

Present: Natasha Adams (by phone), Nate Broman-Fulks, Allison DeMarco, Kathleen Ferguson, Jackie Jenks, Ashley Mercer, Samantha Owusu, Corey Root, Damon Seils, Mary Jean Seyda, Kristen Smith, Diiv Sternman, Charlotte Stewart, Jeffrey Strickler, Jerry Villemain, Janet Xiao

Action items in bold

OCPEH Leadership Team meeting minutes

- May 3: <http://bit.ly/2rqxr28>
- A motion was made to approve the Leadership Team meeting minutes [Ferguson, Mercer]. All in favor, none opposed.

Agency/sharing updates

- NCHFA – administer state of NC’s Housing Trust Fund, Charlotte brought handouts; Charlotte working on updates to guide

Leadership Team individual actions update

- None

OCPEH updates

- 2017 Leadership Team member Conflict of Interest forms
- Update on Training RFP: There were no applicants for RFP. It is OK for the County for the Partnership to contract directly with service providers; Corey coordinating with service providers to schedule training that will be helpful at convenient times
- Bylaws group update: Corey will be back in touch with meeting notes and next steps
- Data review event on May 12 was a success, infographic is available. **Corey will send PPT to elected officials**
- No July Leadership Team meeting scheduled, next meeting Wed. August 2.

CASA requesting letter from OCPEH about home sale

- Many years ago when different agencies were working in Orange County; the agency Chrysalis owned units, did not want to lose them; There are 19 units: mostly are condos in Chapel Hill and Carrboro, plus one single family home in Hillsborough; These units do not match the rest of CASA’s portfolio
- The unit to sell a 3-bedroom, 2 bath single family home in Hillsborough that receives CoC Operating dollars under RA/Operating grant
- Sale process is different for public vs. private sector
 - For the County or a non-profit buyer, the requirement would be to use home to serve households under 80% AM. This scenario is preferable because it would increase the number affordable units County-wide; EmPOWERment is currently looking at options to purchase
 - To sell on the open market would mean the unit would leave affordable housing stock
- CASA needs a letter from OCPEH as the Continuum of Care (CoC) to reinvest funds in Orange County saying that:

- The building is no longer needed or suitable for original purpose
- The sale of the property is consistent with the CoC strategic plan
- Discussion
 - Some Leadership Team members are concerned about losing a unit in Hillsborough, even if unit will be replaced through re-investment of funds – is it possible for Hillsborough to allocate some affordable housing funds?
 - Leadership Team members will advocate with service providers to see if there is support to give in purchasing the home
 - A market rate sale could generate more funding to create more appropriate affordable housing – close to amenities, accessible to public transit, etc. This unit not transit-accessible – this is a barrier to keeping it affordable.
 - CASA selling their stock of single-family homes; Community Home Trust, EmPOWERment, and Habitat use single family homes; Charles House in single family home
- A motion was made to approve the letter for CASA stating the expectation that the remainder of funds will be devoted to affordable housing [Smith, Ferguson]. All in favor, Stewart and Sternman abstained

CEF Co-Director, Janet Xiao, presented info about the Durham Unlocking Doors/Risk Mitigation Fund

- A group of service providers are in process of setting up a risk mitigation fund in Durham
- Why? Service providers are having a hard time finding landlords who accept Section 8 vouchers – many people have vouchers in hand but cannot find a unit that accepts the voucher; 2/3 of people who had vouchers unable to find units; Rent in Durham also increasing exponentially; Landlords want to help, but were hesitant because of hassles with paperwork, lost income, and perceived risk.
 - New Durham Housing Authority Director is helping with hassles
 - The Risk Mitigation Fund is designed to address the perceived risk
- After consultation with Seattle/King County, don't need a lot of funds to get started, Durham is starting with \$24,000
 - Durham nonprofits are fundraising for \$24,000 to sit in Triangle Community Foundation fund
 - 3 sets of folks who make commitments in this process: Tenants, landlords, service providers
 - Why not started with County government? Been a hot potato, nonprofits able to pick up and move quickly

Funding options for Homeless System Gaps - the Plan Action Step #12 tasks the Leadership Team and Coordinator with completing funding requests for the top three system gaps, which are:

1. Best practice, fully funded Rapid Re-housing
2. Income-based rental units
3. Landlord Partnership Initiative
 - Housing locator
 - Risk mitigation fund
- Coordinator included funding info for all 8 gaps – all would be helpful to end homelessness. We want to have a preliminary conversation & information gathering
- Review of document:
https://docs.wixstatic.com/ugd/750b3b_98b624ce47e6429bbf8ee9aed0f06f19.pdf
- Discussion:
 - Add eligibility requirements to Other Fed. Funding column,
 - Add SSVF to Rapid Rehousing row
 - Overall for fundraising – events are logistically difficult and time-consuming with small payoff in terms of dollars raised
 - For the Risk Mitigation Fund – could we raise funds from landlords?
- **Coordinator will incorporate feedback and re-format Gaps Analysis document for further discussion in coming months.**

CoC Application: Scorecard & Project Review Committee Overview

- The Coordinator will send information by email once HUD starts CoC application process.

Wrap Up & Adjourn

- Next Meeting: NO JULY MEETING; August 2, 2017, 6:00-7:30 pm

Remaining 2017 meetings: Aug. 2, Sept. 6, Oct. 4, Nov. 1, Dec. 6