



Leadership Team Meeting Minutes

Mon. February 18, 2019, 6-7:30 p.m.

Chapel Hill-Carrboro Chamber of Commerce, 104 S Estes Dr, Chapel Hill

Attendance: Natasha Adams, Nate Broman-Fulks, Christy Croft, Kathleen Ferguson, Sally Greene, Sherrill Hampton, Chinita Howard, Jackie Jenks, Katie Loois, Aidan Malsbary, Nancy Oates, Harrison Pierce, Will Quick, Sharon Reese, Corey Root, Beth Schehl, Damon Seils, Diiv Sternman, Scott Taylor, Jerry Villemain, Eric Wolak, Katie Wright

Sharing /agency updates

- [Registration is open](#) for the annual Human Trafficking Symposium in Charlotte February 20-21.
- The Carrboro Police Department is working extensively with the chronic homeless population. Sergeant Willie Quick would like to extend the leadership team as a stakeholder group to come up with a strategy to end chronic homelessness in conjunction with the police department, who is stuck in between the civilian side of enforcing laws and the advocacy side to protect this vulnerable population. There are ordinances in the community that essentially criminalize homelessness, and collectively the leadership team and elected officials are working to change these laws.
- Katie Loois volunteered at the Point-In-Time Count. She noticed that most people had a roof over their head the night of the count because it was a very cold night and they were staying with friends, but generally do not have anywhere to sleep.

OCPEH updates

- Orange County continues the process to transition to a new Homeless Management Information System (HMIS) database, along with Durham County and 79 Counties in the Balance of State Continuum of Care (CoC). Orange County is able to comply with all federal reporting requirements during the transition.
- The U.S. Department of Housing and Urban Development (HUD) released funding decisions for the Continuum of Care (CoC) grant once the federal government reopened in January. Orange County received a total funding award of \$700,219:
 - HUD awarded all renewal projects and consolidated four IFC projects into one; HUD awarded Orange County \$630,141 in total renewal project awards
 - HUD awarded a new housing project to Compass Center – Rapid Re-Housing (RRH) for Domestic Violence Survivors & Their Families for \$50,144
 - HUD awarded the Orange County Partnership to End Homelessness a CoC Planning grant awarded for \$19,934
- The Coordinator will be presenting a revised Plan to End Homelessness Update in February
- The [2019 Leadership Team Orientation Packet](#) is available with many Partnership documents in one place. The Coordinator will continue reaching out to new members to schedule a one on one meeting for onboarding onto the Leadership Team.
- Two upcoming Partnership events
 - Charity and Justice Community Workshop co-hosted by OCPEH and the Orange County Food Council and Family Success Alliance will be Mon. March 25, 5:30-7:30pm at the Carrboro Century Center
 - Homelessness 101 & 201 presentations will be March 6th and March 8th at Orange County Animal Services, 1601 Eubanks Rd from 12-1:30

January minutes

A motion was made to approve the [January 14](#) minutes [Seils, Wright] all in favor, none opposed.



Review of Homeless System Data Dashboard

The Leadership Team will look at [System Entries](#) again in March once reporting errors are fixed.

System Exits – HOME Committee Dashboard

Month	Beginning count	Returned from Inactive	Returned from housed	Newly ID'ed	Exited to housing	Moved to Inactive	Ending count	Housed YTD
Jan-18	64	0	0	5	7	0	57	7
Jan-18	61	1	0	3	1	4	56	8
Feb-18	80	1	0	23	4	7	69	12
Mar-18	78	1	0	8	2	5	71	14
Apr-18	81	0	0	10	2	6	73	16
May-18	83	0	0	10	5	8	70	21
Jun-18	84	0	0	14	4	5	75	25
Jul-18	78	0	0	3	3	6	69	28
Aug-18	76	0	0	7	4	1	71	32
Sep-18	79	0	0	8	5*	1	73	36
Oct-18	82	1	0	8	2	4	76	38
Dec-18	101	3	0	22	9	8	84	47
Jan-19	105	0	1	20	4	6	95	4
Jan-19	112	0	1	16	3	2	107	7

Looking back one year, the Orange County HOME Committee – the group of service providers who collaborate to transition people experience homelessness with high service need into housing – started in January 2018 with 64 people on this by-name list, and ended that meeting with 57 folks on the list. One year later in January 2019, there were 112 people starting on the list; 3 folks exited to housing and 2 exited to inactive (service providers unable to contact person for 3+ months despite engagement efforts) with 107 folks remaining on the list.

Sergeant Willie Quick asked how the law enforcement side can help folks becoming inactive. Participation in the HOME Committee is the place for this coordination, either by participating in the meetings on the fourth Wednesdays, 9AM – noon or by. Although scheduling and coming to meetings can be overwhelming, Carrboro PD could talk offline and get updates to share at the meeting, to which Sergeant can give that information to the officers.

107 people is the largest the list has ever been. While the numbers of folks housed are relatively on track with 2018, there is a significantly higher need. However, due to improvements in the Coordinated Entry system, the number folks experiencing homelessness is much more accurate.

Domestic Violence Needs Assessment for Orange County

Dr. Rebecca Macy with the UNC School of Social Work, in collaboration with Compass Center and the Orange County Rape Crisis Center, recently concluded a years-long needs assessment for domestic violence services in Orange County. The final report of Dr. Macy's findings will be available shortly.

A needs assessment is a study to determine the unmet needs and gaps in services, how to apply existing services, and develop next steps. The guiding project questions guiding were, “What are the strengths? What are the needs? What are the solutions?” A multi-method study was conducted through a systematic review of literature, stakeholder interviews, key informant surveys, survivor interview, and sought out innovative practices. The stakeholder interviews were conducted with folks in the housing services area of the community.

As the needs assessment began, Orange County did not have a domestic violence (DV) shelter or dedicated long-term housing services for survivors. DV survivors have complex needs and housing insecurity complicate survivors’ other needs. Housing and services should be survivor-centered and should consider the underserved and especially vulnerable survivors in our community.

Research shows that shelter is the most commonly available housing intervention for DV survivors, but there is a limited evaluation of effectiveness. Shelters are not necessarily the best emergency housing strategy for DV victims because they are expensive to build and maintain and reinforce power dynamics that are especially harmful in the DV context. Rapid Re-Housing for survivors did not have enough data to adequately make an analysis. Project findings pointed to a variety of strategies and not a one size fix all solution.

- Flexible funding: offer DV survivors immediate funds, housing advocacy, and case management
- Could prevent homelessness by providing survivors with timely access to financial aid and support.
- Enhanced crisis housing – need emergency short-term housing to ensure safety and well-being. This is not delivered in communal ways. Enhanced delivery to emphasize empowerment and promote connections

The Compass Center is the domestic violence service provider in Orange County, serving over 1200 survivors in 2018. It is long known that housing is a community gap. While domestic violence victims are often seeking housing, their needs are different from other people experiencing homelessness. 99% of survivors experience financial abuse like stolen wages, limited work, or ruined credit. The number one reason people don’t leave unsafe situations is because they can’t afford it and don’t have safe housing options available to them. Domestic violence shelters have been around for decades but there is not sufficient research to determine their effectiveness.

Last year, the NC Governors Crime Commission (GCC) awarded Compass funds for long term housing assistance of up to 120 days of rental, utility, and moving assistance for survivors and this program began in January 2019. Compass Center has approved 10 clients so far, with a goal of serving at least 30 people. Compass is also conducting a feasibility study to look at options for other housing programs including crisis housing and flexible funding. One options is a nontraditional capital campaign to find donors that could support this work, as it would mean a 50% increase in the Compass Center’s overall budget.

Damon Seils noted that there is a significant overlap in gaps for DV and the Homeless System gaps analysis. Sergeant Willie Quick noted that it helps with the healing process to transition people into a comfortable and familiar environment. Familiarity comes as a function of developing relationships, but when dealing with DV survivors this adds another layer. Flexible funding would work well to give them what they need.

Jerry Villemain asked if these programs were going to have case management. They will have case management, as this is a recommended practice for Rapid Rehousing and flexible funding. It is not required but they want to meet people at their need.

The Coordinator will disseminate further questions and will send out the final report when it is available.



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Orange County Local Rent Supplement Program

Sherrill Hampton, Director of the Orange County Department of Housing & Community Development, presented the goals and guidelines of the Local Rental Supplement Program. The Board of County Commissioners created this program to help expand options for affordable housing in Orange County.

This program will issue vouchers to tenants for units in Orange County and within a 10 mile radius, they will not be portable to other counties. The program will fund 5 one-bedroom units, 5 two-bedroom units, and 5 three-bedroom units with a total program budget of \$203,620. Priority areas are people experiencing homelessness, seniors, elderly, disabled, domestic violence survivors, and persons displaced due to urgent community needs. Program eligibility are people at or below 50% of the Area Median Income (AMI), with at least 50% of vouchers for people at or below 30% of the AMI. There may be project-based units as part of this project in the future. People will pay rent determined by income.

The government shutdown pushed back program implementation timeline. The Department of Housing and Community Development is hoping to release program info and take applications in April. The Department will have a briefing for service providers and open applications for a week. Service providers can also complete applications during the pre-eligibility period. People who meet eligibility requirements will get on the waitlist.

Discussion from the Leadership Team:

Katie Loovis asked, is this program is similar to the Town Council Master Leasing Program? Both programs offer income-based rental units, but the master leasing program has case management and leases held by the program (not individual); the Local Rent Supplement Program will not have case management and leases are held by clients themselves.

Will Quick asked will criminal background be considered in eligibility? The Local Rent Supplement program will mirror policies used in the Section 8/Housing Choice Voucher program: the Department reviews criminal backgrounds case by case and considered convictions only, the length of time since conviction, and extenuating circumstances.

Aidan Malsbury asked, how will the Department determine if potential clients pose harm to themselves or others? This program is for people who can live on their own. The Department wants to partner with Assertive Community Treatment Teams (ACTT) and other case management services. The client must be willing to allow folks to inspect their unit. The Department wants to make sure that landlords have a good experience with this program since funds are limited. The Department will not ask for psychiatric records, but will ask for proof that tenants can live on their own like a doctor's statement -- this cannot be required due to fair housing regulations and individuals right to confidentiality.

Leadership Team Membership

The Leadership Team now has 24 members, but can have up to 25 members. The Leadership Team asked the Coordinator to produce a list of the entire pool of applicants to consider at the March meeting.



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Gap of the Month: Income-Based Rental Units

Each month, the Leadership Team is looking deeply at one of the seven remaining [homeless service system gaps](#). These gaps were one product of the Orange County homeless system mapping process conducted by the Partnership in 2016-2017. We can end homelessness in Orange County – we need to fill the system gaps to achieve this.

The second prioritized gap is income-based rental units, where a landlord uses household income to determine the amount of rent the tenant will pay. Many people experiencing homelessness also have a disability and cannot afford market-based rent on this income. Other people are able to work part time or full time but their wages do not cover rents in Orange County.

There are two key ways to fill the gap: developing new rental units and accessing units that already exist in our community. The cost of filling the gap varies drastically depending on the approach. This is a partially filled gap – a number of developments, like Greenfield Place, and programs like Section 8/Housing Choice Vouchers and Chapel Hill Public Housing make income-based rental units available. However, the need far outstrips availability. One of the non-development strategies is the master leasing program. The Chapel Hill Town Council just approved funding for five units for a pilot program for two years.

One way to access existing units is to coordinate or prioritize affordable housing referrals using coordinated entry, or OC Connect. Using first-come, first-serve method always prioritizes people with lower service need, while people with higher service need remain unable to access. For people experiencing homelessness, it can be difficult or impossible to comply with the application process, despite the fact that they are eligible for the units and would make great tenants. Other communities have used coordinated entry to refer people with high service need who are eligible to affordable housing units to make sure that the most vulnerable people in the community are accessing affordable units.

When Orange County is able to fill this gap, there would be a decrease in the number of people experiencing homelessness, a decrease in length of time homeless, an increase in the number of folks exited to housing, a decrease in the number of folks experiencing homelessness for the first time, a decrease in the number of people returning to homelessness, and it will help stabilize people at risk of homelessness. Research shows that the best predictor for long term housing stability is a rental subsidy, so we know this is an important factor.

Discussion from the Leadership Team:

Will Quick commented that another community houses two individuals with separate rental agreements in one unit. This also happens in Orange County housing people from the HOME Committee and at CEF with their roommate finder board.

Jerry Villemain asked, are there are requirements for new construction to have a certain number of affordable housing units? North Carolina municipalities do not have the legal authority to require affordable units for rental projects but sometimes the Town can negotiate with developers to include affordable units. Chapel Hill does require 15% affordable units for home ownership projects.

Katie Loovis asked, can the Partnership could send a thank you note to the Chapel Hill Town Council for approving the master leasing pilot project? The Coordinator will draft language avoiding sponsoring/endorsing per the Governance Charter with reminders of the remaining gaps, and recognizing the invaluable contributions of people with lived experience of homelessness in getting the master leasing program passed.

Next month's gap of the month will be a drop-in day center with integrated services.



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Next Meeting: March 18

*Remaining 2019 Meetings: Mar. 18, April 15, May 20, June 17, July 15, Aug. 19, Sept. 16,
Oct. 21, Nov. 18, Dec. 16*