

Meeting: HDC CBO Affinity Group

Date: 11/28/2023

Attendees:

- Tevin Medley (*Athena*)
- Rhiannon Colaci (*Athena*)
- Loren Tierney (*HDC*)
- Keri Williams (*WSHFC*)
- Tara Woodruff (*WSHFC*)
- Patience Malaba (*HDC*)
- Eric Alozie (*NW Enterprises Inc*)
- Analia Bertoni (*Vila Comunitaria*)
- Dani Turk (*HDC*)
- Michael Seiwerath (*SouthEast Effective Development*)
- Shantell Rice (*Superbloom*)
- Alisha Dall'Osto (*Mt. Baker Housing Association*)
- Chris Govella
- Troy A. Drawz (*Imagine Housing*)
- Alfredo-Jude Cari (*LISC*)
- Charles Askew
- Seth Lundgaard (*Sea Mar Community Health*)
- Skye Rozon (*Asia Pacific Cultural Center*)
- Phillippa Nye (*Ally Community Development*)
- Hambdi Abdulleh (*African Community Housing & Development*)
- Mohamed (*East African Community Services*)
- Diana Sullivan (*Kitsap County*)
- Mesha Florentino (*Delridge Neighborhoods Development Association*)
- Bilan Aden (*African Community Housing & Development*)
- Linda Taylor
- Aaron Garcia
- Khevin Pratt (*SouthEast Effective Development*)

Agenda:

- Revisit Community Agreements
- CBO Share-out
- Decide on Meeting Topics
- Plan for Next Meeting

Q: Anything to add to group agreements?

- Learn from the group.

Q: How did your CBO get started? If your CBO had more decision-making power, what would be different in your community?

- Hambdi: Started CBO to address the community Hambdi represents and its' needs; community came together to ask: how do we do that with no money?
 - Supporting the African community with housing and education.
 - Passion to do what's right and use developer funds with integrity, transparency and love.
- Diana Sullivan: Knew that there was a need for rental assistance, did over 300k in rental assistance
 - COVID showed the heavy need for housing support, CBO took into their own hands to help instead of asking who was providing help to community impacted by COVID

- Mission is to help with homelessness.
- If more decision-making power, would have more support from the county and the city. More intentional spending on houseless community support
- Kitsap County; Apartments being built but making minimum wage doesn't support housing.

Q: What is the desired outcome or the mission for these meetings?

- Goal is to elevate and amplify voices of community members that will be living in houses created and into development process. WSHFC is seeking to identify what they can have control over as Finance Commission.
- A check in with CBO's to talk about the way in which WSHFC is attempting to bring organizations that are reflective of the communities they serve into the policy being re-written.
- Goal is to come out with a stronger and better policy that reflective of the wishes, goals and capacity for communities' policy serves
- To increase the understanding for CBO's on how the program this policy serves works.

Meeting Notes:

- Doing CBO share out stories to lean into listening:
 - What's important to the communities being served.
 - To listen to commonalities to create authentic definition and criteria on what makes a CBO a true CBO
- Part of the goal for the group of housing finance agencies is to push investment communities to invest in more that is valuable to communities; 51 agencies across the country.
- CBO Affinity Group has its own Purpose Statement:
 - Through reparation & restoration from harm by previous policies and practices, we will work to reduce the information, resource, decision, and power gap to operationalize and normalize communities building and owning their own housing. We will work to transform the affordable housing market including the flow of capital, the systems, and the players to result in generational wealth transfer through equitable community development.
- Group collaborative discussion on investors being entrusted/invested in helping communities of color.
 - WSHFC is interested in how to add value and hold developers accountable to adhere to the policy being collaboratively created with CBO's. Looking to use collective voices to be transformative.
 - HDC recognizes the parallel between the work being done in this meeting and conversation with private investors. HDC has a broad membership that represents financial institutions.
- HDC recognizes: The focus on the tax policy being discussed; Applications from projects in the community- five times the projects that *could* be funded by this program than the projects that actually get funded.

- Topics proposed for next meetings:
 - Definitions of Communities Harmed by Housing Disparities, and Community Based Organizations
 - Incentives for Developers to Partner with CBOs – Member mentioned this may be a broad topic **(1 vote)**
 - Engagement of Communities Harmed by Housing Disparities
 - Decision-making Power for CBOs
 - Racial Equity in the Development Team **(2 votes)**
 - Capacity Building for CBOs **(6 votes)**
 - Proposed addition: How to be responsive to community partners.
 - Proposed addition to capacity topic: Understanding what to ask partners, negotiation times, consulting etc.
 - Proposed addition: How we can check the willingness from government to transfer power to communities of color
 - Proposal for additional support groups in the future

- HDC acknowledges reoccurring inquiries from the group about tools to support CBO's to build capacity and support equitable partnerships, what does the commission offer?
 - WSHFC working on documents/lists geared towards best practices for negotiations. Information was allocated from past CBO's who've been through the process.

- Member echoes the ability to work in small groups in future meetings.
- Closing note: Appreciation for the momentum of the group

Key Dates/ Action items:

- Next meeting date: 12/29 – should we move this date to cover top voted topic?
 - Proposed time: Next week
 - Proposed time: Week of 14th

- Loren Tierney to send an Email poll to be sent to vote on next meeting time and date sometime this week with options for week of 12/11
- Consensus to omit names in note taking and recording meeting to keep safe space and open conversation with topics in future meetings.
- Keri/Tara working on documents to bring to group regarding best practices when in negotiations from past CBO experiences.