

Community, Housing & Human Services Board

January 3, 2024
Meeting Minutes

Meeting called to order at **4:04 PM**.

Attendance/Introductions

- **Board Members Present:** Leslie Hope, Jeri Rathbun, David Edwards, Casey Bowers, Adriane Leithauser, Barb Lee, George Dahl, Karen Ssebanakitta, Eric Robison (late)
- **Staff Present:** Kimberly Babb, Tessa Jilot, Heather Page, Christy Jeffers, Amanda Martinez, Brian Walker, Richard Culton, Adam Schooley
- **Guests Present:** Nicolette Ocheltree, Wes Anderson, Cory Bonallo, Morgan (no last name given), Jennifer Wilcox

****The Attendance roster listed above may not capture all the individuals that attended virtually if they joined the meeting after it had started due to the limitations of the virtually meeting platform****

Approval of the Agenda:

MOTION by Leslie Hope, seconded by David Edwards, **to approve the Agenda; unanimously approved.**

Approval of the Minutes:

MOTION by Adriane Leithauser, seconded by Casey Bowers, **to approve the July, August, September, October, November, and December 2023 minutes; unanimously approved.**

Public Comments: (Related to HOME ARP – see attached.)

Board Education:

Point-In-Time-Count 2024 – Kimberly Babb

Discussion and Action Items:

HOME ARP Substantial Amendment: Heather Page provided an update on the HOME ARP Substantial Amendment and asked the board to open the public comment period. Some discussion followed. (Public Comment from Cory Bonallo attached.)

MOTION by Adriane Leithauser, seconded by Eric Robison, **to open the 15-day comment period with a report out to the CHHS Board in February of any comments; unanimously approved.**

Citizen Participation Plan: Tessa Jilot presented the Citizen Participation Plan and requested the board to open the public comment period. Some discussion followed.

MOTION by Leslie Hope, seconded by Casey Bowers, **to open the public comment period from January 3, 2024, through January 18, 2024, with a report out to the CHHS Board in February; unanimously approved.**

Affordable Housing Committee: Confirmation of removing Gordon Graves and adding Leslie Hope.

MOTION by Adriane Leithauser, seconded by David Edwards, **to confirm removing Gordon Graves and adding Leslie Hope.**

Recruitment: Jeri Rathbun reviewed the open positions including Adriane's position as she is terming in April and the need to recruit for those positions and the RFP Committee as well. Brian Walker and Kimi Clifton with the City will assist with promoting and accepting applications.

Retreat: Jeri Rathbun asked for people to think of dates in April for the retreat and the topics to be discussed. Please email Jeri Rathbun or Kimi Clifton for dates that will NOT work. The retreat should be about 5 hours long.

Director's Report: Richard gave a brief update on the TRAC amendment moving forward and CHHS staffing.

City Council Updates: Nicolette provided a brief update including that Wilkerson and Dillon are expected to be the Council Liaisons for 2024 – vote for confirming Council to various committees and boards is expected January 8th as well as updated Council rules. And some clarification on the TRAC listening session/discussion happening at the Homeless Coalition meeting happening on January 4th.

Committee Updates:

Affordable Housing: Adriane Leithauser – No meeting in December but there will need to be a meeting in January to review the SSO-only project parameters.

RFP: Karen Ssebanakitta – No meeting in December but there will be a meeting in January to review lessons learned from 2023.

- HHOS – Keri and Kimi updated the timeline with Council expected to approve on February 5th.

Announcements: Robert Lippman has resigned from the CoC and will no longer be the CoC Liaison for the CHHS Board. Jeri is coordinating with the CoC to fill that non-voting position.

Meeting Adjourned at 5:18 PM.

The next CHHS Board Meeting is scheduled for **February 7, 2024 from 4:00-6:00 pm.**

Public Comment:

Subject: HOME ARP Substantial Amendment

I am in support of the shift in funds needed to fulfill the requests for supportive services funds. However, I also would like for the CHHS council to look into barriers that keep the housing developers from applying for the funds currently available for new affordable housing units.

We can all agree the need is great for more affordable housing development. Since it is known that the requirements for using HUD funds demand what essentially amounts to extra work, which ones are seen by developers as “not worth the hassle” and are there other things that the council can do/offer/present that makes it worth the hassle? Is there a prestige aspect that is within the council’s power to provide, say with using the developers name during public progress updates? If the money itself isn’t incentive enough to apply, what would make it attractive? Being put on a list of preferred builders distributed to the various city departments that use developers? Name recognition in the press for their good work? I have little knowledge of what avenues the CHHS council has access to, so you would be better qualified to make suggestions. If developers can have their pick of “easy money” projects and there is no lack of work, then there needs to be some benefit beyond the money that makes building affordable housing a value to them. If there is political aspects, such as real estate investors interests blocking affordable housing development, how can the council work to eliminate those obstacles?

The bottom line is there will still be a large pot of money available for development even after requested supportive services funds are shifted. Let’s get those dollars put to use in our community to alleviate the daily suffering of good people in bad economic situations. “We tried” doesn’t actually have a positive impact on the homelessness crisis. New affordable housing units does.

Earnestly,

Cory Bonallo