

# Housing Opportunities Action Council

## Governing Board

Minutes 04-24-2019

**Board Members in Attendance:** Biff Traber (co-chair), Xan Augerot (co-chair), Art Kyle, Donna Holt, Aleita Hass-Holcombe, Brigetta Olson, Andrea Myhre, Nicole Hindes, Kenny Lowe, Julie Manning, Bettina Schempf, Letetia Wilson, Jill McAllister, Ann Craig

**Guest Speakers:** Ari Basil-Wagner (GOBHI)

Time	Topic	Presenter	Topic / Notes
1:30 pm	Intro	Co-chairs	<p><b>Approve January minutes</b>  <b>Co-Chair report</b>  <b>Program Manager report</b></p>
<p>No meeting was held in February or March, 2019. Minutes for January were approved by acclamation.</p> <p><b>Biff Traber (Co-chair):</b> Looking forward to diving into topics - long time since last meeting – thanks to all who are attending.</p> <p><b>Xan Augerot (Co-chair):</b> The bulk of our meeting time will be spent on reorganization topics, and some time for updates on projects and from agencies.</p> <p><b>Shawn Collins (Program Manager):</b> Written report available at: <a href="http://bentonhoac.com/monthly-meetings/">http://bentonhoac.com/monthly-meetings/</a></p> <p><b>Julie Manning:</b> Want to acknowledge the work that's being done to capture info from the Men's and Women's shelters. Appreciate the work of Brad Smith and others who have worked on this. Seeing the demographic and attendance data is very helpful and informative.                      (Note: Monthly report from Men's and Women's shelter was distributed to HOAC Governing Board membership by email before the meeting.)</p>			
1:40 pm	Project Updates	Andrea Myhre	(information)
<p>Ari Basil-Wagner: Downtown Safety and Livability Workshop</p> <p>Ari has been working on planning for this workshop, to make sure there's engagement with downtown and other stakeholders, and availability to attend. This workshop will be open to anyone, but seating may be limited. Date planned: May 13, 5:30-8:30 pm. Still seeking a venue. Intent is to bring together community stakeholders to talk about livability and safety</p>			

downtown. This is a start to the conversation - can't cover everything - there will be more discussions. The event will be structured as a workshop, for collective problem solving.

Brigetta Olson: Housing Supply & Messaging workgroup

Urban Renewal District passed -- this was one of the HOAC policy goals -- passed by a large margin. WNHS worked on this effort, and has been involved in the topic for a long time. There are future efforts to revise zoning, etc, that align with the HOAC approved policy framework. The workgroup meets the 2nd Friday of the month at WNHS office. Also, thanks to Chris Hawkins and Nicole Hindes for their presentation at a League of Women Voters event on April 17, focused on how homelessness impacts students in the community.

Julie Manning: Can Kent Weiss introduce the new affordable housing planner?

Kent Weiss (in audience): Daniel Mckenna-Foster began in the position last week.

Background in planning, but focused on housing -- will be a bit of a hybrid role.

Zoning, audit of LDC (focused on clear and objective standards, and make sure obstacles to affordable housing are cleared), URD, Brownfield, and Property Tax exemption -- all will occupy Daniel.

Julie Manning: Looking at county health rankings from Robert Wood Johnson Foundation - Benton County generally fares well, but if you drill down, we're ranked poorly for housing cost burden, and the impact that has on food/medical security. We have an opportunity to have an impact on overall health by increasing focus on housing. <http://www.countyhealthrankings.org/> is the website that has the report and related data.

Andrea Myhre: SORT update

Training for folks volunteering with the SORT team - by invite from existing members - Monday, May 6th at Corvallis-Benton County Public Library. The SORT team has members from Benton County Health, CSC, CDDC, Jackson Street Youth Services, CHF, and others. SORT was active during recent flooding event to do outreach to displaced and impacted campers. Distribute trash bags, snacks, water to campers. ODOT has stepped up posting activity in recent months -- could be an active summer for outreach. Working on "SORT 2.0" - how to improve on current operations. CDDC has a supply closet for SORT, food stocked through food-share. Looking at ways to do more active work in the field to connect people to services.

Shawn Collins: Adult Services Team (AST)

The Adult Services Team was created through an MOU signed in 2013. Meeting twice monthly, the AST is a team-based case management approach, that puts clients in a room with multiple service providers, with the intent of identifying strategies and solutions to prevent or overcome homelessness. About 3-4 clients are seen at each meeting. With the reorganization of HOAC, the AST MOU will be revisited, and a new MOU signed by all parties involved. At the same time, discussions are underway regarding how AST might be more effective.

<p>1:55 pm</p>	<p><b>Proposed HOAC organizational model: Further details and status</b></p>	<p><b>Co-chairs Xan Augerot and Biff Traber</b></p>	<p><b>(information/discussion/direction)</b></p>
<p><b>(NOTE: This topic extended into a discussion of the next agenda item, “What’s Next? Discussion of specific areas of concern). The notes below should be considered to cover both agenda items.)</b></p> <p><b>Xan Augerot:</b> Have been learning quickly about the work of the group, though have been interested in this area for some time. As folks may recall, the process that unfolded last summer over the siting of the Shelter was hard on all involved. It underscored weaknesses of HOAC - liability, clarity of accountability, authority and scope were not clear, and it was hindering HOAC and progress on the goals in the updated TYP.</p> <p>In October, Ari Basil-Wagner led the group in a workshop to start reorganization process. Through a series of meetings with Leadership, Governing Board, City and County, a draft IGA (intergovernmental agreement) has been developed to establish a joint City/County advisory board. Bylaws are in draft.</p> <p>Model has been taken from A Home for Everyone, in Multnomah County. We have similarities and some large differences with Multnomah County. This shows up very much in the way we have access to federal continuum of care (CoC) resources (from HUD). Unlike Multnomah County, we're not our own CoC - we're part of a large Rural Oregon Continuum of Care that covers multiple counties (27).</p> <p>Goals of the new model: Better coordinate funding, advise City/County on issues, plan for spectrum of need, and exercise within a clear scope/authority that's acknowledged by City/County. Also wanted to broaden the pool of stakeholders involved - including those with lived experience.</p> <p>Reference to Graphic from packet (<a href="#">ePacket page 15</a>): explanation of structure.</p> <p>Not many seats on the Board, so more seats are representative rather than directly connected to service providers.</p> <p>One point that has been raised in multiple forums is the need to have more community involvement, and channels to communicate and raise issues with the new organization. This will be addressed as operating policies for new organization are developed, and as the TYP and update are reviewed, and operationalized.</p> <p>Want to recognize great efforts such as the SORT team, AST, the Housing &amp; Messaging and other workgroups (Mental/Behavioral Health and Care Coordination). Establishment of new groups will be addressed as we move forward.</p> <p>One topic to be addressed early is camping, and how to develop solutions that meet community needs. Model would be for a workgroup/task force to be formed to research and recommend solution path, which would then wind through levels of approval before being referred to elected bodies.</p> <p>Timeline will be slowed a bit -- hoping to stand up the group in August/September. Thinking about whether to hold a wrap up meeting in May.</p>			

Anticipate staffing will be at County through a direct position or a contract position. Want to leverage expertise from across City/County to support the organization, and better support those who are experiencing or at risk of being homeless.

When the org is established and working, partnership with other neighboring cities will be explored -- seeking to get local org needs addressed first.

**Biff Traber:** Strongly support this change. Want to explain the timeline handout shared in the meeting (Not in packet) – The timeline is a draft, has a note on it about a possible alternate name (HOME). Timeline and slowing the pace is related to feedback from various meetings about community input. Also considering an "annual meeting" which would be a regular occurrence.

**Discussion:**

Jill McAllister: Want to address what's improved here: One thing is changed stakeholder involvement, and clearer authority. But HOAC was focused on collaborative framework and facilitating collaboration -- this seems different. How is this addressed?

Biff Traber: Correct - but the lack of any direct authority was a barrier to effective collaboration. Will have a formal charge from government to provide advice and counsel. City and County will have accountability to work on recommended actions.

Xan Augerot: Moving the updated plan forward for approval at City/County will build more unified support. Provide more definition on what's being worked on, and why.

Julie Manning: Referencing the graphic/diagram, policy, planning and funding recommendations are expected to flow to/from new org to City/County. This new model will more directly link the group to policy and funding that can influence successful implementation of the Ten Year Plan (TYP). This will allow us to do more.

Jill McAllister: What's been missing has been leadership -- where is that going to come from?

Xan Augerot: Elected leadership (including Xan), will remain focused on these topics, and be accountable.

Ann Craig: Will this change funding picture?

Xan Augerot: Good question -- much available funding comes through CSC, and the City Social Services fund (administered through United Way). Not envisioning this new body to have recommendations right away on current fund allocation. Hope that with more clarity and structure, new funding would be available - think there's more available in state/federal funds than we're currently getting.

Biff Traber: If City/County government are asking for recommendations, you have a more formal process to get them into political process, and potentially for funding. So, nothing up front in terms of new resources, but more can develop later because of the new focus, structure, etc. Combined, collaborative requests for funding get stronger support from funders - but HOAC has not been able to drive that.

Brigetta Olson: See this as an opportunity for orgs to look at all funding sources, and seek new ways to optimize/maximize funds.

<p>Andrea Myhre: From perspective of outreach we've been doing, it will be easier to get alignment with City/County staff and departments. Will bring people to the table in a more official capacity.</p>			
<b>2:35 pm</b>	<b>Agency Updates: Roundtable</b>		<b>(information)</b>
<p>Julie Manning: Pres Ed Ray will be retiring at OSU. Julie is a member of the search committee for his replacement. There's an opportunity to provide feedback to the search committee. Listening Session, Wed May 1, 630pm at Corvallis-Benton County Public Library. If you are unable to attend, there is also a survey on OSU Board of Trustees website as a channel for input.  <a href="https://today.oregonstate.edu/news/osu-presidential-search-process-starts-statewide-listening-sessions">https://today.oregonstate.edu/news/osu-presidential-search-process-starts-statewide-listening-sessions</a></p> <p>Kenny Lowe: Dawn Emerick has started as director of the Health Department, replacing Mitch Anderson. Some other staff changes in Mental Health team leadership. Still looking for ACT (Assertive Community Treatment) Program Manager.</p> <p>Nicole Hinds: Want to highlight need for more student housing. 1000 beds shy of housing need on campus. 287 bed development on 11th and Madison will help. Please support.</p> <p>Donna Holt: Some increases in payment standard for Section 8 vouchers. The portion of the funding that comes to Benton County is 25% of total - tied to availability of affordable housing. More available in Linn County. Increasing available affordable housing will bring more \$ to Benton County.</p> <p>Xan Augerot: Anyone here involved in veterans homeless project from State?          Brigetta Olson attends the meetings.          Xan Augerot: 10-15% of local homeless population are veterans. Focus at the state level on programs to get them housed.</p> <p>Xan Augerot: Criminal Justice Assessment has been wrapped up -- implementation phase will begin. Many in Criminal Justice system have Mental and Behavioral Health issues. Sobering center and related capacity is a priority. This will be another emerging community conversation.</p> <p>Bettina Schempf: Social Determinants of Health key to CCO 2.0 - housing is a key component.</p> <p>Aleita Hass-Holcombe: Corvallis Daytime Drop-in Center update: Recent fundraiser with band Wild Hog in the Woods was successful. If you missed it, you can always send checks to PO Box 1705. CDDC property on 4th is getting some landscaping work done to improve drainage and appearance.</p> <p>Andrea Myhre: Corvallis Housing First recently purchased a house with a donor's support, which will serve homeless senior women. At least 4 beds, possibly an additional respite bed. Hope to open by end of summer. Waitlist has begun. Called DeDe's Home.</p>			
<b>2:45 pm</b>	<b>Public Comment</b>		

**Will Drabkin:** Recently visited Ashland and learned of a project there converting school buses to a "mobile home" for about \$20K each. Looking for individuals who would be interested in working on a similar project here. Hoping to partner with School District for student involvement, skill development, etc. Interested in contacts of those who may be interested. Contact: [w.drabkin@gmail.com](mailto:w.drabkin@gmail.com)

Julie Manning: Have you seen any of the completed buses? Where do they "live"? How are they used once converted.

Will Drabkin: Haven't seen a completed version -- there are pictures on their website (<https://vehiclesforchanges.com/>). Only 3 have been completed. One is parked in a trailer park. Bus remains mobile/drivable. ~250 Sq Ft.

Brandi Barnes: Have been involved in shelter and other organizations in Douglas County -- the project started around refurbished motor homes. There is also a tiny home village in Ashland.

**Maggie Cooper:** Physical Therapist with office on SW 3rd. Want to thank Commissioner Augerot for comments about last summer. Seemed like one of the most difficult periods in our community in her memory. Hiring a facilitator from GOBHI was supposed to set aside the hostilities, and facilitate a dialogue among major stakeholders, and reach consensus around solutions for homelessness. Glad to learn that HOAC met with Ari, and that in October, City, County, United Way and others gathered to decide to change the org. But downtown stakeholders were not included in the conversation. We were left out, and yet had things to say. See the currently outlined structure as premature, as all stakeholders have not had a chance for input. If you wish to get to consensus, you have to let everyone talk. You also have to honor their input. Not just say that these are the lowly, uninformed opinions that can be discounted. Before this reorganization goes forward, major stakeholders have to be consulted and engaged. Cannot get to consensus without consent.

Xan Augerot: Thank you for your comment. No intent to exclude stakeholders. Perhaps was an error to not engage DCA or others directly. But we're not done. Don't expect finalized until July, and as Mayor mentioned, there are efforts planned to gather more input. Possibly better to get to a DCA meeting to get input. Ari's charge was large.

Maggie Cooper: Not looking to be special group above and beyond everyone else, but want to know that they had input, and that their input had impact on the direction of the plan. Can put you in touch with DCA, DAB, other property owners and residents -- all of whom feel their homes are "on the line" and feel hopeless about being included.

Xan Augerot: Thank you and look forward to working with you to address that.

Meeting adjourned: 2:53pm