



CORE Committee Meeting Minutes

Thursday, September 17, 2020

1:00pm – 3:00pm via Zoom

1. Introductions

- a. Present: Torrie Kopp Mueller, Loreen Gage, Patrick Duffie, Lauren Orlofsky, Melissa Mennig, Sarah Lim, Mollie Hockersmith, Brad Hinkfuss, Katie Spaeth, Brenda Konkel, Casey Yanta, Angela Jones, Sarah Anderson, Jael Currie, Kayalyn Broy, Kim Sutter
- b. Group talked about their favorite part of the Fall season

2. Select note taker (pass the torch) – Kim Sutter, Porchlight

3. Agenda items

- a. **Team building exercise/share out** – breakout sessions regarding habits we are trying to break
- b. **Brad Hinkfuss, Executive Director of HII – discussion on transfer policy, mitigation fund**
 - i. **Re: Transfers** – HII as an agency attempts to make transfers if they think someone would be better served by another environment, but some especially difficult clients are also being passed around to multiple programs
 - Brad indicated that there wasn't a lot of guidance about appropriate transfers for PSH programs under CE
 - Kim mentioned that the conversation started in the context of termination Written Standards, which require transfer requests be submitted prior to any non-renewal/eviction of PSH tenant
 - Melissa is torn because if you do not have mandatory transfers, people may be more likely to slip through the cracks; hard to consider transfers if the next program is set up the same way with the same services; maybe there is an opportunity for some restorative justice that specifically includes the client
 - Kayalyn mentioned that there should at least be a meeting as a warm handoff between agencies and including the client, would not advocate for limiting transfers
 - Torrie would advocate for adding an additional step to transfers, also noted that initially, there was racial disparity in transfers and she would want to be cognizant that we are not exiting more black folks to homelessness; Katie indicated that racial disparity has continued
 - Kayalyn also mentioned that often with families
 - Brenda thinks it would be great to have more sit-downs with clients, current process does not include the clients enough to talk about how the next time could be better; is there anything additional that we could put in leases to use as a tool, additional agreement that maybe talks about it being probationary and there are rules to avoid the same situation again
 - Sarah suggested that maybe having TRC upstream mediation included in the conversation could be helpful during the transfer; need to include a deeper dive on needs assessments
 - Brad asked what happens if the client refuses the case conference; Torrie said that if they refuse, that sucks, but it may result in eviction; Brad said that often the eviction process is halted by other HSC agencies who are part of the same system and are working against PSH providers; Brenda suggested that there should be a solid conversation amongst all of those providers to develop a plan for upstream solutions that occur well before a PSH provider would typically file for eviction
 - Lauren mentioned that Rethke is often the last stop for folks, and would be interested in hearing more about a probation period for certain kinds of behaviors; Patrick asked what happens if the program participant does not succeed during that period
 - Sarah suggested there could be more stipulations at the transfer property, Torrie suggested that a meeting should include the participant as well;



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- ii. **Re: Landlord Mitigation Fund** – Brad and Dana went to the capitol to talk to representatives who were interested, but it would require someone to advocate for policy
 - Melissa asked whether we should align w/ Joe Volk, Torrie said that might not suit our purposes; asked whether other CoC leaders are interested, and Torrie said it comes up periodically to talk about, but there doesn't appear to be much movement at this point
 - The most recent bill put through the legislature was not exactly what we were looking for, would not benefit our landlords in general
 - Brad asked whether this is still an issue that is important to provider, Melissa indicated that both The Road Home and the YWCA have had recent large bills with families in housing
 - Brad mentioned that it is hard to manage costs with 3rd-party landlords, whereas CoC providers can see the damages in their own units
 - Brenda is skeptical of non-CoC landlords and thinks they may over-charge; Melissa mentioned that a pilot program may need to make it harder for landlords (producing receipts, etc.)
 - Sarah suggested that WHEDA foundation grants may be the right entity to ask regarding a funding source, since they already do inspections; Brad stated that there would still need to be an agency fund administrator
 - Patrick asked whether the Interagency Council was taking this up, and whether we could advocate that a mitigation fund be part of the future plan; Brad said we more readily have the ear of City and County personnel, but Michael Basford from the IACH is interested
 - Sarah suggested that we should start a spreadsheet where agencies can track costs, she will make a google doc people can enter info into
 - Patrick suggested that it would be helpful to include historical data of the increased costs associated with Housing First – why now when we did not need the help before?
 - c. **Revision of the Written Standards**
 - i. **Termination** – group focused primarily on mandatory transfer portion of the termination section of the Written Standards (see 3(b)(i) above, action items 4(a))
 - ii. **Grievance procedure** – deferred
 - iii. **Recordkeeping** – deferred
 - iv. **Definitions** – deferred
 - d. **Walk-on items** – none
 - e. **ESG-CV update** – Sarah will be sending out the review committee recommendations later today; HSC Board will vote on County funds 9/18/20, City portion will pass through common council 10/20
- 4. Action items**
- a. Torrie and Katie will work on changes to the Written Standards to include case conferencing in the termination procedures regarding transfers
 - b. Sarah will create a google doc spreadsheet for providers to enter landlord damage costs
- 5. Next meeting: Thursday, October 1, 2020 1:00pm – 3:00pm**

If you need meeting materials in another format, please contact Co-Chair Dominique Christian at (608) 225-7492 or dominiquec@trhome.org and Co-Chair Loreen Gage at (6108) 334-3452 or lgage@housinginitiatives.org.