinating Board Non-profits working on SDOH, and other resource agencies, etc. <p>Chair / Co-chair not elected officials, not voting members</p> <p>Details need to be worked out -- this is intended to indicate direction</p> <p>Coordinating Board Builds on Ten Year Plan Conducts Needs assessments Develops action plans / strategies and costs</p> <p>Xan Augerot: Comment: Came to this based on program manager's background research, and then spoke with Ryan Deibert of the Multnomah County Joint Office of Homeless Services for more detail. Expectation that elected bodies would ask this advisory body to come up with a</p>			

solution set for a particular target. Example: House X% of homeless by Y date. Coming to this new body with a specific request should drive stronger outcomes.

Biff Traber: Comment: Formalizing the relationships between elected bodies and this new body would help. One of the lessons of last summer, was that HOAC did not have the formalized relationship needed with City/County.

Julie Manning: Comment/Question: If the group were to recommend something like this, do you have a sense of whether City/County would be open to and supportive?

Xan Augerot: Have apprised the Board of Commissioners (BoC) of this conversation. There are still questions to answer, and there's a new commissioner, but provisionally, yes. It was frustrating last year to not have a clear voice from the BoC involved in these decisions. This model does rely on a clear allocation of resources. Needs to be addressed in BoC budget process over next few months.

Biff Traber: Have had some discussions with Councilors, but have not raised a question formally. Should be a part of the March work session, depending on discussion today.

Julie Manning: Support a recommendation to house in Benton County. It represents the geographic scope of the Ten Year Plan, and reflects the responsibilities of the Benton County Health Department in this issue.

Jill McAllister: Question: Who becomes responsible for the "ACTION" that's required to implement the Ten Year Plan. This is a brain trust model, and it will make recommendations. But in this model, who then is responsible for action?

Biff Traber: That's one of the things that hasn't changed - it's the agencies and organizations involved in direct service. City/County would be there to own parts that are their right responsibility, but members of the current org would really own collective action.

Xan Augerot: Agree. It's the responsibility of this body to outline the "how" and move that forward to electeds. There would then be a clear portfolio of projects, and City/County could work to identify funding as available.

Ari Basil-Wagner: It's a back and forth effort across the Executive Committee and the Coordinating Board to work out these questions.

Ann Craig: What I'm hearing makes me both leery and hopeful. Concern that this could cost money, and government involvement in deep details of the work is not the normal route. Hope is that this would make work in this area a priority for funding. Concern that members all represent their own boards and operations. Not clear what value this group would have, beyond collaboration. Would this structure feel more empowered, or slowed down?

Ari Basil-Wagner: What I heard in workgroups is that the lack of structure and clarity paralyzes the group. The hope here is that the model would build stronger connections to elected bodies for support.

Jill McAllister: Current model has left no clear picture of accountability/responsibility, and leaves organizations vulnerable. Leaving responsibility for all implementation to disparate non-profits may not be helpful.

Brigetta Olson: Scary to be threatened with lawsuits, etc, especially for small non-profits.

Biff Traber: Hear a concern that independence of non-profits is threatened in this model, but also concern that there would be an effort to roll all orgs together under the government.

Andrea Myhre: See two things here -- an effort to create more "oomph" for the organization, and an operational side that is made up of providers. Not clear what happens if there's a conflict between executive committee and coordinating board.

Xan Augerot: It would be a 2-way conversation. Clearly not all resources can come from City/County, but at least we'd have a common direction.

Kenny Lowe: Resistance from community and threat of suits can be directed to City/County as well.

Biff Traber: Proposed Next step - develop more details for further review.

Julie Manning: Could we get a sense of support from the Governing Board, before exploring further?

Xan Augerot: This would be very helpful - even a thumbs up/neutral/down.
(Group was majority supportive)

Julie Manning: Recommendations from advisory boards and commissions are listened to, and needed. Much expertise in those groups. Forming a group like this could really amplify and strengthen this group's voice. There are means and methods and staffing available at government level that are not available otherwise (to non-profits). If we don't continue to move forward, we may lose momentum, and there's not another group in town to step up.

Bettina Schempf: Old Mill is not a housing provider, but housing is critical to clients served. Would like to see more preventative work.

Andrea Myhre: We have been engaged on this topic at Leadership level for some time. Don't see this as replacing any of our respective orgs mission/objectives, but excited to raise profile within local government. Feel like this creates an opportunity to have more influence in the community. No one organization can do this level of work alone.

Ari Basil-Wagner: For those who have concerns, please find a way to share those concerns with Leadership, or send directly to Shawn, or to Ari, so they can be addressed. Recommend that you build in a regular evaluation period within the charter, to assess effectiveness, and build a strategic communications plan. Critical to communicate the efforts and successes/issues. Failure to communicate these efforts is a dis-service to the community and your organizations. Shawn and Ari will combine comments without names, and make sure they get addressed.

2:55 pm

Public Comment

Catherine Mater: Appreciate the work of the group. Have met with Ari, and found that productive. Would like to have more sessions with the business and property owners . Hear in the room that there is a desire for independence of members. It would have been more powerful if there was a clear line of responsibility in the past. Downtown Corvallis Association is a taxing district -- this is similar to the Downtown Clean and Safe in Portland. There's work to be done to reinvigorate the DCA, and refocus it. Expect no less than 3 work sessions with Ari to get feeling of downtown business owners/property owners. Also want to thank Bill Glassmire for work he's doing.

Steve Germaneri: Message I'm getting is that you don't need to hear from the community. Doesn't feel like he's been heard. Concern as a property owner providing housing for 75+. See community members ignored in this process. Many community members didn't like Shelter downtown. Rich Carone made a great contribution, and glad to see it working well. CDDC's move to 4th was done without community input. Milestones put in a facility at 5th and Polk with no community input. Is that appropriate? I rent to some high risk people, and Benton County Mental Health is there daily -- great job. Renting to high risk people, with appropriate supports, makes it successful. Business people, community members, rental associations should be on this board – it needs to include a larger representation of the community. HOAC was blamed wrongly for the 2nd street struggle - it was not a HOAC decision, but that was not made clear.

Ari Basil-Wanger: Comments: Don't paralyze the decision making to wait until all are consulted. This community has a problem with this – expecting that everyone in the community must be consulted before anything can happen.

Jan Napack: Appreciate the efforts to look at new structure and link to government/oversight. Worked for a company with a board that got input from 500 different companies for input on research, and made decisions with a small board. Having a large body like you currently have seems unwieldy.

Meeting adjourned: 3:10pm