

Northlake CAC Meeting Minutes
Tuesday, March 26 5:00 - 7:00 PM
John Stanford International School Library

Attending (as self-reported): Sarah Jones, Eliana Scott-Thoennes, Wendy Barrington, Brooke Brod, Piper Hackett, Ed Mast, Jami Fecher, Will Uhlig, Kris Ingersoll, Joey McAllister, Sharmler, Josh Castle, Bradford Gerber, Luke Reynolds, Alex Finen, John W. Booth, A-Hitler, John Travena, Scott Morrow, Amy Hagopian, Sharon Lee, Lisa Gustavson

Meeting Chair: Brooke Brod

Minutes: Jordan Schwartz

The meeting began by asking Sharon Lee, ED of LIHI, to answer questions that had been sent to her in advance by the CAC:

1. What was the proximal cause for the decision, and why did it require such abrupt finality? That is, why were mediation, discussion, intervention of third parties or other means of coming to negotiated agreement summarily dismissed?

Sharon (LIHI):

- LIHI has a contract with city
- Tried to create MOU last year, was difficult
- Bars were an issue, didn't receive a list of "bar leeway"
- There was some back-and-forth
- LIHI offered signed MOU, Nickelsville refused to sign
- City threatened to hold LIHI out of compliance with contract
- Disagreements
 - LIHI sees tiny villages as short-term, not long-term
 - Punitive bars, favoritism, harsh penalties for minor infraction, racial discrimination in bars
 - Entrenched camp leadership
 - Other public health issues not addressed
- LIHI said there was a March 8th deadline from the city. [No clarity on if or when Nickelsville was told about the deadline.] which was the proximal cause
- [in response to followup question:] Nickelsville has not shown LIHI their documented process for progressive disciplines leading up to bars.

2. What do you see as the role of the CAC? Why were we kept in the dark about the imminence of this decision and how do you plan to change that going forward?

Sharon (LIHI)

- Hear reports from residents and case managers
- CAC to give support to the community

Lisa (City of Seattle HSD)

- CAC was invited to negotiation meetings. The March 8th date was communicated at mid-February meeting
- Bridging the relationship with the neighborhood
- 9 CAC's, all operate a little bit differently
- Can commit to doing a better job of communicating

Josh (LIHI)

- Can commit to doing a better job of communicating

3. What is your plan for the structure and management of the villages?

Sharon (LIHI)

- Northlake villages will remain self-managed
- LIHI case managers will continue to help with housing, healthcare, etc.
- The structure has to be more transparent / open
- Site coordinate will be hired per village (hope to have site coordinate on site this Thursday)
- Code of conduct that would need to be followed

Josh (LIHI)

- Camp Second Chance and ?Interbay are self-managed (security, arbitrator, etc. all internal)
- Believe in and support the self-management model

Brett (LIHI) (responding to "what do site coordinators do")

- Help facilitate with supply orders, electrical issues, bedbug issues, etc.
- Facilitate with transparency around bars, etc.

Sharon (LIHI) (responding to "where does procedures and documents describing self-management come from")

- Revising management plan

4. How does this change impact your responsibilities for notification and autonomy of the villages?

Sharon

- We expect communication to improve

Joey (Nickelsville resident)

- Feels like self-management isn't really going to happen

Josh

- This will remain a self-managed village

Wendy (CAC)

- Concern that LIHI isn't doing a good job of listening to and hearing Northlake issues; this is anti-thetical to self-management model, so skeptical of how this transition will truly follow a self-management model

Sharon

- There are models of self-management that include external facilitation

Brook (CAC)

- When the invitation to have the residents participate come in? Early or late (wordsmithing)?

Sharon

- Code of conduct will remain largely unchanged, just some changes to address the issues of concern

Ed (CAC)

- What is plan to address trauma of this incident? Given residents have voted that Nickelsville to remain and LIHI is not respecting that vote

Sarah and Ed (CAC)

- LIHI seems to say that many bars are happening unjustly, but our CAC hears monthly reports of all bars and we don't notice this pattern. Is LIHI saying that there are bars happening that are not being reported to us? [In response, Sharon Lee at first seemed to confirm this, but on clarifying withdrew that claim, and instead alleged that other forms of discipline were being applied unfairly.]

5. In other forums, LIHI has pointed to a pattern of stonewalling case managers, discriminatory application of bars, but we have heard a counter-narrative from Nickelsville. What specific data do you have to support the concerns you list in your termination letter? Can you share with us the number of complaints and/or concerns that have been raised by staff and residents ?

Josh

- Votes are the result of intimidation. Some residents have indicated that they would have liked to have voted otherwise.

Wendy

- Seems like LIHI is still talking about imposing a system, if that system is nominally "self-management"

Sharon

- They hear concerns from case managers and directly from residents

Wendy

- No data. We have asked for data about incidents / reports, etc.

Sharon

- LIHI has been asking Nickelsville to turn over the incident reports

Scott (Nickelsville Staff)

- We have not seen any evidence of inappropriate bars

Follow-up Questions

Jami (CAC)

- This meeting was about the abruptness of the termination, CAC was trying to help

Brook

- Trust has been broken, would like to hear steps you are considering to restore trust, both for members of the CAC and the residents

Josh

- Different CAC's do this differently, this CAC is more involved
- Stay on, continue to hold us accountable
- (addressing villagers)

Jordan

- What will be different in a post-Nickelsville, LIHI managed camp? Decision making? Internal roles and responsibilities? Case managers? Process for bars? Expectations of Privacy?

Josh

- Privacy: presently an issue, because any resident who becomes (a certain role) has access to all files on residents. 48 hour notice still required to enter residence (tenant law)
- Bars: people are becoming homeless, because of them, that's why we are changing it
- Roles and responsibilities by residents the same

Scott

- To make sure people in the community are aware of their options and responsibilities
- Budgets, what the money is spent on, electricity vs solar power, reporting to LIHI
- Marvin: Distribute bus tickets
- Alissa: manage and report census
- Weekly meeting to compile list of supplies
- Have authority to override self-management in the event of an emergency (requires report to board)

Ed

- What is process for addressing misconduct by case managers / LIHI staff?

Josh

- We have a HR dept, 190 employees
- Everyone non-management is unionized, including case managers are part of the bargaining unit
- Disciplinary procedures that we go through
- Yes, there have been cases where disciplinary procedures have been applied

Lisa (City of Seattle)

- We are committed to this model
- There is a pipeline for complaints, and I act on it

Northlake Village Report

Amanda (Northlake resident)

- 24 ppl, 16 men, 8 women, 4 pets, 0 pets
- 2 move-ins / 2 move outs since last month
- 2 temporary bars: one 1 day (verbal abuse), one 7 day (unattended property, e.g., animal left unattended)
- 1 overturn of a permanent bar

Joey (Northlake Construction and bookkeeper)

- New floor in kitchen (was rotting), new sealant requested
- Fixed kitchen sink, cold water line burst during cold spell
- Remodeled 3 houses after bed bug damage (new drywall, paint)
- Insulated security shack, fixed door
- Fixed whiteboard that holds PC credits
- Re-did flowerbeds

- Wish to see from CAC: want to return to self-management. Feel like we are being punished for what has happened in the past. We are all new people, we are taking the impact of people who are no longer there.
- Want management to stay in place.
- Want cooling off period, not have to worry about losing our homes
- Want a skilled mediator to sit in on negotiations with Nickelsville and LIHI

John (Northlake)

- Anon donor donated clothing
- Rotary club donates breakfast from Ivar's once / week
- Once / month hashtag sack lunches
- Senior center brings in lunch once / month
- David Baum donates burritos
- Amazon donated a boatload of food
- Girl Scout donated cookies

Amanda

- Healing Drums came
- Brook driving presenting a community dinner
- Hashtag sack lunches will have garage sale in May, plan to donate tools and building supplies
- University of Washington School of Public Health doing evaluation on self-management; Nursing has begun working with Nickelsville to draft an evaluation framework for self-management in Northlake, specifically
- Nursing has visited Northlake twice for foot-care and healthcare outreach
- Litter busters up 100% under new leadership
- Passing on clothing donation to Community Services for the Blind

Question of what LIHI's definition of role is

Lisa

- LIHI is not just "fiscal agent", LIHI is "operator"
- As elements of management increased (plumbing, electricity, tiny houses, etc.), the original written ordinance no longer adequately covers the requirements of management.
- LIHI was originally just doing the books
- Language in contract has(?) changed as contracts have been renegotiated each year
- City wanted this to work
- MOU hadn't been progressing over a year
- Adrienne Easter is Contract Manager with city

Amy (UW)

- My students driving study in self-management with Northlake
- Learned a lot!
- Tragic that city didn't support mediation
- Q: In self-managed camps, are rules created by votes, or imposed by administration; how are rules and processes around bars implemented

Josh

- Yes, rules are created by votes at other camps
- There are strict rules around bars in place
- There are elected positions

Travis (Food coordinator for Georgetown village)

- Vote at NV Georgetown was 46-4 in favor of staying with Nickelsville
- I haven't met Sharon
- I have been barred, I can tell you the bar process is easy to appeal; write a letter, there will be a vote
- Have seen LIHI scare ppl into telling people they will be evicted
- LIHI representatives don't properly identify themselves

Scott

- Human Services Department is a third party here, has been non-responsive
- Nickelsville has been consistently excluded from contract negotiations and other decisions