CJCC Jail & Jail Alternatives Committee
Supportive Housing Workgroup
May 13, 2022 at 10:00 a.m.

Present: Crystal Hegge, Kalene Engel, Chris Meyer, Christy Ferrington, Marie Kovecsi, Audrey Rivenberg, Rosemary Fagrelius, Judy Gilow, Rebecca Lundeen, Linda Soderstrom, Nick Larson

1. **Introductions**: Attendees introduced themselves and their interest/role in supportive housing.

2. **Team Contract**: One of the assignments from the April Housing Institute was to complete a Team Contract, setting forth team members, roles and expectations. Crystal screen-shared the Contract and minor corrections were made. Christy noted that Tim Hunter was joining Hiawatha Valley Mental Health Center as a Development Director and that he may be attending the meetings as the HVMHC representative in the future. Attendees agreed that the substitute list can be very fluid. Kalene will circulate the revised contract among the team members for signatures.

3. **Registration Packet**: A second homework assignment from the Institute is the completion of the Registration Packet. The main portion of the packet is to identify three possible projects or programs that the team is thinking about pursuing during the Institute. Following is the discussion of the three projects Winona is considering:

   a. Scattered Sites Supportive Housing: This was the main project outlined in the grant application to MN Housing Partnership. It involves placing long term homeless individuals into scattered site rentals owned by private landlords (as opposed to a congregate living site). Like the existing scattered sites program in Olmsted County, Housing Support and Rate 2 Supplemental Service funding would be sought to pay for the housing and supports. Originally, Advocacy Center of Winona was going to submit an ARPA Funding Request to Winona County for this project. However, after further consideration, the project fits better under Catholic Charities so CC will be submitting the request. The target population is long-term homeless individuals.

   b. Local Housing Trust Fund (HTF): The concept of a Local Housing Trust Fund was suggested by Rosemary at the Institute, after she learned that we did not have one.

   Description of HTF: Per Rosemary, the city or county can establish a trust fund to which anyone can donate, but which must be used for housing purposes. The statute actually specifies that a local government can establish a trust fund alone or jointly. The trust must have a group of stakeholders to determine who funds will be spent. The funds can be used for loans or grants or guarantees or financing, down payment assistance, housing counseling, leverage for obtaining other funds. Kalene suggested a possible use of trust funds could be to provide funding for needed repairs/upgrades for landlords who agreed to participate in the Scattered Sites Supportive Housing Program. Ten percent of the funds can be used for administrative costs. The HTF can be administered through a non-

profit organization. Rosemary will distribute research and samples on Housing Trust Funds to the group.

Funding for HTF: Some HTF are initially funded through donations from philanthropists. The legislature has set aside some money as matching funds for local housing trust funds. Nick believes that the match is only for new trust funds. Kalene inquired as to whether ARPA Funds could be used to fund a HTF. Rosemary stated that Lake County did put some of its ARPA money into a HTF. It is not clear whether putting the money into a HTF fulfills the obligation to expend the ARPA funds by 12/31/24 or if the funds must actually be spent from the trust to accomplish that objective.

Entity to Create a HTF: Rosemary spoke with Buffy Beranek of SEMMHCRA who stated that SEMMCHRA cannot operate an HRA for the Housing Institute Group. She felt that the City should be asked to establish the housing trust; however, if the city establishes it, it can only be used within the city of Winona. Buffy expressed concern that the MHFA allocations are not coming to Southeast Minnesota and felt that a group like our could have an impact on some of the decision makers to change that pattern. She would like to see more developers work on affordable housing solutions in Southeast Minnesota. Marie observed that the County Board has been very conservative on its allotments to SEMMCHRA over the past several years and hasn't increased its allotment for many years. Recently, an additional allotment was provided via ARPA Funding. However, a county-wide HTF would be able to serve both the City of Winona and other areas of the County. Contracting with a non-profit would relieve some of the administrative burden from the County.

c. Website on Housing Resources: A third project, which was identified in the MHP grant application, is the creation of a county-wide housing resource website. Crystal noted that the City of Preston created a website which linked to a Google spreadsheet of rental properties. It is currently very difficult for people seeking housing in Winona to find housing or housing resources. There is no "one stop shop" for finding housing and people often end up going in circles. Linda noted that it would be helpful to have information about organizations who do NOT provide housing resources or assistance, so that people seeking housing don't need to tell their story multiple times to people/entities that cannot help them anyway. MHP does offer a matching grant of up to $10,000 for Institute groups which could be used for that purpose. The match could possibly come from ARPA funds, a local grant from Winona Community Foundation and in-kind (up to 50% or $5,000 can be in-kind).

Curriculum: The registration packet also requests participants to specify topics they would like covered at future institutes. Kalene requested information about Minnesota Housing Support and other Medicaid funding for housing. After reviewing a list of suggested topics from MHP, attendees also identified Community Engagement, Preservation of Rural Rentals and Data as topics of interest.

4. **Stakeholder Identification/Presentation:** As a homework assignment, the Institute Team is expected to identify a stakeholder from each of the following categories: Funder, Partner, Recipient. In addition, the group is expected to prepare a 10 minute presentation for the July workshop, stating the name of the organization and why they are important to the success of the project.

   Possible stakeholders were identified by the group as follows:
   a. <u>Funder</u>: Winona Community Foundation, Minnesota Housing Partnership, ARPA from County, Otto Bremer Foundation, Federal Home Loan Bank, Chamber Foundation, Local businesses like Peerless, Fastenal, local philanthropists/benefactors, local lenders (who earn community points for investing in local housing)
   b. <u>Partner</u>: Chamber of Commerce, Southeast Technical, Habitat for Humanity, Winona County, local landlords (Winona Housing Association).
   c. <u>Recipient</u>: People that have some sort of criminal justice background/recently incarcerated, homeless individuals and families, domestic violence survivors, veterans, immigrants, persons living with a mental illness or chemical dependency

Next Steps:
- Kalene send out Team Contract via AdobeSign for all team members to sign.
- Rosemary send information on LHTF to Crystal for distribution to the group.
- Kalene talk to Karin Sonneman re: having the County Attorney's Office do research on the legal structure of a HTF.
- Crystal update Registration Packet; Kalene will help
- Audrey complete ARPA Funding Request for Scattered Sites Supportive Housing
- Group reconvene on Friday, June 10th at 10 a.m.

Meeting adjourned: 11:30 a.m.

Minutes by Kalene Engel