

Attendees:

- Keri Williams (*WSHFC*)
- Tara Woodruff (*WSHFC*)
- Tevin Medley (*The Athena Group*)
- Rhiannon Colaci (*The Athena Group*)
- Amber Larsen (*Affordable Housing Development*)
- Eric Alozie (*NWE Construction*)
- Katie K
- Dr. Paul A Stoot, Sr. (*Rise-Up Academy*)
- AJ Cari (*Pudget Sound LISC*)
- Chris Govella (*SCIDpda*)
- Dani Turk (*HDC*)
- Selina Robertson
- Cindy Lopez (*El Centro de la Raza*)
- Michael Seiwerath (*South East Effective Development*)
- Troy A. Drawz (*Imagine Housing*)

Agenda:

- Revisit Community Agreements
- CBO Spotlight!
- Feedback on Definitions: Communities harmed by housing disparities
- Feedback on Measuring Success
- Check-out and Gratitude

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?
- No HDC Announcements
- CBO Spotlight:
 - How did your CBO get started?
 - If your CBO had more decision-making power, what would be different in your community?
 - Rise-Up Academy: Started CBO by meeting with a developer in the neighborhood to inquire on how they could partner with them. This was how the introduction to the thought of becoming a CBO started.
 - Acquired an attorney to connect with who we needed. This is how education began on how to stand out and strengthen partnerships that led CBO to WSHFC partnerships and initiatives in projects.

- Question from group: How long did the relationship building process take? What was that process like?
 - Response: Important to note, we were a CBO before we were asked to officially become one. Doing Non-Profit work for 20 years before relationship with developer. The work had roots, history, consistency and proven measures. Made the transition from Non-Profit to CBO much easier. Rise Up Academy School has existed for 25 years.
- (15) Definition of Communities Harmed by Housing Disparities - Linked below
 - Previous language read: “Communities **most** impacted by housing disparities”
 - Overview by WSHFC: Prior to policy reset, the goal of 4% bond was to offer as many units as possible for funding. Resources are limited. The intent on policy rewrite was to refocus the program on the residents. Communities that have experienced disparities such as:
 - Marginalization
 - Under Investment
 - Inabilities to pay market and/or affordable rent
 - Looking to CBO’s to amplify the voices of communities harmed by housing disparities
- Examples of Communities Harmed could include:
 - Black, Indigenous, or other People of Color
 - Immigrants
 - Low-income LGBTQ People
 - Low-income People with Disabilities
 - Low-income Large Families
 - Low-income Seniors
 - This policy recognizes Identity-based and geographically based
- Contribution from group: CBO’s may struggle to have metrics and measurements that align with what the commission is looking for in the policy.
 - Response: Affirmation that this is one of the main components and intent of this project and these meetings when thinking about measurements and outcomes. To allow CBO’s input on what success is, what measurements truly are in the work. Also closest to these communities.
 - WSHFC: 9% program is gearing up to conduct a racial equity assessment, has not had the same policy changes to mirror the 4% rewrite. Would like to implement the same measures across both policies.
- Suggestion from group to add to CBO definition in policy: Founded from, originated from, etc., maybe an opportunity to clarify what “BY and FOR” means.
 - Maybe an element of this is the identity based
- Acknowledgement about decisionmakers and needing to be diverse to avoid risk when referring to policy and community
 - An approach could be diversifying the decisionmakers with lived experience and professional experience
 - If group was presented with applications from CBO’s- they feel they could determine who is or is not a true CBO- would be a good experiment

Q: From group member: How are the points acquired? What determines the points?

- When a project is applying for funding, there is a self-score sheet largest number of points come from the “Projects that are By and For the Community”. Highest project scored 57 points. Up to 60 available points.
 - Points are given by decision makers to CBO and acquired by specific questions asked during an interview process.
 - Hard to provide feedback when you can’t see the interview questions (26)
 - Conversation happens after the interview, sometimes second interview is scheduled to get clarity. CBO shows itself.
 - Partnership between CBO’s could be helpful for those that have successfully gone through the interview process, soundboard questions to prepare for the interviewing .

Q: From group member: How does WSHFC measure more than number metrics regarding CBO’s success or is this an opportunity for improvement?

- This is an area where data management is needed to see similarities in the story telling:
 - quantitative
 - qualitative
 - story telling
 - long term impacts

Q: From group member: Looking at applications that don’t move forward, have there been incidents where CBO’s don’t qualify as an official CBO.

- WSHFC Response: There have been CBO’s who’ve tried to qualify as a CBO and have not for very obvious reasons. There was also grey area regarding local housing authorities and whether they do or do not qualify as a CBO.
- Specificity is to promote CBO’s who are led by the same communities that will reside in the buildings
- No known examples at this time
 - **What is the baseline criteria for qualifying as a CBO? Do you have to be Nonprofit?**
 - Do not have to be a nonprofit. Referred to the policy language: CBO is defined in policy.
 - WSHFC offered to send out questions asked in the interviews so that the group can review

Meeting Links:

HDC Internship Graduation: <https://www.housingconsortium.org/member-programs/hdip/>

Current Policy Language (Section 4.5):

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

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Agenda: [WSHFC Agenda MAY_2024.docx](#)