

Central CoC Governing Board Meeting

May 11, 2021
12:00-1:00 PM

Mission Statement

Central MN CoC is committed to building strong partnerships and being collaborative in our strategic planning efforts to improve our homeless response system. We strive to maximize access to funding and resources to assist in finding homes for all individuals and families who are at the greatest risk of being excluded from necessary services.

Vision Statement

Central MN CoC envisions a community committed to racial equity in which everyone has a stable permanent home and the support and resources needed to maintain it.

In Attendance: Tim Poland, Jay Vasek

- Ben Byker
- X Amy Carter
- X Lori Gudim
- X Amy Sidmore
- Chassidy Lobdell
- X Tammy Moreland
- Bryan Newman
- X Michele Fournier
- X Jennifer Walker
- X Cathy Wogen
- X Kathy Sauve

Call To Order: Tim called the meeting to order.

Determine who will take minutes of this meeting. Lori G

Business

1. Any additions to the Agenda? Tim has one, resignation of a board member.
2. Discussion and Approval of Certificates of Consistency:
 - A. Mille Lacs Corporate Ventures – Mission Creek Estates: Tammy M feels a good developer, L&P is the service provider. Red Willow is being built in Onamia, so this is the 3rd of theirs. They are creating more barriers, background checks are more stringent, making it hard to get through. There are many situations, credit, coming out of incarceration, so putting up more barriers to being accepted. Violent felonies not clear. Common Bond appears more willing to work with people through the application process, thus being more successful in being accepted and housed. Lady Luck Estates – there were problem in people being accepted as barriers were higher, band members could not get housed. This was 5 years ago when they first started, but for now, much of that has been resolved. Tammy is not sure how many of the tenants are taking advantage of the supportive piece to help not fall behind in rent and other issues that develop with renters. Jay added MLCV has been wonderful to work with from Danielle S from L&P from her point of view. Kathy S asked if we have already voted on CofC, so Kathy W explained to them we are discussing this piece today. She feels are hands are tied at times to be under pressure to say yes. Amy S asked if we can revoke the CofC if we find a developer is not following through with the units they have reserved for people on our priority list that are hard to house. Not fair if they get the tax credits but are not doing what they

said to our CoC. As a board, do we have the ability to revoke this CofC if not following to house HP or ? Louise from Trellis: From app process there is a commitment threshold, the Investor has to be on board also to follow the policies set forward. From Property Mgmt standpoint, there are Mgrs who are good at promoting affordable housing and working with tenants who have past issues with but get through it. Does this fall on MN Housing if there is recognized NON-follow through to give the message these things need to be followed. Tammy M believes our board does not have “Teeth” and cannot take away what has been given. She went to MN Housing to let them know apps were not going well, who went to the Mgmt of Lady Luck so it got better after that. Amy also went to MN Housing bypassing Mgmt at Cherokee Place, and got credits. Motion to approve by Kathy W, Amy C second. Motion carries. Tammy M is abstaining due to conflict of interest working for ML Band.

- B. Trellis Co. – Hillside Heights Apartments: See Louise statements from above. Questions, concerns? Amy C working with Dan Walsh, very knowledgeable to work with, good background GRH, and other. This is a totally different entity that Amy was having concerns with (charging incorrect rent, etc). It is really good info to know if MN Housing is contacted, they will step in to deal with issues. Motion to approve by Kathy S, second by Jennifer W. Motion carries.
 - C. Aeon – Big Lake Station: Questions, comments? Tim liked their matrix, very detailed and extensive, gave leniency to many issues making it clear. Motion to approve by Tammy M, second by Amy C. Motion carries.
 - D. Common Bond Communities – Marketplace Crossing: Questions, comments? They also sent in their matrix, good criteria, also gave leniency to applicants. Jen – aren’t these good ideas to use in other areas, like criteria for other developers to see the ideas of leniency or suggestions to lowering the barriers for acceptance. Motion to approve by Cathy W, second by Michele. Motion carries.
3. Certificates of Consistency-Quick review of this process: Tim mentioned some confusion in the CofC, giving people the go ahead and then saying wait. . . . Cathy W, we need to incorporate the second step as follow up discussion, with the understanding everyone voting has the ability to be a voting member. Jen, this was discussed a while back making it uncomfortable to the developer and then voting in front of them. Rather them giving their sales speech and then us taking time to discuss later before voting. Tammy brought up the developer hearing where they are falling short to have the ability to amend or change their approach or policies to lower barriers for the app process. Not a bad thing for them to have to think about tweaking their criteria to relax it a bit. Some feel a bit pressure to saying yes before discussion and thinking on things first before rushing into it. Maybe discussion while they are there, then discussion and voting after they are not present.
4. Resignation of a board member. Chassidy will be giving her resignation to the board. Tim asked about discussion on timeline and recruitment for someone from that region. Next board meeting in June, no meeting in July, so looking at 2 months, having a person by August? Maybe recruiting Danielle S from L&P. Tammy asked about the replacement being someone with lived experience? Maybe youth with lived experience? Idea of compensation thru a gift card? We are a volunteer board, is that a conflict? Was there something in the budget for mileage from Tammy S as she was not driving much at present.

Any Other Business? Nope!

Adjourn: Motion by Jennifer W, second by Amy C. Bye bye!