

CJCC Jail & Jail Alternatives Committee

Supportive Housing Workgroup

August 12, 2022 at 10:00 a.m.

Present: In person: Crystal Hegge, Kalene Engel, Audrey Rivenburg, Rosemary Fagrelus, Marie Kovecsi, Tim Hunter; Via Zoom: Rebecca Lundeen, Linda Soderstrom

1. **Update on ARPA Funding (Audrey):** Winona County awarded all three of the Catholic Charities proposals: continued funding of the Warming Center, funding of a Community Connector based at the Day Center and the Scattered Sites Supportive Housing Program.
 - a. **Community Connector:** The Community Connector position has been posted.
 - b. **Scattered Sites:**
 - i. The grant contract won't be received until early September. Part of the sustainability plan for the program was to have Winona County apply for a Community Infrastructure Grant to fund the Housing Specialist. It is not clear whether the County Board was informed about this. Kalene offered to speak with Karin about the grant to get it before the County Board.
 - ii. The amount awarded was \$152,940.
 - iii. The two positions funded by the grant include a Housing Resource Specialist (HRS) and a Housing Advocate (HA). The HRS will inventory rental properties into a database, recruit landlord willing to participate in the program, oversee a county-wide housing website and develop policies and procedures, leases and other documents necessary for the program. The HA will work directly with persons seeking housing, helping them locate, apply for and obtain suitable housing. The Advocate will also provide supportive services to the tenants.
 1. Trent Flugel is the person in Rochester knowledgeable about the Housing Resource Specialist funding and duties.
 - iv. The funding request included funds to cover security deposits and damages to the apartments.
2. **Other Supportive Housing Programs/Coordinated Entry Issues:** The Water's Edge Apartments in Winona has a few apartments set aside for long term homeless. These have been difficult to fill thus far due to challenges with coordinated entry (CE). CE has a priority process for placement such that placements are not based upon how long a person has been waiting for housing. With Water's Edge, the first people who were pulled were rejected due to their criminal histories. Despite CE, the landlord can still deny a person from living in their unit. Kathryn Cross and Jennifer Prins are knowledgeable about CE and could possible provide information to this group (however Jennifer is currently administering a new HUD grant).
3. **Homework Assignment – Elevator Pitch:** The elevator pitch that the travel team developed at the Institute is geared towards landlords, and goes as follows:

As a collective group of eight (8) local agencies, our community coalition is the only organization in Winona County providing solutions to ending homelessness through the use of scattered site rentals, while providing supportive services to the tenant. As a landlord/property owner partnering with us, you will have access to ready-to-rent tenants, guaranteed monthly payments, along with security and

damage deposits and access to a 24-hour emergency line with a real human on the other end of the line. Tenants will be provided with supportive services. As a partner, you will be providing a safe and stable home for those in need.

Here's a flyer for an informational event we are hosting on (date) at (time) at Sobieski Park to announce the program and all of the community partners, which I hope includes you. I look forward to seeing you there.

Comments on the Pitch: The 24/7 hotline is aspirational as it is unknown who would be providing that service. The Advocacy Center of Winona is hosting a Landlords Rights & Responsibilities Talk and Luncheon on October 12 from noon to 1pm at Sobieski Lodge, 965 East 7th Street in Winona. A portion of the talk time could be used to talk about the Supportive Housing Project.

4. **Homework – Stakeholder Analysis:** A second homework assignment is to prepare a 5-10 minute presentation on an engagement strategy (or strategies). The following prompts can be used for guidance:
- a. **Who are your stakeholders?**
 - b. **How will you engage them in your project?**
 - c. **How can they influence the outcome?**
 - d. **Who in your team is responsible for contacting them?**

The stakeholder matrix that the travel team completed at the Institute was copied and shared. Below is a summary of the names/groups that were listed in the different squares:

<p><u>High Power, Low Interest</u> Jon Powell, MN State College SE Tech County Commissioners City Council – funding Local Businesses Laura Petterson (ARPA Grant Manager) Scott Sherman (Mayor of Winona) Erik Sievers, HVMHC Exec Dir Sheriff Ron Ganrude Chamber of Commerce – Kristi Ransom Steve Buswell, Dave Glithero from the Jail Winona Co Atty Karin Sonneman Amanda Hedlund, Habitat for Humanity</p>	<p><u>High Power, High Interest</u> Drave Pringle, landlord Other local landlords Families and guardians of homeless/disabled persons Homeless/disabled individuals Individuals at Warming Center/Day Center State Dept of Human Services Tim Hunter Christy Ferrington Karen Bunkowski Jill Schmidt</p>
<p>Low Power, Low Interest Sandra Burke, WVS Rep Pelowski – legislation Newspapers (Winona Post, Winona Daily News) Senator Miller Jennifer Prins, CoC Dan Wilson, Candidate for Senate</p>	<p>Low Power, High Interest Churches Neighbors Nancy Brown, Winona Community Foundation Communities Not Cages Rosemary Fagrelus, MN Housing Partnership Referral Services -Jail Social Worker -Adult Mental Health Case Manager -Community Connectors</p>

Focus Audience - Landlords: After discussing the various stakeholders, the group decided to focus on landlord engagement strategies. Below are ideas that were discussed:

- Landlord Education: About the program, funding, what to do if there are issues. Possibly include education on Section 8 and/or low income tenants.
- Tenant Education: Providing education to the tenants (and telling the landlords that tenant education is a part of the program) could help alleviate concerns about renting to this group of tenants
- Landlord Inventory Compilation: Kay Peterson has a list of landlords and has spent time developing relationships with landlords, so she may be protective of the list. Crystal obtained a list from the City and culled it to eliminate out-of-state landlords, leaving a list of 835 landlords. This does not include non-City of Winona landlords. This will be more difficult to obtain.
- Benefits to Landlord:
 - Guaranteed rent from state of MN
 - Placement fee – nonrefundable
 - Someone to notify if there are problems
 - Potential rehabilitation to substandard apartments (possible incentives, tied to length of time a landlord is enrolled in the program)
 - Tenant will get services
 - Month to month
 - Fill empty apartments (Though, per the landlords present, getting tenants for vacant apartments is pretty easy)
 - Provide homes for needy
- Getting the word out there
 - Brochures
 - Postcards
 - Community Meetings

THINGS TO DO: Audrey will reach out to Olmsted County and get copies of whatever she can get—leases, policies, ads, outreach materials, etc. and bring them back to the next meeting.

5. Other Updates:

- a. **Housing Trust Fund:** Chris Meyer talked to the local Economic Development Authority about establishing a Housing Trust Fund and using the revolving loan fund to fund one. The EDA only meets quarterly. Resemary could possibly speak at the next EDA meeting to talk more about a HTF. She notes that it is unusual for a city of Winona's size not to have a HTF.
- b. **Winona Comp Plan:** There are a few references in the draft Comp Plan to homeless or supportive housing. Crystal received permission not share the draft with the group.

Meeting adjourned: 11:35 a.m.

Minutes by Kalene Engel