

**Supportive Housing Workgroup of the
CJCC Jail & Jail Alternatives Committee
Meetings on December 1, 2021**

Participant List:					
Name	Title/Role	Organization	Warming & Day Center Tours 9:45-10:23	Workgroup Meeting 10:23-11:58 am	Debrief and MHP Presentation 1:30 pm - 2:50 pm
Bellefui, Sarah	Community Dvlpt Director	Minnesota Housing Partnership	X	X	X
Buckalew, Harlan	Community Dvlpt Officer	Minnesota Housing Partnership	X	X	X
Buckmaster, Aimee	Substance Abuse Counselor	Common Ground			X
Bunkowski, Karen	Supervisor-Adult Services,	Winona County Heath and Human Services		X	X
Dolan, Barbara	Community Dvlpt Manager	Minnesota Housing Partnership	X	X	X
Engel, Kalene	Executive Director	Winona Co Criminal Justice Coordinating Council	X	X	X
Ferrington, Christy	Adult Services Director	Hiawatha Valley Mental Health Center		X	X
Fritz, Ken	County Administrator	Winona County		X	X
Gilow, Judy	Vice-Chair/Lived Experience	Winona Co Criminal Justice Coordinating Council		X	X
Green, Justin	Deacon	Diocese of Winona		X	X
Hegge, Crystal	Executive Director	Advocacy Center of Winona		X	X
Kovecsi, Marie	County Commissioner	Winona County		X	X
Madsen, Laura	Independent Living Coordinator	SEMCIL		X	
Meyer, Chris	County Commissioner	Winona County		X	X
Michener, Patrick	Outreach Coordinator	Catholic Charities of So. MN	X	X	X
Polus, Zarna	Peer Recovery Specialist & Lived Experience	Common Ground	X	X	
Rivenburg, Audrey	Housing Director	Catholic Charities of So. MN	X	X	X
Soderstrom, Linda	Housing Advocate/Lived Experience	SHOCC & Multiple other housing organizations		X	X
Stoll, Rachel	Community Connector	Winona Health		X	X
VandeBerg, Anne	Winona State University	Professor – Social Work		X	X

1. Arrival of MHP Staff, Introductions and Tour of Winona Community Warming Center and Winona Community Day Center (9:45 a.m. – 10:20 a.m.)

Audrey R. and Patrick M. provided tours of the Winona Community Day Center at 151 E. 3rd St and the Winona Community Warming Center at 69 East 3rd St. During the tour, background information about the history, funding, staffing, hours and services for each location was discussed. The tour ended earlier than anticipated so the group reconvened at the Advocacy Center Conference Room.

2. Winona Supportive Housing Workgroup Meeting at Advocacy Center of Winona Conference Room (120 East 2nd) and via Zoom (10:30 – 11:58 am)

Pre-Zoom Meeting Discussion: Prior to the scheduled start of the workgroup meeting of 11 a.m., Kalene provided an overview of the Winona County Criminal Justice Coordinating Council history, structure and membership. She discussed the Sequential Intercept Map Workshop and explained how one of the gaps identified through the SIM process was supportive housing, so a workgroup was formed to address that gap.

She provided a brief history of the Shelter and Housing Opportunity Council, noting that one of the SHOCC committees that was created earlier this year was a “Supportive and Transitional Housing Committee.” Flowcharts and committee charges/descriptions were provided to the MHP representatives. At this point, attendees for the scheduled start time of the workgroup meeting were present.

11 a.m Workgroup Meeting: Attendees introduced themselves and described their connection to or interest in housing issues. Rachel provided an overview of the history of SHOCC, as follows:

- SHOCC was started organically in direct response to the COVID-related displacement of individuals from the warming center.
- After dealing with the immediate crisis of finding emergency shelter at the YMCA for persons who were displaced, the group continued to meet to troubleshoot other issues, including meals and warm places to stay during the day.
- As the people who were meeting to discuss the COVID-related emergency shelter issues began to talk more, other housing issues emerged. Group members were interested in going beyond the emergency issues to address other community housing needs.
- The five committees that were created in SHOCC were done so mainly due to the interest level of the persons who were present when the committees were formed
- Even before the SHOCC name was adopted, there were prior grassroots efforts going back 8-10 years aimed at addressing housing needs. It is out of these prior efforts that the first warming center was launched.
- SHOCC was an effort to put some organizational structure to the grassroots efforts and to possibly secure some funding/resources to help with the housing efforts.

Justin noted that the City of Winona commissioned a housing study several years ago, but there was little attention paid to needs on the “emergency to supportive housing” end of the housing continuum. Anne noted that SHOCC started with a crisis focus knowing that the community really needs to address the full spectrum of housing supports.

Rachel currently convenes the monthly SHOCC meetings, which consists mostly of housing-related updates by attendees. This information is beneficial and shows that there a lot of great things happening and people who are working on housing issues—but in siloes. She noted that everyone who volunteers for SHOCC has other work or commitments, and there is no one to hold people accountable and no paid staff to move things forward, so progress is stagnating.

Justin noted that the Poverty Roundtable convened several years ago to discuss housing issues and decided that it needed expert assistance to move forward. Justin applied for and received a \$10,000 grant from Winona Community Foundation. Unfortunately, he was unable to find a housing expert to assist the group, so he had to return the money.

Since SHOCC is a new organization that does not have a formal existence (i.e. non-profit status, etc), MHP raised a question about fiscal agency or a supporting organization. Crystal noted that the Advocacy Center might have an interest in serving in this capacity. Catholic Charities may as well, but have recently taken on some significant housing projects. Winona Community Foundation was also raised as a possibly fiscal sponsor. United Way is not an option in Winona, as the organization folded several years ago. Linda gave examples of two organizations (Housing Justice Center and Freedom from the Streets), both of which have become independent housing organizations.

Challenges associated with being a “college town” were raised. Few landlords will accept Section 8 Vouchers because they can rent for more money (on a per room basis) to college students. Laura noted that Olmsted County has a “sludge fund” to back up Section 8 voucher holders who cause damage to rental properties. She knows of a local landlord who has been “burned” by damages caused by Section 8 voucher holders so many times that he is no longer willing to offer Section 8 housing, such that backup funding could entice landlords to offer Section 8 Housing. Kalene noted that CJCC sponsored a virtual Section 8 Workshop in August aimed at recruiting local landlords; the video of the presentation is posted on the CJCC website.

The meeting was ended at 11:57 a.m. to allow setup for the CJCC, which was scheduled to start at noon.

3. Collaborative Debrief and MHP Presentation on Strengthening Rural Communities Program and TA Models (1:30 p.m. to 2:50 p.m.) at Winona Advocacy Center and Via Zoom

MHP Representatives provided the following observations/information:

- It’s clear that we have a lot of passionate people who are willing to work together on housing issues, but are there people who are not currently involved who need to be present to make housing happen.
- Winona County made application for assistance and MHP’s visit today is a needs assessment; the information we have provided has been very helpful.
- MHP provides technical assistance (TA) through Rural Capacity Building Funds and they have a couple of different ways to provide that TA. They can provide direct technical assistance to entities, but another way they provide the TA is through a Housing Institute, which is a peer-to-peer learning environment, with dedicated TA.
- Harlan Buckalew shared a Powerpoint (see attached outline).
- The Community Development Team at MHP is a “small but mighty” team of 7 people who work directly in the field with beneficiaries.
- The direct TA model of assistance provides direct access to MHP staff.
- The Housing Institute also provides direct access to MHP staff, but combines that with a curriculum to reinforce program and project development in a peer to peer learning environment. The Institute brings together housing leaders and stakeholders to share experiences, learn best practices and develop creative solutions to bring quality housing to communities. In this way, it helps establish enduring relationships.
- The state financing agency (Minnesota Housing) looks favorably on applicants who have gone through the Institute. Developers are also attracted to Institute graduates.
- Institute curriculum is tailored to meet the needs of participants. They bring in regional experts to provide foundational knowledge and enhanced resources. MHP will seek resources relevant to your team.
- A hybrid format for the Institute was developed in response to COVID; however, they prefer an in person Institute as it is more conducive to developing relationships and allows people to be more focused.
- To participate in the Institute, Winona would need to identify a team of 7 housing leaders from across different sectors, with a blend of people who are worker bees, supervisors and those with political influence.
- Although only 7 people can participant in the Institute on the “travel team” (due to funding restrictions), MHP recommends that we convene a larger team to provide local support (and substitutes).
- It is essential to have a strong point person or coordinator to organize local efforts.
- The team needs to identify a focus area.
- The Institute is 18 months long and includes an in person workshop every 3-4 months along with at least monthly local meetings. The in person workshops include speakers, activities and homework.

- A dedicated MHP staff liaison would provide ongoing TA, and would attend the local monthly meetings and provide ongoing support and resources.
- The meal and lodging costs for the in-person workshops is covered by MHP. The location is a central location for the participating teams (so they all drive approximately the same distance).
- MHP is constantly gathering data and evaluating its work.
- MHP often requests a match of some sort, whether it be money or volunteer time.
- Additional funding in the form of a Strengthening Rural Communities Grant is available to people who receive TA from MHP. This is a \$10,000 capped matching grant, available during the time that the entity is receiving TA. Often this is used to achieve additional objectives that were not originally identified, but are relevant to the workplan and activity (such as conducting a housing needs assessment or creating a website).
- A predevelopment, zero interest loan of up to \$75,000 is also available to pay for things like engineering or architecture costs.
- Much more information is available on the MHP website: www.MHPonline.org.
- Winona representatives discussed some of the current needs, ideas and challenges related to emergency, supportive and subsidized housing. Crystal shared a new “master lease” program that the Advocacy Center is piloting to provide emergency housing for up to 30 days for clients. The Advocacy Center is the lessee in a non-congregate setting. Rachel noted that the main subsidized housing complexes in Winona are segregated with low access to resources. Justin talked about having employers offering housing and training in the trades for persons leaving the jail. Linda mentioned that several college dormitories were for sale (and still are).
- Other entities are also being evaluated for the workshop. MHP will make a final decision before the Housing Support Workgroup’s next meeting on January 14th.
- In the meantime, our group can be thinking about a specific focus and identifying “travel” and “home” team members.

Minutes by: Kalene Engel

1 **Building Community Through Collaboration**

2 **Minnesota Housing Partnership (MHP)**

Founded in 1989, MHP supports, leads, and collaborates with a diversity of partners to stimulate innovation and drive positive impact in affordable housing and community development in Minnesota and beyond.

3 **Rooted in Minnesota**

4 **Working Nationwide**

5 **Areas of Focus**

Research | Policy | Community Development

6 **Community Development**

7 **MHP's Institute Model for Community & Regional Collaboration**

8 **Overview**

- Designed to build the capacity of local housing leaders and stakeholders by
 - Working collaboratively to address needs
 - Sharing their experiences
 - Learning best practices
 - Developing creative solutions to bring quality affordable housing to their communities
 - Forming enduring relationships

9 **Overview**

Flexible Model

- Works for different communities
 - Rural
 - Native Communities
- Works for different projects
 - Housing
 - Economic Development
 - Organizational Development
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10 **Key Characteristics**

Team Approach

- Build strong, effective and enduring partnerships
- Expertise contributed from each team member
- Balance between visionaries and realists

- Public/private/non-profit representation
- Broad spectrum of expertise
- Decision makers and implementers
- Political Influence
- Uniform voice in community
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11 **Key Characteristics**

Include Area Stakeholders

- Local government, city council members
- Mayors, county commissioners
- EDAs, HRAs, Police Department
- Faith Community, Salvation Army
- Local employers and other businesses
- Developers, builders, trades
- Bankers/lenders
- State agencies, federal partners
- Educational and health care Institutions

12 **Key Characteristics**

Identify a Shared Focus

- Lack of affordable housing
- Need for Market Rate Housing
- Homelessness
- Social enterprises, job creation
- Economic growth
- Decreasing Population
- Demographic shifts
- Social needs, local challenges

13 **Key Characteristics**

Sustaining Partnerships

- Ongoing commitments, collaborations
- New projects and programs
- Identifying new members/stakeholders
- Expanding focus

14 **Key Characteristics**

- Set goals
- Establish action steps
- Establish timelines
- Member responsibilities
- Implementation
- Accountability

15 **Format**

- 18 months start-to-finish
- 5 workshops spaced 3-4 months
 - Speakers, activities, homework
- MHP staff liaison
 - Monthly team meetings
 - Resources
 - Point person between MHP and team
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17 **Housing Institute**

- The Housing Institute model was initiated in 2009 to address rural Minnesota housing needs
 - Economic crisis
 - Limited funding to address aging housing stock
 - Need for new/rehabilitated affordable housing
 - Limited staffing to tackle big projects
 - Geographic isolation

18 ***“One of the great things to come out of the collaborative effort is we know and trust each other now. The HRA and KOOTASCA were never partners but now we work well together. I have a dream for senior housing and I’m thinking of moving forward with that. As I do, I know I can turn to any of these team members.”***

19 **Evaluation**

- Gather Data
 - Housing Institute application
 - Team evaluations after each Housing Institute cohort meeting
 - Follow-up with teams after the Housing Institute cohort has been completed
 - Follow-up survey
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20 **Evaluation**

- Create Housing Institute white paper
 - Includes information about the evolution of the Housing Institute
 - Data on Housing Institute teams, topics, and outcomes
 - Housing Institute impacts through stories and first-person accounts

21 **MHP Lessons learned**

- Team leaders are imperative
- Recognize regional differences
- Funding for participant support costs
- Match funding helped facilitate action
- Connect teams to developers and funders
- Staff turnover can impede continuity
- Buy-in from community leaders important

22 Your Institute

- What would your focus be? What is your biggest housing/development need?
- Who will make up your teams?
- What partners would you need at the table?
- How would you measure success?

23 How to proceed...

- Request for Technical Assistance – online application – 1st step!
- Work with MHP staff to prioritize projects to implement
- Form your team – could be local or regional
- Establish team meeting times and attend workshops

24 Connect with MHP!

Website: mhponline.org

Twitter: @followMHP

Facebook: facebook.com/mnhousingpartnership