



MEMBERS

x	Chris Bonner		Melinda Bell		Nathan Teske
x	Cameron Herrington	x	Jackie Follis	x	Maria “Meg” Guerrero
x	Jimmy Jones	x	William Miller		
	Marisa Zapata	x	Cathryn Murray		

OTHER ATTENDEES

x	Tamara Brickman	x	Svetha Ambati		Matthew Tschabold
x	Kim McCarty	x	Yasmin Solorio		

Topic/Lead	Notes/Main Points	Decisions/Action Items
Welcome and Introductions	Kim and Meg provide brief introduction.	
Determining and setting the committee’s priorities from our budget/POPs conversations.	<p>Kim opens discussion for budget.</p> <p>Javier opens discussion for committee priorities list</p> <ul style="list-style-type: none">• What are your top 5 priorities• What other priorities are important but didn’t make top 5• What are equity impacts• Any other questions <p>This is the template we want to use to report to the Governor. Both Meg and Kim will be attending October 29th meeting with the Governor. Javier shares “Housing and Homelessness Committee POP’s_Priorities 2024.pdf”.</p> <p>Kim: Looking at the list, increasing and investments are one of the largest things they do and has profound impacts in terms of Racial Justice to those who have been excluded from those resources to find inclusion. I don’t choose that as my top priority because I wanted to emphasize what our agencies are already doing. Just wanted to share that thinking.</p> <p>Meg: In agreement with Kim. I think production in affordable rental but without the lens of equity, that might not have the impact we need. The fact we have existing culturally responsive property management. – already serving the community. Culturally <i>specific</i></p>	

property management have cultural *competency* with those they serve. Very different, when both work together its preferable. This has been done in a small scale but the priority we need to keep pushing to OHCS is affordable housing. Kim I'm using some of your comments, but this affordable housing has become a money maker business where private developers are coming in for the money and are not invested in our communities as non-profit developers are. That is critical to the equity we are doing here. Not saying private developers do not do that. Private developers are being selected more than non-profit, especially in rural areas.

Will: I served on Project Turnkey, how do those investments relate to these POPS? Curious if that was thought of when creating these POPS.

Svetha: When direction was given for the POPS, we asked agencies to categorize POPS. Top five categories.

Will: Helpful context, thank you.

Javier: Other thoughts with figuring out five areas of work to prioritize with 2025?

Jimmy: Lot of work that went into this budget, complex and expansive. On the first few pages there are nearly 400 million for long term assistance. For homeless housing about 400 million for prevention work. Split in 70/30 for culturally specific organizations. It's a robust project for Project Turnkey and maintaining bed capacity. Governor's budget isn't out yet right?

Javier: No, this is what will help her develop what those priorities will be. This will help inform her for end of November.

Jimmy: Given governor's priorities and housing, Behavioral Health, early literacy – really proud of this package as a whole and that its being considered with this committee.

Javier: Shelter and rental assistance was the POPS you were looking at?

Jimmy: They are in there. Let me look at ARB for OHCS and get back to you to make sure.

Kim: Agree package as whole is robust and exciting. Can you elaborate more on concepts you think were most

critical and how it relates to RJ and any additional info we can give Governor and how they are implemented?

Jimmy: Money – how it is allocated and distributed across the state. My understanding as a housing provider perspective. Sheltering funds around 180 million dollars. Rep Marsh, housing, and Governor’s Office created a workgroup to design how that money is distributed around the state. I think profound RJC lens is being included. Want to make sure local government are taking those RJC values. That is ongoing, as part of the conversation in spring, in addition to agency request budget and Governor’s requested budget, there will be question on design how those funds are allocated across Oregon.

Kim: Thank you.

Javier: I heard culturally responsive property management. Is that correct Meg, that was one you wanted to put as a priority? Anyone have comments?

Cameron: Important. Culturally specific is important and culturally responsive are not synonymous. Culturally specific is what we should push for. I’d like to point out property management – if we’re investing a better way for property management, would love for it to be tenant centered. Property management can be done in a harmful way, no matter who the property management is. Culturally specific provider that is all about preventing evictions and providing quality of life for tenants. I think they do go hand in and. They should be tenant centered and culturally specific. I think job of property management should be to prevent evictions, that should be part of their goal.

Javier: Is putting that in equity impacts sound right?

Cameron: Yes

Javier: Kim, you had a few items to share. Would you like to share those?

Kim: Yes. Maintain tribal homelessness investments. Would say instead to help those tribal communities to support indigenous communities and all their housing needs, ranging from homelessness prevention, rental housing stability, and home ownership.

Svetha: I think the POP was to extend funding for FAFSI Natto program in the previous two biennia. Those were

one time in nature, this pop would be building and extending that for the next biennium. I think it covers some of those ideas – it doesn't specify allocation that needs to go to each youth but is there anything in the existing program you think we should be including?

Kim: No good to know wasn't aware.

Jimmy: The ARB is over one thousand pages long. Pop narrative starts on page 198 with OHCS.

Javier: Any thoughts or reactions for Jimmy's POPs?

Cameron: I support all that Jimmy noted and think they're all racial equity investments. We know a lot of POC need those investments, especially to stay alive in the winter. I have a process question – what does it mean for us to establish five priorities to then work on? What does that mean for us to actually work on?

Javier: Once we are able to identify priorities – this will set us up for workplan moving forward. This can be support letters when items pop up in legislative discussion in long session, opportunities to intersect with other communities (like health equity impacts) to collaborate, or provide content expert comments to hopefully provide voice to most affected or those serving those who are most affected. This is the first step of developing a work plan going into the new year.

Cameron: Thank you.

Chris: Concurr that leaning towards culturally specific property management but expanding on Megs point to *create* opportunity on who are getting opportunity to build, own, and manage these. This takes me back to land acquisition, who holds land, what does that look like in a broader since and letting the folks that live there in how that looks. Goes back to creation of affordable housing and the needs of culturally specific needs and incorporate them into those that build the housing and paying them the amount needed to have the expertise they need.

Meg: I think what you're talking about is what I said this morning, you can't give us as a cultural specific organization, a resident service and leave private sector for others. My organization put that money out to culturally specifically property management and investment service. If we don't get developer fee we can't build those homes. We know residence services

and supportive services. If the property gets money at the end after investor takes their part, we get something for those services – yet we never get that money. You cannot give me capacity building money unless I have a housing development pipeline. Farmworker housing is also needed. Farmworker housing is 9.1 percent of the economy. This is going from Oregon State research. We are not building any more farmworker housing because the money isn't there. We can build maybe 20 or so. If we build something for 50, only 20 or so are for farmworker. Let's not talk about the pandemic because they were the most affected. I'm bias because I worked for that community, built housing for that community. We need to increase the farmworker tax credit to help improve this community when we provide them with services they need.

Javier: Want to make sure I got this – you're offering as a priority, Meg, farmworker and increased tax services. Is that correct?

Meg: Yes

Javier: Is there support for that as a priority or does it fall int important but not in top five? How do you see that.

Kim: One of the goals of OHCS is to maintain affordable housing. This list provided doesn't specify which communities benefit from that. Farmworker is a very discreet path, we know a large proportion of farmworkers are those who experience housing discrimination (undocumented, POC).

Chris: In POP under "Expand OHCS Toolbox Increase supports of those who provide" to me it seems that people need support. I don't want it to be to support developers but I also feel like there are folks of color who work in those organizations, but I think increasing their standard of living would be good.

Meg: Increase support for those who are providing housing - I think they were referring to nonprofit sector in regard to predevelopment money in terms of those who were trying to do more affordable housing. I think that was the conversation. It might be to support those who provide housing who are *new* to provide housing. There are more and more service providers that haven't done housing before to get in other affordable housing development. What participation do they have, I have no idea.

Jimmy: Agree everything said. It really had to do with support for developers, not for case managers at agencies doing housing and homelessness services. Looking for ways to loosen up restrictions to provide more technical assistance. Not sure that went into the POP.

Meg: Want to call attention to Cameron's note on POP 519 and 520. Many properties are going out of GR 15. There is many housing that has construction defects that need to be attended. We need OHCS to make that a reality. I would go forward with that.

Jackie: Housing for mental health, IDD dual diagnoses, want to have this as a priority for future agenda. Can bring residential manager to share more. We have homes in McMinnville and Keizer.

Meg: I'm bias but we are the only culturally specific nonprofit property management company in Oregon. What we need is money and financial investments to grow our activities and share what we've learned for the last 32 years we've been doing this work. At this point you can't get culturally specific property management but only from Evolve. It's an investment. Going back to my comment on social service organization getting into affordable housing development they will need technical assistance in asset management and housing development. These organizations are coming into an industry they have no idea what they will face. If it's a turnkey and it's my first time doing a housing development what is my role as a property owner? They'll need technical assistance.

Javier: Will put that for other equity impacts.

Kim: I think focus on equity impact.

Meg: Can you give us more info on the question in the chat? I don't understand well.

Jimmy: We see a lot of private equity funds that target. There are companies that use AI and rent setting software to let landlords run properties through this software to raise rent at the max. Often anti-democratic practice. Policy option 530 for culturally responsive property management more successful.

Svetha: We want to be careful to to add new ideas in this list of priorities. Technically ARBs are completed and

submitted. We need to find priorities in existing POPs. Let's find priorities on what already exists in the POPs. If there are ideas on how existing POPs can be more equitable then those need to be brought up. Unless we want to talk about pre-development POP and how there can be co-measures for that specific pop.

Kim: Predevelopment and the goal of supporting housing development. Want to be clear on supporting organizations that can truly deliver on culturally specific housing that is truly responsive to the need. On number three, we can reiterate what are the equity concerns because they are not in the summary. In regards to rent assistance, Jimmy talked about how those agencies are delivering those services with the mind of being tenant centered, not racist, and services are getting those communities they were intended for. We want to prioritize culturally specific and culturally responsive housing services, so they are the priority. When it comes to social services, we want to ensure those supports around mental health are addressing those culturally specific issues around services we provide. With preservation, which buildings will get emphasis, are they in communities that are service POC and are we tenant centered on how we serve and manage those properties going forward.

Javier: One thing I hear about from other committees is credible messengers, and this will come out loud and clear.

Svetha: Yes, and Kim mentioned including pre-development and tech assistance. That is POP 507.

Meg: Are we talking about pre-development money or pre-development assistance?

Cameron: Priority to address the racial homeownership gap. Particularly POPs 518, 521, ,522, 525, 527, 528.

Kim: I need more guidance on how to do the fist to five with this process.

Javier: Will go through each list individually and list your fist selection.

Maintenance effort

5 - Cameron, Chris, Meg
Jimmy agnostic

Preservation

5 - Meg, Chris, Cameron, Jimmy, Kim
Consensus

Culturally specific

5 - all but Cameron

Cameron and Meg: Since it is culturally specific title, can we include priorities culturally specific affordable housing developers, operators, owners, service providers.

Consensus

Pre-development

Svetha: Add that its pop 507

Meg: Does this pops say anything about priority to non-profit developers?

Svetha: didn't say anything about priorities. All pops did include language to make the process easier for CSO, nonprofit developers and tribes to engage with OCHS for funding and resources needed for development. I think program itself would be specific to tribes, non-profits.

Cameron: Add in land acquisition POP 524.

Chris: Please asterisk and add it only has equitable outcomes if its culturally specific organizations.

Jimmy: A lot of the culturally specific developers are not on a competitive even playing field with profit organizations. More language we can add to give them teeth would be helpful.

Address racial homeownership gap:

Cameron: Add accessible housing for people with disabilities and aging people.

Chris: Noticed Department of Veterans needing housing for those who are going out of incarceration. Can we do a general folks exiting criminal justice system.

Meg: Yes, that would work well.

Kim: Add language formally incarcerated or institutionalized.

Cameron: Something feels odd that we aren't building affordable housing

Jimmy: Governor has a great one-pager. Lots of attention to formerly incarcerated and institutionalized. HB 3115. Effort because of passage of 4002 to force people in mandatory treatment.

Javier: Can be something you work with the Criminal Justice Reform Committee. That can be where we intersect.

Cameron: Yes, and I'd ask our co-chairs that that's a curtail focus on the budget but when we were picking our top five, we were picking from those that weren't already highlighted.

Meg: Housing production is certainly the priority. That's everything we talk about. Assuming that is one of these priorities, under the housing production – that is what we are looking for?

Javier: Please stay five more minutes. Any other questions?

Cameron: We are lifting up things that haven't already been priority in recent legislative conversations.

Jimmy: We want to see meaningful results and consequences as a result of these convos, not just box checking.

Kim: These are great. Can we add will the Governor's Office hold these agencies accountable to achieving these outcomes.

Javier closes meeting and reminds members of December meeting.