

Meeting: HDC CBO Affinity Group

Date: 03/29/2024

Attendees:

- Tara Woodruff (*WSHFC*)
- Keri Williams (*WSHFC*)
- Tevin Medley (*The Athena Group*)
- Rhiannon Colaci (*The Athena Group*)
- Loren Tierney (*HDC*)
- Patience Malaba (*HDC*)
- Eric Alozie (*NWE Construction*)
- Mesha Florentino (*Delrich Development Association*)
- Troy A Drawz (*Imagine Housing*)
- Dani Turk (*HDC*)
- Tonia Hess (*Metropolitan Development Council*)
- Momar (sp?)
- JoAnna Martin
- Amber Larsen (*Affordable Housing Development*)
- Eric Hardson
- Nashika Stanbro (*WSHFC*)

Agenda:

- Revisit Community Agreements
- CBO Spotlight!
- Discuss Engagement Timeline
- Poll for CBO's
- Group Work: Incentives for Developers- Last Meeting Recap & Breakout Groups
- Plan for Next Meeting

Meeting Notes:

- Community Agreements:
 - Listen with curiosity and willingness to learn.
 - Do what you need to show up fully.
 - Resist the desire to interrupt.
 - Speak from your own story and use “I” statements.
 - Avoid speaking for another individual or group.
 - Be open to the wisdom in each person's story.
 - Not everything will be comfortable to discuss.
 - Anything to add?
- Announcements from HDC:
 - Annual Celebration Luncheon on April 17th- please register! (link under “Meeting Links”)
 - Training with Courageous Conversations April 25th & 26th (link under “Meeting Links”)
- CBO Spotlight:
 - How did your CBO get started?
 - If your CBO had more decision-making power, what would be different in your community?

- Commercial space should be conveyed to CBO- Member contributed this because they believe CBO's miss the opportunity to rent out their space and make immediate cash that can provide capacity dollars.
 - Turnkey approach vs true partnership.
 - **Slide 5: "Are the current options for points adequate and appropriately gauged? B. The Sponsor partners with a CBO, and any or all of the following (see slide)"**
 - Financial experience readiness points - How financial readiness compared to CBO points.
 - WSHFC: Financial readiness comes before partnership. Commission is last in decision. To get to 4% tax credit bond starts with city, county, or similar entity, etc. Once the WSHFC gets the application, financial readiness is already considered.
 - Member states that they believe the value for this engagement is about encouraging developers to look for partnerships that serve CBO's that are currently not being elevated. Their group discussed the different ways the questions in the policy could split apart the ecosystem and how BIPOC leadership is throughout this ecosystem. They suggested the possibility of asking the developers about BIPOC leadership on their board and in the development team. Also, that they are partnering with CBO's that are serving the population; that the developers have that representation on their board as well as the development team. Could provide real change and true partnership with CBO's. Maybe breaking the question up into 6/7 questions with fewer point allocations to determine true BIPOC/Community representation and inclusion.
 - Wanting to see tangible penalties for not delivering on the approved plan from the developers. Using "flowery" language versus what is actually delivered.
- Check Out: Meeting Cadance Vote
 1. CBOs on Subgroups: (5 votes)
 - a. Member expresses lack of capacity going into summer but supportive.
 2. Additional meetings: (0 votes)
 3. Current Cadence: (0 votes)

Q: Timeline slide showing 2026 date?

- The policy update will happen in the Spring of 2025 for the 2026 allocation round. Keri and Tara are working on measurement and metrics, how to measure outcomes of goals with this policy. Before policy changes, there is no way to measure.

Meeting Links:

Agenda: <C:\Users\rhian\Downloads\WSHFC Agenda 3 29 2024.pdf>

Jamboard: <https://jamboard.google.com/d/1psJx2ILf8ULrzLaSmFS0vmLBF9k67xLPtRQTLQPKFHY/edit?usp=sharing> **(Jamboard PDF's in pages following)**

4% Bond Policy: <https://www.wshfc.org/mhcf/4percent/2024Application/Policies.pdf>

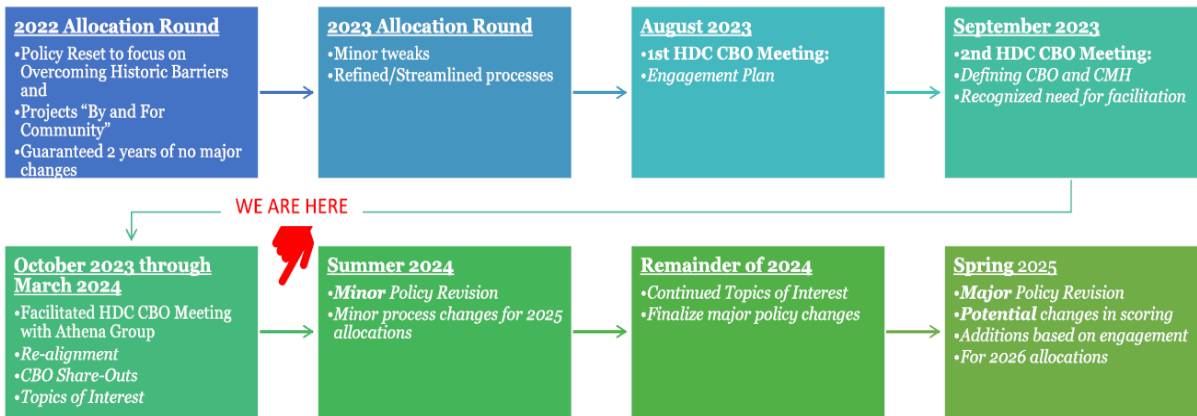
HDC Training: <https://www.housingconsortium.org/events-list/#!event/2024/4/25/beyond-diversity-8482-race-equity-training>

HDC Luncheon: <https://www.housingconsortium.org/calendar/#!event/2024/4/17/16th-annual-celebration-of-affordable-housing>

Survey: <https://survey.alchemer.com/s3/7775041/HCD-CBO-Poll>

WSHFC Announcement Slides

CBO Engagement - Timeline



CBO Engagement – Attendance Trends

Representatives from over 30 Community Based Organizations

Development and Nonprofit Consultants

Increasing Interest

Continued Expansion of Engagement



CBO Engagement – Topics

Defining Communities Harmed by Housing Disparities

Defining Community Based Organization (CBO) Characteristics/Criteria

Engagement of Communities Harmed by Housing Disparities

Decision-Making Power for CBOs

Racial Equity in the Development Team

**Capacity Building for CBOs

**Incentives for Developers to Partner with CBOs

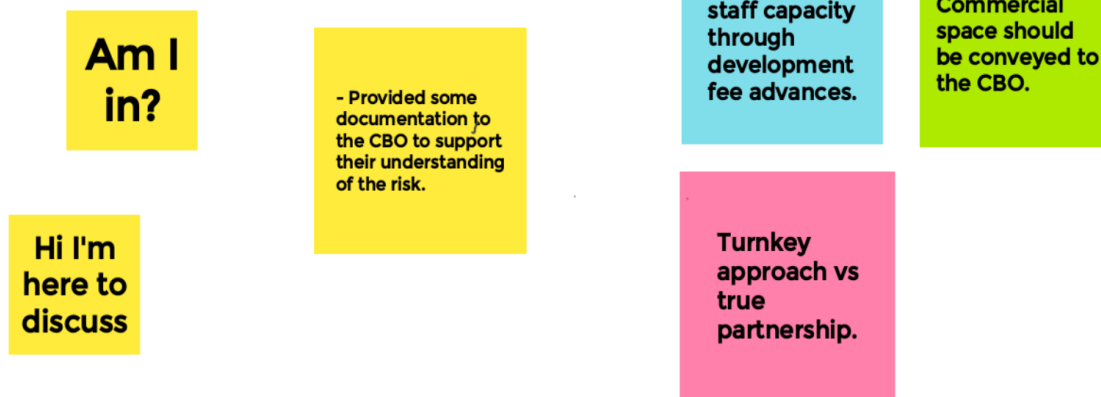


Jamboard Slides:

4.5.2 CBO Inclusion

Are the current options for points adequate and appropriately gauged?

a. The Sponsor or an entity in the General Partnership qualifies as a CBO 5 points



4.5.2 CBO Inclusion

Are the current options for points adequate and appropriately gauged?

b. The Sponsor partners with a CBO, and any or all of the following:

- o CBO benefits financially from the partnership, as determined by the CBO. Examples can include – nonprofit donation (under Section 4.6) goes to the CBO, CBO pays below-market rent for space in the project..... 3 points
- o Sponsor partners with a CBO that brings value to and/or provides services to the tenants of the proposed development, as determined by the tenants 1 point
- o CBO benefits from the partnership in capacity building or other non-financial way, as determined by the CBO 1 point

