



Homeless Services Consortium Board of Directors Meeting Minutes

December 21, 2018 – 11:00AM – 1:00PM

The Road Home Conference Room

890 W Wingra Drive, Madison, WI 53715

Call to Order and Welcome at 11:07

Present: David Dexheimer, Matt Julian, Liz Duffie, Linette Rhodes, Ann Catlett, Heidi Wegleitner, Takisha Jordan, Torrie Kopp Mueller, Kim Sutter, Maggie Carden, Jani Koester, Robin Sereno, Kathy Kamp, Brenda Konkel, Wanda Smith, Conner Wild

- 1. Introductions:** Guests present include - Liz Duffie, At-large Board Member Elect, and Linette Rhodes, Community Development Division
- 2. Approval of Minutes from 11/16/18 -** Dexheimer motions to approve minutes, Jordan 2nd. Robin abstained, and all others voted in favor.
- 3. Discussion on election of officers of 2019 -** Koester reviews, Kopp Mueller will send out the job descriptions
- 4. Thank you and recognition of outgoing Board Members –** Konkel, Dexheimer, & Catlett
- 5. Update on Tree Lane –** Linette Rhodes
 - a. Strengths – it is phase 2 of CoM efforts to open 250 units in Madison. Phase 2 is tree lane. Phase 3 is Park St. June doors opened to 45 families with 104 children. Heartland is Property Mgmt, YWCA was the Supportive Services provider. Learned that police relationships could have been better connected to prepare for the new opening
 - b. Issues with neighborhood of increased densities. Separate managers for each building and office assistant role created to share between the two.
 - c. 45 families, 104 children,
 - i. Lack of beds – Heartland Housing purchased 20 full size beds and 58 twins. Madison police and CDD purchased sheets for all the families. Also had a positive interaction with Police and Families at an event to provide these.

- d. Residents are reaching out more about their needs – YWCA has made the decision that they were going to pull out of the partnership. Deputy Mayor of Public Safety, Gloria Reyes is assigned to assess the needs.
 - i. They have a service model plan.
 - ii. A plan to present to mayor and council to get more funding for services in January
 - iii. Trying to make more intentional relationships with outside providers.
 - iv. Ideally they would have more housing stabilization team to be an integrated housing case mgmt. system.
 - v. Questions of appropriate levels of funding
- e. Working with Heartland to increase Property mgmt. presence and training to work well with service providers. How best to serve vulnerable populations in a trauma-informed style of care.
- f. City staff meets with Madison Police, MPI, YWCA, and Heartland weekly to address concerns for 2.5 hours.
 - i. Sereno mentions that residents need a voice at this meeting. They need more than a presence, they need power at these meetings to make changes.
- g. Y has been representing resident voices. There is not yet a resident panel formed, but that is a goal.
- h. Wegleitner said that 7 families will be evicted per a recent Alders meeting. This is concerning that this is the option for struggling for families.
 - i. Housing First supportive services about how leases are written
 - ii. Rent evictions were dismissed – plans are putting in places. TRC can assist with rent arrears
 - iii. Non-rent evictions, related to behavior and lease violations, none have been evicted. 2 agreed to leave and return to homelessness.
- i. Smith – had a resident call regarding their car being towed. Are we really providing trauma informed services? We need a better strategic plan – evictions and non-renewals are creating more discord.
 - i. Smith feels we need a Black Coalition to assist families in the community and shed light on the system that is traumatizing and increasing the racial disparities in our community.
 - ii. Rhodes – all residents with a vehicle were given a parking tag. Without tag or visitors must park on the streets. Placed signs that say no trespassing or guest parking.
 - iii. Residents also express safety concerns. Many issues are due to loitering around the building by non-residents.
- j. Jordan reviews having support specialists that are working with folks that go through the storms and find stability.
 - i. People have called wanting to help.
- k. There is a gap in funding – what can City/County/United Way to support individuals.
- l. Tuesday night had a neighborhood association meeting, it was driven by the neighbors and was more positive than the meeting called on Monday night's meeting by alder Skidmore.
- m. Wegleitner – we have a lot of talk about families, and not as much about talking with them. Prop Mgr, Case Mgr and tenant have never had a meeting. How can we take these basic steps to work with them.

- n. Duffie – will YWCA’s review be the basis of their RFP, will funding be added for the new RFP?
 - i. Budget for 2019 is passed already. CDD will be requesting more money at Council at first meeting in 2019. They are still identifying sources of additional funding – also looking at the partners.
- o. Konkel – feels we could prepare better as a community. How do we plan for future projects with the CDD? How can we also reframe the media (not currently reporting positives other than op-ed)? Can we use Becker at the County to assist with this?
- p. Dexheimer reinforces that police were certainly reactive and agrees that we need to be better proactive engagements and extract unneeded services.
 - i. Talk to police in the south district – further engage the community officers
- q. There will be no armed security
- r. Smith – Community Leader Liaisons will be in the Cap Times next week.
- s. Park Street Update
 - i. Needs approval from plan commission before it goes forward – Heartland has not submitted the plan yet.
 - ii. Design concerns were presented, and are going to relook.
 - iii. Planning on re-submitting at end of January.

6. Vote on HSC support letter for the Park Street Permanent Supportive Housing Development by Heartland Housing

- a. Rhodes – Crisis Stabilization is an additional funding source. They cannot earmark funds, but they do it realize it is necessary. CCS, Crisis Stabilization,
- b. Reviewed – provided edited. Motion by Konkel, 2nd by Catlett. Wild opposes, Wegleitner abstains, the rest approve.

7. Approval of Updates made to Community Plan to Prevent and End Homelessness – Kopp Mueller

- a. The Community Plan – edited committee names and structures
- b. Koester recommends we review and bring back at the next meeting.
 - i. Tabled for next meeting – no one opposed

8. Vote to assign a sub-committee to work on a Race & Equity section for the Community Plan

- a. Koester Motion to form a sub-committee to work on the race & equity section, 2nd by Wegleitner. Julian willing to call the order of the sub-committee. All in favor, none opposed. Julian willing to call the first meeting.

9. Approval of permanent Supportive Housing Section of the Written Standards

- a. Core Committee has reviewed at a couple of meetings after the work group made some changes.
 - i. A lot are HUD changes/updates to language
- b. Written standards has caused a lot of delay to getting someone housed. In the last year, efforts to get documentation for the top 30 is necessary. Standards changed to say that the efforts go to the 1st person with documents in place.
 - i. Concern if someone is not well represented, however changes were made to Outreach in the written standards.
- c. Suggested by Duffie and Wild that we define Permanent Supportive Housing more accurately with an emphasis on the supportive services.

- i. Affordability
 - ii. Safe habitat
 - iii. Low barrier
 - iv. Indefinite to client driven services
 - v. Services support interacting with the community
- d. Smith reports that Pastor at Mt Zion had commented why are all of the white folks are on the top of the homelessness list. Southside neighborhood resource team meeting.
 - i. Shared personal experience of non-renewal and talking to the landlords for support. We need to sit and talk with pastor, including a black tenant union.
- e. Motion to approve the Permanent Supportive Housing Written Standards as amended with Wild's edits on defining PSH by Wegleitner and Julian 2nd. All in favor. None opposed, Jordan abstains.

10. Discussion on Consumer Input forums - Kopp Mueller

- a. Table until next month for additional conversation.

11. Discussion of location for 2019 meetings

- a. We can experiment with Kamp's place of employment next month.

Dexheimer motions to close; meeting adjourned at 1:04PM