

## **CORE Committee Meeting Minutes**

Thursday, October 15th, 2020 1:00 pm – 3:00 pm

Attendance: Loreen Gage, Torrie Kopp Mueller, Sarah Lim, Patrick Duffie, Dominique Christian, Lauren Orlofsky, Luke Seaberg, Sarah Anderson, Skyler Van De Weerd, Dave Hunt, Katie Spaeth, Kim Sutter, Melissa Mennig, Mike Basford, Kayalyn

### **1. Introduction**

- a. *What's the best thing you've got going on in your life at the moment?*

### **2. Select note taker – Pass the torch (Skyler Van De Weerd)**

### **3. Agenda items**

- a. Discussion of inviting representatives to upcoming meeting. Team Building Exercise/share out (15 minutes)
- b. Whole group-Share out answers (10 minutes)
  - a. Several break-out groups discussed the proposal by Alders Baldeh and Harek to “rescind emergency order #2 and direct city staff to enforce ordinances against encampments in the City Parks and to investigate temporary housing options for the unsheltered homeless population”
    - i. Proposal was unanimously rejected at the Public Safety Committee last night, following several speakers who registered opposed, but there exists remaining potential for advocacy
    - ii. Torrie shared summary article: [https://madison.com/wsj/news/local/govt-and-politics/madison-committees-cool-on-proposal-to-break-up-homeless-encampments-amid-covid-19-pandemic/article\\_782d3557-50fb-5fcb-b488-99646733910a.html](https://madison.com/wsj/news/local/govt-and-politics/madison-committees-cool-on-proposal-to-break-up-homeless-encampments-amid-covid-19-pandemic/article_782d3557-50fb-5fcb-b488-99646733910a.html)
  - b. Dominique has list of questions compiled to ask to representatives
    - i. If anyone has additional questions to add, send to Dominique or Loreen
- c. **Share out on Racial Justice Summit (10 minutes)**
  - a. Melissa: First time being virtual, different, but online format was beneficial to be able to hear all sessions/major speakers. Takeaway for relating to HSC and implementation: John Powell talked about needing to change structure/design of systems. Melissa noted applying this to HSC structure and examining how we operate. Another powerful takeaway discussed at the summit: “We talk a lot about “inclusion” and “including” grassroots or Black-led organizations, but the language “inclusion” is problematic because it implies fitting someone in to the existing structure. Need to create a sense/structure/system of belonging that is mutually developed and representative.
    - i. Theme this year was Centering Blackness – HSC has a lot of white-centered voices. How do we change meetings and other things to make that not always be the case? Hold meetings at different times? Support childcare? Etc. What does that look like? How can voices that are commonly heard uplift other voices that are not typically heard in these spaces?
  - b. Kayalyn: Attended the summit and expressed interest in learning more about Sutra, an online platform people can sign up for to be in a race-based affinity space.

- i. Summit promoted thoughts regarding planning, execution, and exploring thinking in how we approach issues
- ii. Kayalyn noted she feels like there's been a lot of talk about de-centering whiteness and ending certain practices. Theme this year was not about what we WON'T do, but what we ARE going to do instead. Proactive call – instead of the way we've always done it, here's what we're going to do instead. Opens up conversations of policies, programs, funding, etc. that are not working the way we want it to.
- c. Dominique: Attended the summit and felt comfortable in the space, belonged in the space – appreciated the different keynote speakers and participants from across the country. Virtual space was beneficial due to openness and access to different sessions. Everything about the summit this year was extremely powerful. Call to stop using the term “inclusive” to assume your org is working toward being welcoming to other races.
- d. YWCA will be sending out an email with recorded sessions within the next few weeks 😊

**d. Luke Seaberg (TRC Program Director) – Eviction Moratorium Update (20 minutes)**

- a. CDC-specific Eviction Moratorium – CDC put out an FAQ about the moratorium because of general ambiguity, questions, and confusion
- b. CDC Moratorium prohibits residential evictions from 9/4/2020 – 12/31/2020 ONLY for issues of non-payment of rent
  - i. Other moratoriums during the pandemic have been more broadly-based for reasons of eviction, but this one is JUST non-payment of rent
  - ii. TRC has seen an uptick of filings in Dane County from landlords for rules-violation (guests, exterior maintenance, pets policies, etc.)
- c. To be protected, a tenant needs to submit a declaration form (located on TRC website) to their landlord stating they are invoking their rights as a tenant – puts a halt on the eviction process for the time being
  - i. If tenant does not provide this to their landlord, landlord is within their rights to proceed with eviction process
  - ii. If part of the process has begun and THEN the tenant provides the landlord with this declaration form, the eviction needs to stop
    - 1. However, some landlords are not stopping the process upon being presented with the declaration form and court commissioners are continuing through scheduling trials
    - 2. If a tenant can prove at that trial that they provided this to the landlord, the trial is generally dismissed
- d. The order doesn't cancel rent – it's just a temporary halt on evictions. As of 1/1/2021, the tenant will owe all unpaid rent for months past
  - i. Order does not prohibit late fees from accruing and therefore can pile up
    - 1. A previous order did prohibit late fees, but that is not the case with this CDC moratorium
- e. Moratorium instructs to “pay what you can” but there is no guidance on what that means
  - i. Causes some discrepancy between tenant's perspective of what they are able to pay vs. what the landlord believes they are able to pay. Landlord can proceed with eviction process on this basis, but case will likely be dismissed once the judge sees the moratorium declaration.
- f. Other eligibility requirements – Loss of income specifically due to covid, make less than \$99,000/year, didn't have to file taxes in 2019, or received a CARES stimulus check

g. Questions:

- i. Dominique asked if a landlord files for eviction, will it remain on CCAP?  
Answer: You need to submit a request to clear that record from CCAP; it will not happen automatically.
- ii. Loreen asked if someone has income, but is not paying rent, are they covered or not by the moratorium?  
Answer: In theory, no, but the language of “pay what you can” is ambiguous. So far, TRC does not know of any instances so far when the judge sided with the landlord on this. The landlord would need an attorney to make a convincing argument that the expenses prioritized over rent were non-essential (example: flight to Bahamas)
- iii. Torrie asked about how much consistency TRC is seeing on how judges are handling these cases – are court officials interpreting it differently?  
Answer: Luke has observed that pretty-consistently, if you can show the declaration form, judges are siding with the tenants, however he has not been at many court proceedings lately and cannot necessarily speak to this.

e. **Discussion of the survey—Dominique and Loreen (10 minutes)**

- a. Survey results suggest decreasing the length of this meeting to 1.5 hours instead of 2

f. **Torrie-Discussion Emergency Transfer Plan (3 pages) and Certification for Emergency Transfer Plan (2 pages) (30 minutes)**

- a. Written Standards Review time – (Emergency Transfer Plan “in cases of domestic violence, dating violence, sexual assault, or stalking where a household deems their current unit an unsafe living situation”)
  - i. Suggest modifications to Torrie and she will assess if those are feasible based on requirements
  - ii. HUD form cannot be modified at this time
  - iii. Melissa noted experiencing difficulties in practicality – agency/tenant submits to landlord and landlords have various responses of handling these requests. Torrie advised if the landlord receives HUD funding, they must follow this plan. Torrie confirmed she’d tried to loop multiple parties together in the past and create trainings.
  - iv. Melissa asked – when this process is initiated, it’s the tenant’s right to receive a copy, but it’s unclear if the provider is responsible for this or the landlord? Torrie would think that if the lease is between the program and the landlord, the program should do it. If the lease is between the tenant and the landlord, the landlord should do it.
  - v. Torrie noted that there is a lot of paperwork involved in this process, which has potential to be a stressor on tenant
  - vi. Dominique mentioned Brad had suggested having units reserved for these situations
    1. Melissa stated Road Home has a standard of referring them to DAIS during this process. There may be a period of homelessness; no guarantee of transferring from one housing to the next.
    2. Torrie stated this transfer can occur between different agencies

- vii. Melissa asked about where this documentation is recorded.  
Answer: Torrie will incorporate it into the filing system, but recommends making sure to have it if HUD asks for it during a visit.

**g. Sarah Lim – Spreadsheet data update/ESG-Update (5 minutes)**

- a. Sarah showed and discussed spreadsheet of CoC's ESG-CV funding approvals
- b. City Common Council meeting on 10/20/2020 – they are scheduled to approve the CoC's approvals
  - i. Already passed by CDBG and Finance Committee last week
  - ii. If passed on 10/20/2020, can start 10/21/2020 for agencies receiving funds
- c. Pending announcement in November of additional funds, but unclear if this figure will be available by then

**h. Walk-in Items (10 minutes)**

- a. Melissa would like an update next meeting about shelter info
  - i. Torrie advised City staff is meeting with shelter providers at the end of this month to discuss winter and how to make shelter more appealing/welcoming/low-barrier for people who are un-sheltered
    - 1. How do we support providers in making those low-barrier changes?
    - 2. How do we support them when they have more people coming in?
    - 3. "Wet shelter?" What does that mean in our community? What is that vision?
- b. Future agenda item proposal re: the Funder's Committee Survey to discuss the results of that survey?
  - i. Torrie shared that Bethel (homeless day resource center closed during Covid) has expressed interest in hosting a homelessness summit during Fall of next year. They are currently discussing with Community Planning Committee and referencing the current Strategic Plan.

**4. Action Items – None**

**5. Next Meeting: Thursday, October 28th, 2020 1:00pm - 3:00pm**