

Chat for Rapid Rehousing Roundtable Series- Session 3

00:40:37 Miranda McAllister: Miranda McAllister, RRH Case Manager, Brunswick, GA

00:40:38 Michelle Lundgren: Good Afternoon

00:40:41 Aaron Blythe: hello everyone

00:40:41 Diana Ramos: Hello everyone, Diana from WestCare, CA

00:40:41 Sarah A. Foote (Virginia DHCD): Good afternoon y'all, from Richmond, VA!

00:40:46 Yvonne Contreras: Good Afternoon!

00:40:51 Barbara Davila: Good afternoon

00:40:52 Kaye (she/they): Hello from Michigan!

00:40:52 Elizabeth Pazdral: Good morning from Sacramento California

00:40:54 Keona Rose: Good afternoon from Tucson, Arizona!

00:40:54 Guillermo Hernandez: Aloha from Hawaii

00:40:54 Karen Britton: Hello! Karen, Landlord Engagement specialist from Winston Salem, NC!

00:40:54 Asad Hassan: Asad Hassan , RRH from Vail Place in MN

00:40:55 Sarah Forbes: Sarah Forbes Catholic Charities RRH Case Manager Amsterdam NY

00:40:55 Ashley Reynolds: Hello from Columbus, OH

00:40:55 Yvonne Ramos: Hello, Yvonne Ramos from Equus Workforce Solutions. San Diego, Ca.

00:40:56 Kira Zylstra: Welcome everyone, glad so many could join us today!

00:40:58 Deloise Crosby: Good afternoon !

00:41:01 Sarah Baynard: Good afternoon

00:41:03 Rachel Waltz: Howdy from Orange County, NC!

00:41:04 Olivia Pozorski: Olivia Pozorski RRH CM Family Promise of Washington Co.

00:41:05 Wendy Montenegro: Wendy Campos Adjoin Veterans SSVF San Diego, CA.

00:41:08 Haley Tract: Hello, Haley Tract The Safe Center LI, Long Island NY Rapid Rehousing case manager

00:41:09 Rae Obejero: Rae Obejero from Richmond, VA

00:41:10 Samantha Piedra: Good morning from Pomona, CA!

00:41:10 Edwin Johnson: Hello from TX

00:41:11 Natasha Mcknight: Hello Everyone!

00:41:12 Marcia Whitehall: Good Afternoon Everyone!

00:41:13 Kenoa Askerneese: Hello All. Turning Point of Lehigh Valley PA

00:41:15 Matt Attesi: Matt Gandara Center Greenfield, MA

00:41:16 Mallory McCune: Hello

00:41:17 Dovey French: Good morning from Colorado springs!

00:41:18 Jennifer von Helms: Milwaukee Field Office

00:41:18 Paul Vong: Hi from Denver, CO!

00:41:20 Susanna Allen: Susanna Allen, BM-CAP, Suncook, NH

00:41:21 LaShella Folks: Good morning from Goodyear, AZ.

00:41:23 Sue Carson Moore: Hello from Omaha, NE!

00:41:23 Elizabeth Hernandez: Good Morning! Elizabeth with FSC in Southern California

00:41:23 Alma Aguilar: Good morning All!! Monica Ibarra ERAP Housing Advocate from Fresno, Ca.

00:41:24 maria martinez: Maria Martinez centro la familia fresno ca

00:41:24 Loydel (Shaun) Dussie: Good Afternoon, this is Loydel Dussie with Community Services in Florida

00:41:24 Gloria Legarda: Hello everyone, Gloria Legarda from Enlace Comunitario Albuquerque

00:41:26 Michelle Parilac Rapid Rehousing YWCA: good afternoon, Michelle YWCA RRH Charleston WV

00:41:26 Robin Smith: Robin Smith, Economic Security, Joplin, Missouri CoC

00:41:27 Robin Reed: Robin Reed, Regional Housing Coordinator SDHP/Inglis

00:41:27 Eugene Walls: Good Day, Everyone

00:41:27 Mallory McCune: Mallory from FCCAA here in Uniontown, PA

00:41:28 Guy-Jo Gordon: Good afternoon all from Indianapolis, IN

00:41:29 Brenda Spratt: Brenda Spratt

00:41:30 Casey Kidd: Good afternoon from Jonesboro, Arkansas!

00:41:33 Deloise Crosby: D. Crosby Catholic Charities-Chicago, Il /Suburban Cook

00:41:33 Tamara Hiebert: Hello, Tamara Hiebert, Westcare Project Unite Case Manager

00:41:33 Clayton Neblett: Hello. Clayton Neblett from Palm Beach County, FL

00:41:34 Cattima Millsap: Hello All Third Street Alliance Easton, PA

00:41:35 Alaina Herbst: Hello all from York PA

00:41:38 Latoria Neal: Good afternoon, Latoria Neal with Safehaven of Tarrant County

00:41:38 Brianna Jones: Good afternoon from Audubon, NJ

00:41:39 Olivia Charlton: Good afternoon

00:41:39 Karen Gaspar: Morning, Karen Gaspar from CRC in Encinitas, CA

00:41:40 Samantha Brong: Samantha Brong-The Program its About Change, York PA

00:41:40 Millie Kellogg: Westhab - Yonkers, NY

00:41:41 Mary Wolfe: Mary Wolfe, YWCA Charleston WV Resolve Family Abuse Program RRH

00:41:42 Madeline Garcia-Gilert: Maddie - Hildebrand Family Self Help - Boston, MA

00:41:44 Daniel Carrillo: Hello, Daniel Carrillo, SAMMinistries in San Antonio, TX

00:41:45 Justice Watkins:Hello, Alexandria VA

00:41:46 Deborah Kirkner: Hello from Bucks County, PA

00:41:49 Mary Ssegirinya: Hello Everyone, Mary from MN

00:41:49 Jacqueline Long: Good afternoon from Lexington, KY.

00:41:50 Teresa Navarro: Good Afternoon Everyone, Teresa Navarro, Case Manager SSVF, Jericho Project from NYC

00:41:51 Kiarah Perdomenico: Cambridge, MA!

00:41:53 Linda Welborn: Hello, from Westcare Rapid Rehousing Program

00:41:54 Brenton Pfortmiller: Hello!

00:41:54 Laurie Mills: Laurie Mills KCHC

00:41:56 Elizabeth Siddens: Hello from The Bridge Home in Ames, IA

00:41:57 Angelica Pedraza: Hello

00:42:00 Claire Louis: Claire Louis Northern Virginia Family Service

00:42:00 Teresa Vasquez: Good morning from HELPNM in Las Cruces

00:42:02 Emily Beck: Emily Beck City of Charleston

00:42:02 Kerry Stutes: Good afternoon from Kerry with ASSIST Agency in Louisiana

00:42:03 Dominique George: Dominique George, Phoenix AZ

00:42:03 Angela Cox: Angela Cox with Shelter House Inc (Fairfax, VA)

00:42:03 Brenda Spratt: Brenda Spratt, Family Promise of Ontario County

00:42:03 Chris Cassidy: Hello! Chris Cassidy from New Bethany Ministries, Bethlehem, PA

00:42:04 Kellie Tillerson: Kellie Tillerson from HopeWorks in Albuquerque, NM

00:42:04 Jane Hunsche: Good Afternoon from CEFS Outreach in Central IL

00:42:04 Kaity Sulpizio: Kaity Sulpizio, TDA Consulting working from California

00:42:07 Maria Vega: Hello, Maria Vega Pawtucket Housing Authority in Rhode Island

00:42:08 Jason Vicente: Hi Everyone, Jason Vicente from San Diego County, YMCA Youth & Family Services

00:42:10 Alma Aguilar: Alma Aguilar, Program Manager Centro la Familia Advocacy Services Fresno, CA

00:42:16 Paula Ferenc: Hello, Paula with Belknap House, Laconia, New Hampshire

00:42:16 Noel Abraham: Hi ! Noel (female) Abraham from Des Plaines, IL office - New Hope Apts Program ! I have no speaker or video on my computer so I have to type in the chat. Thx!

00:42:17 Brianna Agnello: Hi from Oakland County,MI! Brianna Agnello Housing Programs Manager.

00:42:17 nichele bankston: Good afternoon from Palm Beach County, FL

00:42:17 Brenton Pfortmiller: Hello from Omaha, NE :) Brenton Pfortmiller

00:42:18 Andrea Adayan: Good afternoon Andrea Adayan, Housing Specialist Rapid Rehousing Opening Doors Inc., Sacramento, CA

00:42:18 Monica McCathrion: Monica McCathrion - Hope Solutions - Pleasant Hill California

00:42:19 Justin Nola: Justin Nola , Water of Life - CityLink in Fontana California

00:42:21 Makini Magee: Makini Magee from Wellspring Family Services in Seattle, WA

00:42:28 Rhonda Pagel: Hi, Rhonda from EightCAP in Greenville Michigan

00:42:29 Brooke Holland: Hello from Haven for Hope, San Antonio, TX

00:42:30 Simirror Harris: Hello everyone

00:42:32 Melissa Kolts: Melissa Kolts with San Diego Housing Commission in CA

00:42:32 Tammy Byrnes: Good morning! Housing specialist, Tucson, AZ

00:42:36 Crystal Isaacs: Crystal from Claremore/Tulsa OK Grand Lake Mental Health.

00:42:42 Craig Wilson: Hello, Craig Wilson, Lane County Oregon, Human Services

00:42:43 Tina Alfieri: Hello this is Tina Alfieri in Palm Beach County Florida

00:42:43 Dina Karpf: Dina Karpf of Eastern Shore of Maryland

00:42:44 Stuart Wolfe: Stuart Wolfe RRH Directions for Living

00:42:44 Helen Rhymes: Good Afternoon, Helen Rhymes, City of St. Petersburg, FL

00:42:44 Renee Pope: Good afternoon and shout out to Lynn with Southern Management!
Great partner landlord!!

00:42:49 Steven Brooks: Steven Brooks, Albuquerque, New Mexico - Bernalillo County Dept. of Behavioral Health

00:42:51 Brittany Kenneson: Brittany Kenneson, from Augusta, KS Mid-KS Community Action Program

00:42:51 Rachelle Dugan: Rachelle Dugan from Thrive in Hendersonville, NC

00:42:55 Andrew Timleck: Shout out to Y.E.S. in Bmore!

00:42:56 Juleeann Fisher: Hello! Juleeann Fisher, Center for Human Services, Youth Navigation Center of Stanislaus County, Modesto CA.

00:43:01 Stephanie Gutierrez-Valdez: Good morning from Fresno CA

00:43:03 Angela Kroyer-Hennen: Angela Kroyer-Hennen, Guild Services, St. Paul, MN
akroyerhennen@guildservices.org

00:43:03 Deondra Iverson: Shelly Cidey, Palm Beach County's Rapid Rehousing Program

00:43:04 Yvette Carelock: Dametri Saint Vincent de Paul. Clearwater, FL

00:43:06 Kristin Dunn: Kristin Dunn, Thrive, Hendersonville, NC

00:43:09 Gladys Davis-Carter: Good afternoon Gladys Davis-Carter /Catholic Charities/ Chicago Illinois

00:43:13 Samuel Garcia: Hello. Samuel Garcia with MYCAP in Youngstown, OH.

00:43:16 Allison Hinkel: Allison, Milwaukee County RRH!

00:43:16 Cheryl Accardi: Good afternoon. Cheryl Accardi from Caring for the Hungry and Homeless of Peekskill, Peekskill NY

00:43:16 Tanisha Clark: Tanisha Clark, Assistant Director, Jericho Project. New York, NY

00:43:17 Stephanie Kaple: Stephanie Kaple, Union Mission Inc., Savannah GA

00:43:18 Cinda Thorne: Cinda Thorne- Phoenix, AZ- Housing Administrator for MCC of AZ

00:43:19 Princess Karnuah: Princess and Alice SENDCAA, Fargo ND

00:43:19 Faith Calhoun-Louden: Faith Calhoun-Louden

00:43:20 Theresa Moore: Theresa Moore here, work at Together in Omaha Nebraska.

00:43:21 Shannon Santini: Hello! Shannon Santini CCADV- Glastonbury CT

00:43:22 Lucy Felt: Hello everyone! Lucy Felt, NMCEH, Santa Fe, NM

00:43:22 Gwendolyn Gill: Good afternoon, I'm Gwen Gill, joining you from Miami. Florida

00:43:25 Andrea Martin: Good Afternoon everyone - Andrea Martin Family Aid Boston RRH Supervisor

00:43:25 Jason Bercini: Jennifer Johnson, Washington County (PA) Department of Human Services

00:43:26 Kelsey Beckmeyer: Hi from Seattle, WA. Kelsey Beckmeyer with the King County Regional Homelessness Authority

00:43:26 Andrew Timleck: Hello from Louisville and KY Bal of State!

00:43:26 Elizabeth Bazini: Elizabeth Bazini, Bilingual Housing Specialist at The Safe Center in Long Island, NY . Good Afternoon everyone

00:43:27 Yulaine Marlow: Yulaine Marlow (she/her), Louisville Metro Government Housing & Support, Grants Contract Coordinator

00:43:28 Anthony Woods: Good afternoon from Cambridge, MA!

00:43:31 Michelle Jimenez: Hello, Michelle Jimenez-Case Manager with Jericho Project Rapid Rehousing Program, New York, NY

00:43:38 Edna White: Edna White LI Coalition for the Homeless, Long Island NY

00:43:42 Cristina Fregoso: Cristina Fregoso She/her Connections RRH SVDP

00:43:42 Faith Calhoun-Louden: Faith Calhoun-Louden, Lexington. KY

00:43:43 Luciana Lopez: Luciana Lopez Map Navigator Centro la familia

00:43:44 Sara Martinez: Sara Martinez- SafeHaven of Tarrant County- Fort Worth, Texas

00:43:47 Betty Segal: Good afternoon from Abingdon, VA -

00:43:48 Brenda Grulke: Brenda Grulke, Salvation Army, Madison WI DAWNS Rapid rehousing case manager

00:43:48 SHEILA PLUMMER: Sheila Plummer Hampton Virginia

00:43:49 Emily Rosa: Emily Rosa - Alternatives to Violence , Loveland, Colorado

00:43:49 Jay Krammes: Jay Krammes, Detroit. Wayne Metro CAA.

00:43:50 Victoria Davis: Alejandra Javier-Holmes The Salvation Army Family Services Operation Home! Las Vegas, NV

00:43:51 Luis Gonzalez: Luis Gonzalez, Community Housing Specialist, Caritas of Austin.

00:43:54 Luciana Lopez: Fresno Ca

00:43:55 Deondra Iverson: Deondra, PBC RRH

00:43:55 Sandra Romeo: Sandra Romeo fom SELF, Inc Philadelphia, PA

00:43:59 hazey shipp: Hazey Shipp she/they

00:44:01 John McLintock: Hello, John McLintock, SSVF case manager Petoskey, MI

00:44:02 Bethanie Hall: Bethanie Hall. Housing Program Manager for Yuba Sutter Salvation Army Rapid Re-housing. Yuba and Sutter counties.

00:44:04 David Hardy: David Hardy - Bestself Behavior Health Housing Specialist

00:44:06 Jennifer Smith: Hello from KCEOC Community Action Partnership in Barbourville, Kentucky- Jennifer Smith

00:44:08 Victoria Davis: Good morning, Keasia Braggs TSA Operation Home!!

00:44:09 Shylo Endris: Hi, Shylo Endris, Clark County Social Service, Resource and Development Unit Management Analyst for Operation Home! in Las Vegas, NV

00:44:09 Julie Fee: Julie Fee Florida St. Vincent de Paul Shallow Subsidy Veteran program

00:44:10 Lucy Zanders: Lucy Zanders, Theresa Living Center, RRH Service provider, St. Paul, MN

00:44:14 Chewan Moore:Chewan Moore Director of Community Resources, Women's Resource Center of Greensboro. CoC member. Hello from the east coast!

00:44:15 Timothy Howard: Good afternoon, Tim Howard, Burlington County NJ

00:44:15 Luciana Lopez: Luciana Lopez Map navigator

00:44:17 Angela Willie: Angela Willie Case Manager @My Brothers Keeper Emergency Shelter in Flint MI.

00:44:19 Nora Arellano: Good Afternoon, and hello from Centro La Familia Map Navigator Nora S Arellano.

00:44:21 Roberta Maldonado: Aloha!!

00:44:28 Arthur Murray: Good afternoon everyone

00:44:30 Patrice Harris: Good Morning from Colorado. Patrice Harris COACT-YMCO Vista

00:44:31 Ailina Tagupa-Laborte: Aloha!

00:44:32 Guillermina Osoria: Guillermina Osoria PRDOCU Espanola, NM!!CCHW /SOAR Representative

00:44:34 Chewan Moore:Chewan Moore, Greensboro, NC

00:44:37 Keona Rose: Keona Rose, Youth Action Committee member & Youth Collaboratory Team consultant, Tucson, AZ

00:44:37 KATE FULTON: KATE FULTON, SOUTH SHORE COC, MA

00:44:39 Betty Segal: Betty Segal, Director of Housing, People Inc of Virginia

00:44:39 Jamie Benson Jones: Jamie Benson-Jones Tri-Valley in East Grand Forks, Mn. CAP Coordinator

00:44:39 Cassandra Cenafils: Cassandra Cenafils, PBC RRH

00:44:40 Carol Racz: Carol Racz, Texas

00:44:46 Arthur Murray: Arthur Murray, VP Step Up amurray@stepup.org

00:44:47 Rachell Salyer: Good Morning from Bay Area CA, TJP @ TLC, Rachell Salyer

00:44:50 Saul Lopez-Borja: Saul Lopez-Borja

00:44:52 Amy Wobser: Amy Wobser, TASC of Northwest Ohio, Toledo

00:44:54 Erica Malone: Erica Malone, Partnership Against Domestic Violence, Atlanta, ga

00:44:54 Sarah Smith: Hello from The Drake House in Roswell, GA

00:44:56 Melissa Tennent: Eqqus Workforce Solutions-Housing Navigator Melissa Tennent

00:44:59 Natasha Mcknight: Hello, I'm Natasha Housing Navigator from House of Ruth Maryland Safe Homes Rapid Re-housing Program in Baltimore

00:44:59 Danielle Hoyt: Danielle Hoyt, Housing Stability Programs Coordinator at LHAND, Lynn CoC MA-502

00:45:03 Karisa McDaniel: Karisa- Mental Health Substance Use Housing Specialist for Partners Health, Winston-Salem NC. Very excited about this event and eager to learn :)

00:45:03 Karolyn Moore: Karolyn Moore, McPherson, KS

00:45:06 Tammy Schuck: Tammy Schuck CAP Belknap/Merrimack Counties Suncook, NH

00:45:09 Debra Fletcher: Debra Fletcher, Child Inc, RRH Wilmington, Delaware

00:45:11 emily schulz: Melissa Molina I am from Madison. Salvation Army Dawn Case Manager

00:45:11 hazey shipp: Hazey Shipp she/they

Lafayette Transitional Housing Center & Homeless Services

Lafayette, Indiana

00:45:11 ARGIE DIAZ: Argie Díaz, Executive Director ESG Program

00:45:13 April Dryden: April Dryden, Wayne Metro CAA, Assistant Director of Coordinated Entry

00:45:21 June Matheson: June Matheson- Housing Case Manager- Westhab, White Plains NY

00:45:25 Brittany Maynes: Brittany Maynes, Service Coordinator @ KCEOC Community Action Agency, Barbourville KY

00:45:29 Patricia Williams: Patricia Williams - Madison County Community Development, Rapid Rehousing Cas Manager in Edwardsville Illinois

00:45:30 Stefanie Behrens: Good Afternoon! Stefanie Behrens, Sioux Center, Iowa

00:45:31 Debra Campbell: Debbie Campbell she/her Battered Women's Shelter Akron, OH

00:45:34 Valerie Ekue: Hello, Valerie Ekue, SC Coalition Against Domestic Violence and Sexual Assault

00:45:35 Nikigiovonie Rogers: Great vision Sly - pioneer the way!

00:45:39 Saul Lopez-Borja: Saul Lopez-Borja

Central Valley Low Income Housing Corp.

Stockton, CA

00:45:42 Mackintosh Wegener: Mackintosh Wegener (they/them) Northwest Michigan Community Action Agency as a housing based case manager

00:45:43 Jaimee Ebert: Jaimee, youth rapid rehousing case manager, green bay, WI

00:45:44 Ariana Yanez: Ariana Yanez

Youth Navigator

New Mexico Coalition of Ending Homelessness

00:45:53 Alisha Stirling: Alisha Stirling - Intern at Good Neighbor Alliance in Sierra Vista, AZ

00:45:54 Jose Coto Lopez: sorry for being late

00:45:56 denise Larsen: Denise Larsen YCES Program Coordinator, dlarsen@sycamores.org LA, CA

00:45:58 Maylen Garcia: Maylen Garcia - Housing & Resource Manager at The Shelter for Abused Women & Children in Naples, FL

00:46:00 Carrie Wertz: Good morning, Carrie Wertz RRH supervisor for Catholic Community Services in Everett WA

00:46:03 Barbara Davila: Barbara Davila, Project Manager I - Housing Locator at Seminole County Government

00:46:03 Tatiana Reis: Tatiana Reis she/her Youth Coordinator Rhode Island Coalition To End Homelessness

00:46:10 Nadene Jantz: Hi, Nadene Jantz here with Bluebonnet Trails Community Services in Round Rock, TX

00:46:13 Michelle Owens-Goode: Michelle Owens-Goode, Program Compliance Officer, City of Baltimore, Mayor's Office of Homeless Services

00:46:15 maria schramm: Maria Schramm, Pocono Mountains United Way - Eastern PA
COC Coordinated Entry Regional Manager Pocono Region

00:46:15 Ariel Waldron: Ariel Waldron, Rapid Rehousing Specialist, Clinton County New York.

00:46:19 Payton Pannell: Payton Pannell from IMPACT Community Action in Columbus, Ohio

00:46:19 Diane Tinker McCoy: Diane Tinker McCoy, Housing Management Specialist, Iowa
Total Care, Managed Medicaid Company

00:46:21 Sandra Jessup: Sandra Jessup - Cornerstones, Reston VA

00:46:31 Damon Coleman: Damon Coleman, Senior Grant Administrator for Lake County
Community Development, Libertyville, IL

00:46:32 Erin Boyd: Erin Boyd- LMSW; Housing Programs Manager, Community of Hope, Las
Cruces, NM

00:46:32 Mychael Castillo: Mychael Castillo - Coordinator - Housing Navigation - Los
Angeles Homeless Services Authority

00:46:36 Mayella Larode: Mayella LaRode

00:46:36 Maria Hurtado: Maria Hurtado & Mariela Perez

00:46:40 Tatesha Felder: Hello, Tatesha Felder Housing Program Manager Catholic Charities of
Buffalo

00:46:40 Laura Keeton: Laura Keeton, Homeless Prevention Case Manager at Jesus Cares
McNairy County in Selmer, TN

00:46:43 Thomas Thompson: Thomas Thompson, Housing Operations Coordinator, Decatur
Cooperative Ministry, Decatur GA

00:46:44 Jose Coto Lopez: Jose Coto Lopez Nevada Outreach Training Org

00:46:45 Stephanie Nelson-Theus: Stephanie Nelson-Theus Program Manager with Project
Community Connections in Atlanta, GA

00:46:50 Ashling Cole: Ashling Cole - Care Coordinator with BACS Rapid Rehousing in Contra
Costa County, Northern California

00:46:51 ARGIE DIAZ: Argie Diaz, Executive Director, ESG Program, Puerto Rico

00:46:52 Maya Fern: Maya Fern Youth Outreach Navigator with the NM Coalition to End
Homelessness

00:46:55 Emma Petrie Barcelona: Emma Petrie Barcelona, EDEN Inc- Cuyahoga County/Northeast
Ohio- we manage affordable housing units and rental subsidies.

00:46:56 Victoria Davis: Hi! Marcella Olivares from Las Vegas NV, The Salvation Army, Case
Manager for Operation Home!

00:46:58 danny fugate: Danny W. Fugate, Leasing Navigator, Homeless & Housing Coalition of KY

00:47:05 Jordan Crouthamel: Jordan Crouthamel, -Forkids Inc -Supportive Housing Specialist - Norfolk,VA

00:47:09 Paris Forman: Paris Forman

00:47:18 Chelsea: Chelsea Owens, Northern Virginia Family Service, Manassas Virginia

00:47:20 Qushanta Hunt: Qushanta Hunt, RRH Palm Beach County Human Services

00:47:20 Paris Forman: RRH case manager Lafayette indiana

00:47:24 Lillian Nolin: Hello from Polk County, Florida.

00:47:41 Ashley Adkins: Ashley Adkins, Haven for Hope- Housing Manager.

00:47:43 Maria Hurtado: Bilingual Housing Advocates @NEWS-Domestic Violence and Sexual Abuse Services in Napa CA

00:47:45 Kerri Barglof: Kerri Barglof, Partners for HOME, Atlanta GA

00:47:45 Theresa Jones: Theresa Jones, Veterans, Homeless and Social Services Manager, City of St. Petersburg, FL

00:47:45 Denise Dull: Denise Dull, Director Landlord Engagement
Gulf Coast Partnership - COC of Charlotte County, Charlotte County, Florida

00:47:48 Reggie Allen: Hello from Charlottesville, VA

00:47:48 Megan Bly: Megan Bly, Shenandoah Alliance for Shelter, Woodstock, VA, Certified Housing Counselor- TBRA, RRH, Prevention, ESG

00:47:57 Jamie Dolan: Jamie Dolan Resource Coordinator 2 Restoration Society Inc, Buffalo NY

00:48:12 Kerri-Ann Brown: Kerri-Ann Brown, Division Director, Homeless Residential Program- Gulfstream Goodwill Industries. RRH, PSH

00:48:13 Mayella Larode: Mayella Larode EOC of Suffolk RRH - Housing Counselor, Amityville NY

00:48:13 Tyeesha Denmark: Tyeesha Denmark - Housing Advocate, Eastern Panhandle Empowerment Center, WV

00:48:21 Margaret Black: YES!

00:48:21 Jackee Stewart: Jackee Stewart, Churchill County Social Services, Fallon, Nevada

00:48:26 Maddie Keefe: HOUSING IS THE SOLUTION TO HOMELESSNESS

00:48:35 Stephanie Hanna: Stephanie Hanna, Housing Navigator. Knox County, Maine

00:49:04 Rachel Waltz: Yes @Dan!

00:49:06 Corrie Stewart (She/her) Solid Ground: Hello All, Corrie Stewart, Landlord Engagement Specialist at Solid Ground Agency-Seattle, WA!

00:49:08 Abigail Smallwood: Abigail Smallwood (she/her), Community Development/CDBG Coordinator, City of Biddeford, Maine

00:49:13 Liza Duchesneau: Liza Duchesneau, Program Manager of the Flexible Housing Pool, Chicago

00:49:24 Jane Folts: Jane Folts, Homeless Services Program Manager, Connecting Communities in Action. Salamanca, NY

00:49:45 Barbara Davila: I'm with Kris on master leasing

00:50:10 Kelsey McGarry: Kelsey McGarry, Rapid Rehousing Corodinator, Los Angeles Homeless Services Authority, Los Angeles, CA

00:50:15 Linda Ortiz:

00:50:18 Victoria Davis: 0

00:50:20 Raina Smith-Roller: Raina Smith-Roller (she/her), Youth Housing Services Coordinator with Clackamas County CoC

00:50:27 Glenn Muna: Glenn Muna, Mid-Willamette Community Action Agency. Salem, OR

00:50:28 Nagham Dabaja: Nagham Dabaja, Transitional Supportive Housing Coordinator, Dearborn MI

00:50:28 Victoria Davis: FYI: Meeting is at full capacity so others wanting to join in are unable to. I will log off for my staff to try log in. -Mamaling Reyes-Lujan, Program Manager, Salvation Army Family Services.

00:50:34 Shaun Stevenson: Shaun Stevenson, Omaha NE - Metro Housing Collabarative :-)

00:50:41 Ben Cattell Noll: Love this...Maine, North Carolina, LA, New York City, Connecticut, DMV, Baltimore...all kinds of housing markets and communities represented today!

00:50:46 Teresa Navarro: Agree with you all!!!

00:51:00 Cameron Sigler: Jodi Hecht, SVDP Eugene, OR. Rapid Re Housing Case Manager.

00:51:09 Cailin Benitez: Cailin Benitez (She/Her/Ella), Homeless Youth Case Manager, Youth Outreach Services- Chicago/ Cook County IL. HNPR

00:51:21 Megan Conkle: Megan Conkle, Director of Housing and Supportive Services at the YWCA in Canton Ohio!

00:51:28 Penney Kramer: housing director, Dayton Ohio

00:51:35 Jennifer Vaca: Jennifer Vaca, Map Navigator, Health and Wellness, Centro La Familia Fresno, Ca

00:52:16 Sherrita Denson: Sherrita Denson, Director of Strategic Initiatives, Homeless Coalition of Polk County, FL

00:52:17 Kira Zylstra: Reminder, please use the Q&A to submit any questions you have for the panelists as we go.

00:52:18 Victoria Davis: Lucas Gordon,
Operation Home Case Worker,
Salvation Army Main Admin @ Las Vegas NV

We're all having to share computers for the meeting since it's at full capacity

00:52:37 Asfaw Tato: hello everyone,

00:52:42 Victoria Davis: 4

00:52:57 Kristina Lamb: Kristina Lamb with Associated Ministries in Tacoma, WA GOSH housing. She, her's

00:53:00 Nikigiovonie Rogers: So great to have Youth in the room - they are pioneers today leading our communities to permanent housing for decades to come!

00:53:19 Susan Scott: Susan Scott - Mental Health Association Oklahoma ESG CV Rapid Rehousing.

00:53:57 Barbara Davila: Having a point of contact is very important to landlords as many prefer to contact the agency for issues.

00:55:06 Nikigiovonie Rogers: Nikigiovonie, now with Catholic Charities Housing Location Team; From 2002 - 2020, I served as Property Manager of Affordable Housing Communities in California.

00:55:28 Rachell Salyer: Hi Nikigiovonie!

00:55:59 Sonja Dillon: Sonja Dillon SafeHaven of Tarrant County- Ft. Worth, Texas

00:56:04 Nikigiovonie Rogers: Hi Rachell, so good to be here! Thank you for reaching out!

00:57:26 Edward Washington: Good afternoon all, Edward Washington from Organization of Hope, PRP Coordinator. Baltimore, MD.

00:57:42 Victoria Collins-McKinnon: Victoria Collins-McKinnon, Genesis Garden Emergency Shelter Assistant/ Housing Prevention

00:58:48 Miranda McAllister: working with private landlords versus property management groups helps with the negotiating or pricing to stay within FMR and to be lenient on certain checks that would normally knock our people out of the running

00:58:52 Randy Viele: who holds the lease in your collaborations? The tenant or the CBO?
Randy Viele, Alliance for Positive Health, Albany, NY

00:58:57 Miranda McAllister: Yes exactly!!

00:59:09 Megan Bly: I always review our basic habitability inspection list with potential landlords and often schedule those inspections within one-two days. Depending on their calendar and mine

00:59:20 Roberta Maldonado: They are protecting their investments

00:59:30 Carla Bell: what are suggestions on how would we contact the owner of a new development to discuss master leasing

01:00:22 Laura Lara: Absolutely agree

01:00:27 Todd Rundall: Todd Rundall, NeighborImpact, Family Shelter Housing Advocate, Bend, Oregon

01:00:30 Jasmine Anderson: absolutely Cathy.

01:00:36 Edna White: absolutely

01:00:50 Diana Ramos: that would be a great next step!

01:01:01 Kenoa Askerneese: great point, emily

01:01:03 Linda Ortiz: yes

01:01:11 Miranda McAllister: Carla, I've called and left voicemails with my info and if they have an office leaving my card and a brief write up of what our program offers (case management, life skills, etc)

01:01:18 Andrea Martin: agreed Emily

01:01:24 Barbara Davila: I agree with Cathy in that landlords should think to reach out to the Housing locator/specialist before posting online. This is why having that relationship is so important!

01:01:28 Teresa Navarro: Absolutely Emily!!!!

01:01:31 Ashley Poole: Ashley Poole, Youth and Homeless Services Coordinator, Horizon Goodwill, Hagerstown MD

01:01:45 Megan Bly: A lot of agencies are looking to hire housing navigators

01:01:51 Reggie Allen: The need for coordination and centralization will be key in 2022.

01:01:56 Helen Kelly: Emily- is that for single-county CoCs or BoS or both? Seems more challenging for BOS?

01:02:07 Carla Bell: Thanks so Miranda

01:03:08 Sarah A. Foote (Virginia DHCD): YES. Nowhere in the country is there enough affordable housing.

01:03:13 Emily Carmody: The BoS CoC I worked with divided itself into regions and coordination can definitely be used at a regional level

01:03:19 Barbara Davila: 1000%

01:03:22 Kenoa Askerneese: Yes, Kris

01:03:33 Cassandra Cenafils: Stephanie Williams SOAR agent PBC

01:03:38 Ronald Lillard: What do you do when your program is unable to guarantee rent in an RRH Program?

01:03:44 Kristi Mumford: I am in a very small community and we are having a problem with new management companies and owners coming into the area wanting to update the property and will not accept RRH. We have affordable and tax credit but they are all full and the waitlist are long.

01:03:46 Stuart Wolfe: what about us buying our own apartments

01:03:47 Helen Kelly: Thank you. Our client has a subdivided BoS which is what I was leaning toward but just checking

01:04:19 Rachell Salyer: Shared Housing and Community houses

01:04:49 Megan Bly: It's a fair housing law that they cannot discriminate on source of funds. I would maybe review some of those laws with landlords

01:05:25 Sue Carson Moore: We have landlords tell us they don't "work with programs" frequently.

01:05:29 Brenda Spratt: How do I convince my board that buying apartments is a good investment. We are sheltering families in emergency apartments but don't have enough apartments.

01:05:33 Barbara Davila: Speaking the landlords language is key. Thank you, Sly!

01:05:46 Sarah A. Foote (Virginia DHCD): Shared housing and community housing are great options, but that's just what they should represent - one kind of option. Not the only model that some folks can afford. I just think it's an important distinction.

01:05:53 Kristi Sjullie-Pick: we don't have those renter protections in Iowa so they are able to lawfully discriminate against funding source

01:06:04 Tequila Mouser: Sly, do you have any advice on engagement with landlords when it comes to communication about potential tenants with criminal or drug use history?

01:06:04 Rachell Salyer: Yes, Sarah, I agree

01:06:15 Sue Carson Moore: Same in Nebraska Kristi.

01:06:19 Edwin Johnson: \$\$\$

01:06:44 Stuart Wolfe: what kind of incentives are available for landlords..like tax breaks for housing homeless?

01:06:47 Megan Bly: Yes, that is specific for my state, Virginia (the course of funds comment)

01:06:53 Gwendolyn Gill: Engaging Landlords ... very important!

01:06:57 Megan Bly: *source of funds

01:07:05 Sarah A. Foote (Virginia DHCD): Brenda, thanks for asking that question -- might want to put it in the Q&A chat, because I'd love to see the panel answer that.

01:07:14 Hannah French: How are you engaging landlords in allowing shared housing for RRH clients? We run into barriers in attaining two leases for one unit.

01:07:16 Nikigiovonie Rogers: Hi Emily!

01:07:21 Jonathan Sanabria: How are incentives tracked and leveraged with partners within the same communities

01:07:27 Renee Pope: Ask your redevelopment authorities too!

01:07:42 Jessica Crosta: my biggest issue in this rental market is finding a LL that is below FMR but also with flexiable criteria

01:08:03 Miranda McAllister: Tequila, in our experience highlighting what the program offers in relation to this has been helpful. Not saying "this client will engage in drug counseling or whatever it is that is barrier" but more so "participants of our program have access to referrals/connections to drug counseling, life skills/coping skills, etc"

01:08:31 Justin Nola: wow that's so good

01:09:10 Jordan Crouthamel: Great comment about FMR . Huge struggle for us right now. Market is consistently well above FMR for our area.

01:09:19 Rachell Salyer: Thank you for that Miranda, love that wording

01:09:23 Kim Painter: I'm sorry that I can't stay longer for this great conversation today. Thanks for inviting me to participate!

01:09:23 Ronald Lillard: We utilize separate leases in shared housing

01:09:33 Gwendolyn Gill:I agree Jessica ... finding LL that will lease at or below FMR -- a big problem here in Miami

01:09:37 Stuart Wolfe: we have problems housing people with evictions

01:09:38 Barbara Davila: The hardest part is eligibility criteria. 3x the rent on a unit over FMR is a huge barrier.

01:09:39 Tequila Mouser: Thank you Miranda!

01:09:55 Rachel Waltz: I've got to run, thanks so much for hosting this critical topic! - I got some good nuggets :)

01:10:19 Elizabeth Bazini: In a high demand area, landlords are not negotiating lower rents. There is too much demand. The FMR does not align with the current rental market and it poses challenges when you have a budget via RRH or EHV.

01:10:24 Carla Bell: I agree Barbara, in addition credit requirement/criminal background

01:10:26 Julian Leiserson: Plus FMR is still high for extremely low income people in some areas (SF Bay Area) so the struggle to pay rent when you graduate RRH is much more difficult than PSH clients who receive ongoing support through their program

01:10:29 Nikigiovonie Rogers: That is great feedback Lynn!

01:10:36 Ariel Waldron: The FMR in my area compared to the rents I normally see is about a 200-300 dollar difference. This year, when they did the new numbers, it went down.

01:10:55 Brenda Spratt: We were told by our Law NY group that it is illegal for landlords to require proof of 3x of rent as income.

01:11:04 Aaron Blythe: can you further explain the master lease process

01:11:14 Ronald Lillard: We sell shared housing as short term goals and as a starting point not a long term forever home

01:11:21 Renee Pope: Our landlords also bring lots of things to the table in addition to housing. Lynn's team has college scholarships and other work training programs for people interested in apartment maintenance and/or property management employment opportunities which makes for great expanded partnerships!

01:11:26 Sarah Forbes: Same Here @ariel all the rents went up like crazy and fmr went down

01:11:41 Matt Attesi: Finding landlords are asking for the youth to be able to afford the apartment without the funding even though the funding is available for 2 years. Many of these folks are not employed, have no rental history, and are experiencing other barriers to housing.

01:11:58 Elizabeth Bazini: I have spoken with landlords who are hesitant to accept EVH due to me not being able to give them a solid answer regarding timeline. They are not willing to lose a month's rent waiting for the lengthy process.

01:12:05 Thomas Thompson: With the Master Lease, how does the tenant benefit? There is no rental history reported to the Credit Bureau in the clients names with this option. With most of our clients, that is the key to housing stability after the subsidy ends.

01:12:10 Gwendolyn Gill: Absolutely!

01:12:15 Angelica Pedraza: Can we go back to October and do landlord incentive on clients that are still in units in order to continue having that working relationship with landlord to help us assist homeless that are seeking housing.

01:12:15 Andrea Martin: very well said Kris

01:12:20 Victoria Davis: So for our unit, we can't do shared housing, Nevada hand is full, Section 8's wait list is years long, most clients either can't work full time or don't have experience to make enough to live, Disability is still denying clients who obviously need SSDI, but they're 8 years too young to collect SSI. Okay... now, What's the plan?

01:12:23 Allison Hinkel: "it doesn't have to be your forever home"

01:12:33 Teresa Navarro: Great Point Kris!!

01:12:35 Patrice Harris: We have voucher to help with rent but most vouchers are limited to just one room ad no room.

01:12:39 Linda Ortiz: thank you!

01:12:40 Andrea Martin: That's my same quote Allison

01:12:42 Nikigiovonie Rogers: Private Landlords tend to be more flexible with their application criteria. Larger Management companies follow the written policy, but you can use the Grievance and Appeal model to ask for a second chance. Great work Everyone!

01:12:43 Ariel Waldron: @Elizabeth I'm having similar results with the EHV

01:12:50 Lisa Perez: Good points Kris

01:13:02 Melanie Gilliam: So true, I agree Kris

01:13:03 Emily Carmody: One thing we have seen work with FMR and lowering rents in general is to offer a signing bonus if they will knock off the rent by a couple hundred dollars. The signing bonus is money in their hand now and some landlords have seen this as a good bargain.

01:13:07 Nicole Palmer: Are we able to master lease with RRH ?

01:13:10 Stephanie Marshall: well said Kris.

01:13:24 Elizabeth Bazini: @Ariel Waldron I hope it is addressed

01:13:25 Deondra Iverson: Shelly Cidey, Palm Beach County Rapid Rehousing Program

01:13:35 Ronald Lillard: Our local PHA is reluctant to accept vouchers for shared housing

01:13:36 Andrew Timleck: Kris' points are right on - "shared housing" has become stigmatized - and fixing HUD's policy's that FORCE single head of households... yes!

01:13:50 Laura Lara: Apart from paying the rent on time & expediting move in process, Communication is Key! Providing landlords Support is very important in building trust for return business../units in our case, This will create great landlord relations.

01:13:56 Andrea Martin: Also land lords are requiring high credit scores but lack if credit or past debt is sometimes a result of way our families end up in shelter

01:14:46 Julie Torske: Also need to ask landlords to open to individuals with felonies and/or required to register as sex offender.

01:15:29 Sarah Forbes: Im 42 and still don't have a 680 credit score

01:15:32 Rachell Salyer: exactly.

01:15:32 Nikigiovonie Rogers: Lolah, that is a great feedback!

01:15:33 Tequila Mouser: Julie- agreed, felonies are a big barrier with us

01:15:44 Melanie Gilliam: right

01:15:48 Tequila Mouser: Recent evictions as well

01:15:50 Kira Zylstra: This HUD Guidance touches on many of the strategies being discussed and includes information on risk mitigation and funding strategies:
<https://files.hudexchange.info/resources/documents/COVID-19-Homeless-System-Response-Landlord-Engagement-Strategies-in-the-Time-of-COVID-19.pdf>

01:15:51 jessica smith: well said....check the government credit score

01:15:55 Renee Pope: Yes Lolah!

01:16:02 Teresa Navarro: Agree with Lola, there's always some pushback

01:16:05 Nikigiovonie Rogers: Just as the credit history is not considered if you do not have a social security number within affordable housing.

01:16:06 Ariel Waldron: @Julie I agree. I've spoken to landlords before and had them say that they wont rent to anyone with any form of record.

01:16:34 Lakeisha Davis: You are absolutely correct Lolah.

01:16:34 Kelsey Beckmeyer: Dignity in housing for everyone!

01:16:38 Rachelle Dugan: Yes Lolah! SO TRUE, it is horrible

01:16:44 Kenoa Askerneese: Great points Lolah so true

01:16:44 Teresa Navarro: Sooo true Lolah!!

01:16:47 Joselyn Wilkinson: We definitely need policy around income discrimination; Making sure folks are in housing that is decent and in good neighbors some of this policy is already in place but not enforced

01:16:59 Nikigiovonie Rogers: Lolah, I would love to be your Housing Advocate!

01:17:27 Natasha Mcknight: Great Point, fair housing should include quality of housing

01:18:04 Julie Torske: Housing Specialist from Wichita, KS

01:18:25 Rachell Salyer: When half the time the money required for security deposit is higher than what voucher holders are allowed to have at any given time.

01:18:48 Laura Lara: Income, Credit should not apply for section 8 holders.

01:18:52 Ronald Lillard: What is your strategy for selling high barrier tenants (Multiple recent evictions / multiple felony convictions / sexual offenders) to landlord when you are unable to very little as it relates to incentives?

01:19:07 Elizabeth Siddens: Lolah, yes!! This is my biggest pet peeve with affordable housing .. the conditions are horrible!

01:19:14 Nikigiovonie Rogers: Lolah ask for a new unit in writing and ask the housing authority to assist you with the owner's response if necessary.

01:19:21 Kristi Mumford: Yes, Lolah! This is a huge problem where I am at.

01:19:23 Emily Zelaya: Excellent points, Lolah!! Thank you!!!

01:19:25 Ariel Waldron: Ronald you should put that In the Q&A chat

01:19:27 William Goodwin: Encourage Families to report their rent payments to the Credit Bureaus to increase their credit score.

01:19:41 Kris Freed: You can use 2 vouchers in a 2 bedroom apt or 1 voucher for just one room. This is allowable per HUD guidelines.

01:19:43 Natasha Mcknight: Thanks Lolah!

01:19:44 Andrea Martin: good idea William -thanks

01:19:45 Teresa Navarro: Important Issues addressed Lolah!!

01:19:47 Laura Lara: Voucher should count as income

01:19:50 Tasiaeafe Sua: LOVE IT!!!

01:19:51 Nyesha Williams: Great points Lolah

01:19:55 Allison Hinkel: Sometimes it feels like we only have two options for types of housing- new developments we've gotten dedicated units for, and housing built in 1920. It feels like those middle level nice places that are priced just out of reach for the vouchers that we haven't figured out how to obtain for our clients.

01:19:58 Andrea Martin: agreed Lola

01:20:01 Tatesha Felder: Thanks Lolah

01:20:03 jessica smith: my area of florida requires income x 4 plus deposit + last month plus admin fee plus app fee....who has this much just to move in???

01:20:04 Jessica Klein: Take a look at Source of Income Fair Housing protections like in the state of California

01:20:35 Victoria Davis: The larger issue is that the government allocates funds for programs all over the county but without any regulations in the free market. So landlords/property owners can do what they want in terms of price and qualifications... Nevada has no rent control.

01:20:44 Miranda McAllister: Heck! Sometimes the application fee alone is a barrier for our people.

01:20:51 Stacey Matthews: If they have a voucher, why does it matter?

01:20:57 laura lama: application fees are a big barrier

01:21:02 Debra Campbell: Absolutely Miranda!!!!

01:21:04 Ronald Lillard: Is that because of fair housing where everyone has to be treated equal? or landlords are sued by giving exceptions to vouchers?

01:21:18 Nyesha Williams: Agree with Miranda

01:21:23 Sara Ironhill: For criminal background, we utilize character reference letters (from programs, parole officer, religious leader, employer, counselor, etc). We request this ASAP so that we can turn in with the application and have found that it is effective in "softening" the background.

01:21:53 Kris Freed: You benefit as whoever takes the role of the rent administrator or non-profit paying the rent--asks as the reporter for people moving on. Renting does not appear on the credit report --unless you default anyways.

01:21:55 Amanda Borta: Many property management companies here use a third party screening company that auto-screens out based on their criteria - this can be challenging to negotiate because the landlord may never review the application if it doesn't pass that criteria upfront

01:21:57 Ronald Lillard: We hear from apartment complexes that they must abide by fair housing and cannot bend the rules for our clients

01:22:03 Andrea Martin: agreed Miranda I just had one 25 for each adult member 3 members 75 and non refundable -finances are a great barrier especially adding how we are still in a pandemic

01:22:11 Jhermel Holt: What advice do you have for building relationship with LL's in a way that works toward reducing the stigma associated with vouchers? How much is appropriate to disclose regarding why a client is receiving a voucher or participating in programming?

01:22:17 Leanne Portera: thank you Sara Ironhill! great idea!

01:22:24 Nikigiovonie Rogers: Lola, the owner should be using the tenant portion of rent during the application process relating to the minimum income requirement. It is unlawful federally to do otherwise per DFEH.

01:22:38 Stuart Wolfe: daejanae, u r making sense

01:23:42 Jacques Thomas: May I ask what if you have a 501c3 how can you open transitional housing.

01:23:48 Diana Ramos: I have come across property managements that ask for source of income and request 3x the rent as income requirement. Is it true that those with Section 8 can justify having three times the income because the applicant is receiving section 8 and the applicant's rent amount is 30% of their income? in this case, the applicant would be making 3x the rent for income?

01:24:02 Rachell Salyer: Yes Diana

01:24:26 Nikigiovonie Rogers: HCV Program offers Participants opportunity to work part time and attend college fulltime which is a step towards overcoming homelessness for generations to come.

01:24:32 Allison Hinkel: Diana- that's the thought. Some landlords understand that logic, but I've had a lot of landlords not understand how that math works out and flat out refuse.

01:25:13 Stuart Wolfe: how do I get involved to pressure Congress for affordable housing crisis.. it would benefit all Americans

01:25:31 Ben Cattell Noll: A lot of good technical assistance resources for Rapid Rehousing can be found here, including a number of excellent community examples of landlord marketing materials: <https://disaster-response-rehousing.info/rapid-rehousing/>

01:26:00 Julian Leiserson: Wow that's great, thanks Ben!

01:26:16 Miranda McAllister: Also, benefits should count towards income.. Like SNAP means less money out of pocket to pay groceries that can go towards rent.. but nope, doesn't get considered by landlords

01:26:17 Aaron Blythe: thanks ben

01:26:26 Andrew Timleck: Montgomery Co. gov worked their HOPWA with ESG and CoC WITH the PHA to earmark units, pre-approve, PRE-LEASE the units (held them in place and literally turned over the keys with an applicants application) and set a take down target like Dan is mentioning. LLs were given education sessions by the PHA etc. There ARE models to get the lease up process to not be about the CLIENT.

01:26:46 Andrew Timleck: Montgomery Co. Maryland

01:26:59 Ben Cattell Noll: Here are some best practices and ideas for system-level landlord engagement: <https://files.hudexchange.info/resources/documents/COVID-19-Homeless-System-Response-Landlord-Engagement.pdf>

01:27:01 Cattima Millsap: It would be very beneficial to have landlords invited to these conversations in order to get more feedback and buy-in

01:27:03 Ronald Lillard: in Pinellas County we completed a 600 placements in 600 days

01:27:25 Dominique George: Knowing your client and knowing your landlord partners are so important to ensure its a good match as well

01:27:29 Megan Bly: criminal backgrounds

01:27:31 Megan Bly: transportation

01:27:33 Ben Cattell Noll: And here's an example from Miami on marketing and outreach: <https://disaster-response-rehousing.info/wp-content/uploads/2021/03/LL-Campaign-and-Program-Report-Miami-Dade.pdf>

01:27:36 Megan Bly: no identifying information

01:27:37 Megan Bly: income

01:28:09 Ben Cattell Noll: Yes @ronald!!!! Join us next week to hear more from Pinellas County and their amazing work to end homelessness!

01:28:15 Shannon Santini: DV RRH all those barriers cannot be shared with landlords

01:28:25 Tarita James: agreed :)

01:28:27 Nikigiovonie Rogers: Great tools Emily!

01:28:27 Stuart Wolfe: Emily sounds great

01:28:31 William Goodwin: It is incumbent upon C of Cs, Service Providers, Developers, and Landlords benefiting from successful programs, to lift up those families that ARE doing great things; going back to school, obtaining gainful employment, raising scholars matriculating into College, etc.

01:28:33 Sue Carson Moore: Yes Emily!!

01:28:34 Megan Bly: A lot of landlords were burnt during the eviction moratorium and are being selective. Some landlords that didn't do some of these checks before are now doing them

01:28:40 Ronald Lillard: Not all RRH Programs cannot guarantee rent

01:28:49 Jessica Crosta: Ronald , exactly

01:29:03 Ronald Lillard: We are specifically not allowed to guarantee any rent

01:29:04 Nikigiovonie Rogers: Remember to remain humble - do not bully landlords it will interfere with housing participants.

01:29:04 Elizabeth Bazini: Exactly @Megan Bly

01:29:08 Teresa Navarro: Great Point Emily!!... Creativity is key

01:29:09 Brianna Agnello: With ESG-CV RRH we were able to provide landlord incentives as well. I was able to get LL's to decrease amount of rent to fit under FMR and include utilities.

01:29:18 Stacey Matthews: Also, incentivize access to additional units - get landlords to commit more units

01:29:19 Cattima Millsap: Well stated Emily "no longer begging for units!"

01:29:30 Megan Bly: @Brianna I do that a lot as well!

01:29:48 Ronald Lillard: Clients must participate in the program and engage their case managers in order to remain enrolled

01:29:51 Julian Leiserson: Yes! Ability to pay minor repairs/upgrades to meet HQS is a wonderful option.

01:29:54 Andrew Timleck: @Stuart Wolfe - National Alliance to End Homeless regularly hosts engagement with the federal government reps at their yearly conference in DC. Check with them perhaps on how you might because they have the tools and contacts already

01:30:05 Veronica Gold: Emily, what kind of funding strategies support incentivizing landlords?

01:30:14 Michelle Lavallee: We pay for lead inspections and certs often.

01:30:34 Megan Bly: CHERRP RRH and CHERP HPP

01:30:52 Amanda Borta: what funding sources are used for signing bonuses?

01:30:52 Stuart Wolfe: that would work Emily

01:31:05 Sylvia Saldana: Love the suggestion of a signing bonus!

01:31:17 Kira Zylstra: @Veronica, this HUD publication includes some information on funding strategies for incentives and risk mitigation:
<https://files.hudexchange.info/resources/documents/COVID-19-Homeless-System-Response-Landlord-Engagement-Strategies-in-the-Time-of-COVID-19.pdf>

01:31:24 April Ettinger: We have housing locators who develop relationships with private landlord to house our clients with barriers. They work with multiple agencies to prevent bidding.

01:31:32 Nikigiovonie Rogers: Landlords are venerable too if we think about it. Landlords have reasonable hesitations.

01:31:46 Rachell Salyer: Can we bring youth into the conversation. They're just starting out with credit history and rental history.

01:31:56 Kendra Campos: With HUD funded programs, how are you supposed to pay for those signing bonuses or paying for unit repairs, etc.

01:32:01 Ronald Lillard: This is an easier sell for clients who have vouchers but for RRH programs you have to work with clients with high barriers in order for them to gain the income to sustain long term. Our landlords complain that as soon as the program stops paying client default on the rent. This is our primary struggle

01:32:06 Ben Cattell Noll: Side Note: If you are using ESG, CoC, or ESG-CV funding sources right now, FMR is waived and you can use Rent Reasonable as the payment standard through March 31, 2022 if your community is utilizing the waiver:
https://www.hud.gov/sites/dfiles/CPD/documents/Additional_Waivers_CPD_COVID19_December_2021.pdf

01:32:13 jessica smith: is it possible or could it be possible for a person to combine funding from different programs?

01:32:40 Allison Hinkel: Ben- I'll read more, but do you know what would happen when the waiver ends? Would clients have to move?

01:32:55 Tarita James: This is sooooo true Sly

01:33:05 Nikigiovonie Rogers: It is strategic to have at least one person assigned to landlord engagement and not the case management co-mingle model.

01:33:09 Teresa Navarro: Preach Sly!!!!

01:33:32 Kelly Asher: yes.

01:33:45 Natasha Mcknight: Good Point Sly!

01:33:51 Diana Ramos: Yes Sly!

01:34:01 Julian Leiserson: Yes Sly! Completely agree - encourage direct relationships between landlord and tenant

01:34:04 Andrea Martin: agreed Sly- landlords tend to try to get in clients personal business that doesn't pertain to their unit but focuses on how much company they have, or if their kids leave on the weekends, or issues with their partner - there is a line for landlord /tenant and its on housing only not their personal businessness

01:34:33 Albert Hodges: People need to focus more on the reasonable concerns of the landlords and work harder with clients to learn to respect other's property as well as assume more responsibility for their own lives as well as the apartment/unit once they are housed....just saying

01:34:58 Victoria Davis: Knowledge <3

01:35:24 Ronald Lillard: That is a fine line because when clients exercise that power their leases are not renewed because they are labled as trouble makers

01:35:34 Brianna Agnello: Tenant rights! I constantly push this on my clients to know their rights as a tenant!

01:35:45 Claire Louis: This is taking a strange turn. It is not tenants versus landlords, it needs to be a mutually respectful relationship

01:35:46 ARGIE DIAZ: In Puerto Rico, for individual landlords that have units available but those units are not registered in the Puerto Rico Registry of the Property (title is not clear) can they receive landlord incentives and the rental assistance for potential tenants with an affidavit establishing they are responsible for the property? Just to confirm since a similar process was allowed for FEMA assistance for Hurricanes Irma and Maria in Puerto Rico (affidavit dated prior to the disaster date).

01:35:53 Emily Rosa: And then they are less likely to work with RRH in the future

01:36:09 Jonathan Sanabria: As the pandemic is ending, what happens when the marker tightens as they will want to "make-up" funds they lost as we saw them lower rents during the pandemic

01:36:11 Ben Cattell Noll: @Allison: check out page 17 of the waiver for ongoing costs: "This waiver is only made available with respect to leases and subleases entered into between the date of this memorandum and March 31, 2022. However, unless HUD notifies the recipient otherwise, the recipient may continue to use its FY2021 ESG grant funds to assist program participants housed under this waiver through the end of their otherwise allowable term of assistance."

01:36:20 Theresa Moore: Yes, I see that too. It seems that some of our private landlords think they don't have to fix their apartments because of the clients we serve.

01:36:31 Alexandra Ladd: Is it possible to share Sly's FAQ for landlords?

01:36:35 Allison Hinkel: Thanks Ben!

01:36:35 Victoria Davis: I LOVE that energy and power, but for our clients, if they say that... what happens when they get evicted? Then where do they go?

01:36:41 Edwin Johnson: My client got a retaliation fine for complaining about calling maintenance.

01:37:05 Barbara Davila: It's a good idea for Participants to have a relationship with landlords but in matters that are sensitive, I prefer to get involved and mediate.

01:37:15 Jhermel Holt: What if anything are agencies doing to address common LL issues and concerns with tenants and to aid tenants with being self advocates ?

01:37:26 Tarita James: I love this feed back :)

01:38:03 Andrew Timleck: @Jessica smith - yes - so long as there is no duplication of federal benefits. So you can get HOPWA for Rent, but NOT also Ryan White for Rent, but could get HOPWA for supportive services (case management) and rent from Ryan White. Same for other fed housing programs. However, many are restrictive so you have to confirm that client is eligible for that service - regardless if combining.

01:38:11 Albert Hodges: if we as housing professionals think that landlords have no legitimate concerns regarding THEIR PROPERTY besides collecting rent, then i believe the attempt to develop a working relationship with landlords is being derailed by housing professionals...most landlords are concerned about their PROPERTY not just rent

01:38:22 Ronald Lillard: Exactly!!!!!!!!!!!!!!!!!!!!!!

01:38:29 Tracy Myers: YES!!!!!!!!!!!!!!

01:38:34 Dominique George: I agree Kris

01:38:35 Sue Carson Moore: YES KRIS!!

01:38:43 Ronald Lillard: They have to align with your mission and goals

01:38:54 Natasha Mcknight: Exactly, especially if the unit is severely damage, Great Point Kris!

01:39:05 Andrew Timleck: @Victoria - I highly encourage engagement with Legal Aid - and having the knowledge (as CMs) who that is, and making sure that that local legal aid entity does housing work

01:39:18 Ronald Lillard: Can you speak to engaging landlords where you cannot guarantee rent payments?

01:40:04 Bria Willis: I love that point, Kris! We often use case management as an incentive too. It's a free service to the landlord, but can make a huge difference in the landlord tenant relationship

01:40:48 jessica smith: thanks Andrew!!

01:41:11 Tarita James: I often use our wrap around services to sell our program as well as Master leasing

01:41:39 Miranda McAllister: Yes, the wrap around services are great selling point to LLs

01:41:43 Martha Caabay: Who pays for the incentives for the landlords?

01:41:47 Angela Cox: Engagement techniques when unable to guarantee rental assistance long term

01:41:53 Rachell Salyer: Grants and donations sometimes can help.

01:42:08 Andrew Timleck: Thank you Emily - roles matter. Keeping them clear is essential

01:42:14 Ronald Lillard: We have housing locators, housing inspectors, and case managers. All separate duties

01:42:16 Shawneequa Bigelow: That is a great point Emily!

01:42:17 Ariel Waldron: Absolutely.

01:42:19 Donna Hufnagle: great point Emily

01:42:44 Diana Reichenbach: That made a HUGE difference when we made that change!

01:42:44 Natasha Mcknight: Great Point Emily!

01:42:47 Debbie Turner: I agree, Emily!

01:42:48 Andrew Timleck: @jessica - you're welcome!

01:42:57 Tarita James: @ Emily so true

01:42:59 Bonnie Peacock: Good point Emily!

01:43:00 marie insogna: All of the discussions are very helpful today. Thank you

01:43:03 Kristi Mumford: Do most of you have teams for your program? I am the only person to oversee everything with RRH.

01:43:13 Ariel Waldron: Same Kristi!

01:43:20 Barbara Davila: You're only as good as your word!

01:43:22 Susan Scott: Functional separation between leasing and services is essential.

01:43:29 Melissa Richards: Same here Kristi and and Ariel

01:43:33 Karolyn Moore: Same in my office Kristi

01:43:43 jessica smith: so if client doesn't keep up with their end of this deal is there an incentive to continue to pay landlord for the continuation of the lease??? is this a thing?

01:43:46 Emily Carmody: @Kristi and others- can you partner with other programs to form a team?

01:43:47 Jennifer Moises: Kristi, that was me as well.

01:43:48 Adrienne Hoeker: Same here, Kristi.

01:43:49 Tarita James: yes staff turn over has been tough

01:43:49 Sue Carson Moore: Our program isn't big enough to keep a fulltime landlord engagement specialist busy all the time. Especially, once all of our participants are housed, We just don't have the funds to not be able to have them do some case management

01:43:53 Diana Ramos: 100% agree with Cathy

01:43:55 Julian Leiserson: Agree with your honesty Cathy

01:44:21 Miranda McAllister: We've also in certain situations helped clean the apartment with clients or even on move out.. not maintenance things but like literally picking up garbage and grime to let the LLs know we also care about their property

01:44:22 Kristi Mumford: I am in Texas too. A small town and these landlords are not understanding. I was in property management for years so I know a lot of them and backgrounds and bias is huge in my community.

01:44:23 Andrew Timleck: @Kristi - as a monitor I can speak from that perspective - I think it depends on scale. Don't feel you need to take on more than you can, but if you have the funds then yes, can be expanded. But that said one person can do so (and it's *common*)

01:44:24 Ronald Lillard: Customer service to landlords are vital - Up front sales pitch must match service delivery on the back end - we cant guarantee success with clients but we can guarantee our professionalism and response / customer service

01:44:43 Mary Wolfe: we have a housing specialist and an aftercare specialist in our RRH department

01:44:50 Julian Leiserson: +1 Ronald!

01:44:58 Stuart Wolfe: we should employ landlords

01:45:33 Tarita James: WE also have LES and HS our agency here @ Center for housing and health

01:45:35 jessica smith: that's a good idea stuart wolfe

01:45:36 Dominique George: You make a wonderful point Lynn

01:45:43 Denise Dutton: EXACTLY LYNN!!!

01:45:55 Megan Bly: We are a staff of 4, covering 3 counties, I am the only housing counselor. Everyone has been providing good feedback and comments!

01:46:42 Karisa McDaniel: All this is great but let's be honest, if we are going to really speak the landlord language. there are many clients that have wrap around services, pay with voucher but still do NOT pay their portion of rent.. For months and fees add up. There are reasons on WHY

landlords place requirements in place to ensure they get their money and people will NOT TEAR up their homes. We must discuss this as well

01:46:47 Ronald Lillard: Our locators focus on identifying housing, our housing specialist take clients to view units and complete inspections, and our case manager maintain the landlord relationships once clients move in. All three are present at the lease signing

01:47:11 Andrew Timleck: @Emily, @Kristi - consider how you might SHARE a LL engagement specialist across agencies - like .25 FTE each or something. I've seen it work .

01:47:18 jessica smith: I have so many questions...lol..is there training available in order to be familiar with programs available and how they work?

01:47:40 Victoria Davis: "clients knowing this place" is the exact assumption that kills our relationships with landlords. A lot of LL's assume our clients are "loud, crazy, unruly", which is not always the case... - Ally from TSA

01:47:51 Theresa Moore: Absolutely Lolah, for some of our participants this is the first time they are housed and they really have no idea as to how to maintain this. Some need more case management than others.

01:47:54 Victoria Davis: their

01:48:02 Megan Bly: Reach out to your continuum of care or housing authority that distributes the money to you and they should be able to provide some resources and trainings

01:48:07 Andrew Timleck: I agree Karisa - knowing what each party really is there for will help\

01:48:12 Miranda McAllister: Hey anyone who wants to continue this convo between sessions, drop your email. We have a thread started from last week. I'd be happy to add you.

01:48:33 Shawneequa Bigelow: add me Miranda. Shawneequa.bigelow@safeharborsc.org

01:48:39 Victoria Davis: Alejandra.javier@usw.salvationarmy.org

01:48:39 jessica smith: Jessica.smith@centerstone.org

01:48:42 Megan Bly: We are lucky to have a great contact at Virginia's Department of Housing and Community Development- which is where our money is distributed through. Reach out to other people in your area that also have some of the same funds as you and see how they run their programs

01:48:43 Emily Beck: becke@charleston-sc.gov

01:48:43 Luke Ostrand: Please add me LOstrand@cc-az.org

01:48:45 Lisa Perez: I would love to continue the conversation, lperez@families-forward. - Lisa

01:48:45 Sherrita Denson: @miranda, Sherrita@polkhomeless.org

01:48:45 Kendra Edwards: @Miranda - please add me kedwards@lgbtlifecenter.org

01:48:46 Dominique George: Add me dgeorge@umom.org

01:48:47 Haley Tract: @Miranda please add me to the thread! htract@tscli.org

01:48:47 Brianna Jones: yes please, bjones@scucs.org

01:48:48 Rachell Salyer: RSalyer@tlc4kids.org

01:48:49 Denise Farias: DFarias@crisiscenternb.org

01:48:50 FerTasia Green: fgreen@transitionssc.org

01:48:51 Denise Dutton: Yes Lolah there needs to be a balance. That each the client and the landlord are doing their part.

01:48:51 Shavette Rogers: add me please srogers@stepup.org

01:48:54 Karolyn Moore: mhc.kmoore@gmail.com

01:48:55 Victoria Davis: Victoria.Davis@usw.salvationarmy.org

01:48:57 Zenaida Jimenez: @Miranda

01:49:00 Jocelyn Casarrubias: add me please @jocelyn.casarrubias@maryland.gov

01:49:00 Tequila Mouser: add me please. tequila@hitfoundation.org

01:49:01 Karisa McDaniel: Landlords are looking to stay in business and not OUT

01:49:01 Natasha Mcknight: nmcknight@hruthmd.org

01:49:02 Angela Corona: angela@rhcbfresno.com

01:49:04 Ricardo Torres: Ricardo.Torres@westhab.org

01:49:04 Monica McCathrion: @ miranda my email is mmccathrion@hopesolutions.org

01:49:04 Diana Ramos: diana.ramos@westcare.com

01:49:05 Zenaida Jimenez: Zjimenez@shmgr.org

01:49:05 Ariel Waldron: awaldron@communityconnectionsfcny.org add me please.

01:49:10 Kristin Tanner: Please add me: ktanner@cfsbny.org

01:49:11 Amanda Wander: You can also utilize your other programs, like Homelessness Prevention to help reassure landlords that when something doesn't work out, there are other safety nets in place that your agency/system can bring to the table

01:49:13 Shylo Endris: shylo.endris@clarkcountynv.gov

01:49:15 Tatesha Felder: add me tatesha.felder@ccwny.org

01:49:18 Elizabeth Bazini: We provide case management to our RRH clients.

01:49:19 Kristi Mumford: @miranda by email to add is
Kristi.mumford@communityhealthcore.com

01:49:19 Jennifer Moises: jmoises@gracemarketplace.org

01:49:19 Julian Leiserson: Please add me! jleiserson@abodeservices.org

01:49:19 Alexandra Johnson: ajohnson@bsin.k12.nm.us thank you!

01:49:21 Shavette Rogers: Right

01:49:22 Bria Willis: bwillis@nekcavt.org

01:49:22 Mallory Wright: malloryw@partnersincareoahu.org

01:49:23 Karen Gascar: kgascar@crcncc.org

01:49:25 Dominique George: Not at all Lolah

01:49:28 Jaimee Ebert: email is jaimeeebert@newcap.org

01:49:30 Stephanie Smiley: add me: ssmiley@positivetomorrow.org

01:49:31 Nathan Satish: Nathan.satish@boston.gov

01:49:34 Victoria Collins-McKinnon: tori@genesis-garden.org

01:49:36 Kiarah Perdomenico: kperdomenico@baycove.org

01:49:40 Luis Gonzalez: add me lgonzalez@caritasofaustin.org

01:49:43 jessica smith: yessss....lolah.lets start with that!!!

01:49:43 Catherine Shea-Ross: Please add. csheaross@cchomelesscoalition.org

01:49:43 VALERIE FALCON: vfalcon@thekitcheninc.org

01:49:44 Julian Leiserson: YES Lolah! SONDER!! That's my pitch to landlords too!

01:49:45 Rachell Salyer: wraparound services are crucial to client success and LL need to know
how our programs support our people

01:49:46 Patty Dominguez: I would love to continue the conversation, please add me,
pdominguez@families-forward.org- Patty

01:49:48 One Roof: cole@oneroofonline.org

01:49:49 Raina Smith-Roller: I love that, Lolah

01:49:49 Davitta Hanson: Davitta.hanson@kcmo.org

01:49:51 Kelsey Beckmeyer: Kelsey.beckmeyer@kcrha.org

01:49:53 April Ettinger: can you add me, aettinger@bcoc.org?

01:49:55 Angelika Gonzalez: angelika.gonzalez@hubwny.org

01:49:58 Nicole Swartz: nswartz@thecmhs.com

01:49:58 Suzanne Young: syoung@neighborstogether.org, please add me

01:50:00 April Dryden: adryden@waynemetrol.org

01:50:03 Kelsey McGarry: kmcgarry@lahsa.org

01:50:04 Rosalind Bond: rosalind@helpinghandsofspringfield.org Add me please

01:50:07 Shavette Rogers: Yes Lolah

01:50:11 Angela Jones: Yes, please add me as well Angela.jones@uwdc.org

01:50:16 Leanne Portera: please add me as well leanne.portera@aidsalabama.org

01:50:19 Tracy Myers: I'd Love to continue this conversation as I've been the CM from Shelter, RRH, PSH and Prevention. my email is tmyers@chapelhouseshelter.org

01:50:19 Angela Cox: Angela.Cox@shelterhouse.org

01:50:20 Natasha Mcknight: please add me nmcknight@hruthmd.org

01:50:24 Andrew Timleck: PREACH! Just because you didn't do "the steps" doesn't make your life anyless complex or valuable

01:50:25 Abigail Smallwood: I'd like to be on the list! abigail.smallwood@biddefordmaine.org - thank you!

01:50:36 Ronald Lillard: Most clients who receive vouchers are exited from RRH programs once they move into housing

01:50:39 cadija tibbs: Please add me: tibbsca@dss.nyc.gov

01:50:40 Craig Wilson: Add me to the distribution list. craig.wilson@lanecountyor.gov

01:50:43 Anisa Vargas: AVargas@fbwc.org

01:50:47 Teresa Navarro: Exactly Lolah!!!

01:50:50 Mallory Thurman: mthurman@midcoastfamily.org

01:50:52 Lindsay Snow: Thank you so much for this Lolah

01:51:03 Tarita James: tjames@housingforhealth.org

01:51:08 Elizabeth Bazini: I wish we could convince landlords in a high demand high rent market but they hide behind brokers and without HUD paying the broker fee (but are willing to pay the landlord) this issue remains unresolved or addressed

01:51:09 Linda Godoy: Please add me to the thread: ldg@clarkcountynv.gov

01:51:14 Elyssa Rosenberg: erosenberg@familyservicesforsyth.org

01:51:14 Jose Coto Lopez: Please include me; jcotolopez@nevadaoutreach.org

01:51:19 Theresa Moore: I would love to get new ideas. Tmoore@togetheromaha.org

01:51:23 Elizabeth Adams: eadams@csctulsa.org Elizabeth Adams Outreach Coordinator
SSVF

01:51:32 Jane Folts: Lolah, you have provided a lot of great insight. Thank you.

01:51:37 Tarita James: My name is Tarita James I am the Landlord engagement manager

01:51:39 Aaron Blythe: ablythe@casamyrna.org

01:51:41 Ariel Waldron: I agree Elizabeth I have run into that a few times.

01:51:45 Debra Campbell: DebbieC@hope-healing.org. please add me to the distribution
of this recording and hopefully the chat as well.

01:51:53 Karen Britton: karen.britton@uwforysith.org - please add me as well!

01:51:54 Allison Hinkel: Those that have 24/7 lines for landlords to call- who staffs those?

01:51:54 Karisa McDaniel: You must have someone on the panel representing the Landlord
point of view in order to making something stick

01:51:56 Renee Pope: renee.pope@maryland.gov

01:51:59 Beverly Miller: Please include me: Beverly@bouldershelter.org

01:52:02 Elizabeth Bazini: Please add me as well ebazini@tscli.org

01:52:05 Shanda Sepulveda: ssepulveda@dvis.org

01:52:10 Elizabeth Bazini: Thank You Derek!! Finally.

01:52:12 Jessica Klein: jessica.klein@carlsbadca.gov

01:52:14 Wismy Cius: fjrcinc@gmail.com please add me to the thread

01:52:16 Karisa McDaniel: The conversation is one sided

01:52:18 Sue Carson Moore: There are a lot of great case management suggestions, I would
like to hear more about landlord engagement and maybe some examples outside of incentives that
work

01:52:18 Jhermel Holt: add me pls Jhermel.holt@louisvilleky@gov

01:52:19 Daejanae Day: DaeJanae.day@maryland.gov

01:52:21 Emily Rosa: Emily.rosa@alternativestoviolence.org

01:52:29 Catherine Shea-Ross: People leaving RRH for vouchers also loose their Case Manager
and Housing Specialist who acts as Landlord liaison. Pushing to voucher may not be best for the client.

01:52:36 Cattima Millsap: Karisa so agree!!!

01:52:41 melissa yacovelli she/her: melissay@bmacww.org

01:52:49 Amy Stewart: AStewart@end-homelessness.org

01:52:54 Gwendolyn Gill: Add me please : ggill@carrfour.org

01:52:54 Mary Ssegirinya: mssegirinya@vailplace.org

01:52:57 Guillermo Hernandez: ghernandez@cfs-hawaii.org

01:53:03 Teresa Navarro: Please add me as well - tnavarro@jerichoproject.org

01:53:04 Karisa McDaniel: we are going in circles with no resolutions

01:53:06 Aisha Quarles: please add: housing@hanoversafeplace.com

01:53:06 Angelica Pedraza: add me: Angelica.Pedraza@brownsvilletx.gov

01:53:07 Anahi Morales: Please add me as well :) amorales@casfvep.org

01:53:12 Lisa Perez: Great Question Derek!

01:53:15 Barbara Davila: please add me:

01:53:17 Danielle Devine: ddevine@aafpbc.org

01:53:18 Patrice Harris: Vistavolunteer.karis@gmail.com

01:53:22 Cattima Millsap: Please add: cmillsap@thirdstreetalliance.org

01:53:29 Barbara Davila: bdavila@seminolecountyfl.gov

01:53:30 Elizabeth Siddens: I'd love to be apart of the email chain:
Elizabeth@thebridgehome.org

01:53:34 Marcia Whitehall: mwhitehall@waypointservices.org

01:53:37 Zaydielynn Manalansan: Please add me at

01:53:46 Amanda Russell: Can you add me to the email chain, Amanda@citynet.org

01:53:48 Zaydielynn Manalansan: zmanalansan@ccdsd.org

01:53:52 Amanda Fredrick: afredrick@spcc-toledo.org

01:53:55 Elizabeth Bazini: No one is negotiating a lower rent in Long Island, especially after Covid.

01:53:58 Ronald Lillard: We are struggling in FLA because as rents rise our clients do not have the income, skillset, or tools to sustain long term? We have to balance putting families in to units they can afford and sustain. Single parents without great jobs cannot afford anywhere near market rent.

01:53:59 Brenda Grulke: Please add me: Brenda.grulke@usc.salvationarmy.org

01:54:17 leslie lawrence: Please add me to the list serve: Leslie@emmausinc.org

01:54:26 Angel Cregge: acregge@second-story.org please add me

01:54:28 Kenoa Askerneese: kenoaa@turningpointlv.org

01:54:49 Renee Pope: Housing authorities need to be at the table when assessing rent by zipcodes which can be done using comparables and more frequently than FMR for a community.

01:54:51 Yulaine Marlow: Please add Yulaine Marlow, Louisville Metro Government Housing & Support, Grants Contract Coordinator, Yulaine.marlow@louisvilleky.gov

01:54:51 Arthur Murray: amurray@stepup.org

01:54:57 Elizabeth Bazini: landlords have 20 others waiting to take that apartment around here

01:55:02 Ronald Lillard: They problem is even those neighbors now have high demand which drives the prices up

01:55:06 Sue Carson Moore: EXACTLY SLY!!

01:55:07 Maeve Gannon: Please add me: mgannon@co.humboldt.ca.us

01:55:08 Emily Beck: Agreed Elizabeth

01:55:09 Ariel Waldron: Same here Elizabeth

01:55:16 Amy Stewart: @RonLilliard - can you share your agency please or contact. thanks

01:55:21 Tequila Mouser: Sly- What is fair market in NY for a 1 BR ?

01:55:28 Sue Carson Moore: Please add me scarsonmoore@togetheromaha.org

01:55:29 Donna Witherspoon: donnaw@cityofws.org

01:55:38 Olivia Charlton: Please add me to list ocharlton@homesfl.org

01:55:40 Lindsay Snow: Lindsay.cates@okc.gov

01:56:14 Victoria Davis: Ronald I agree. If two full time working adults can barely survive how are we expecting our clients to do so.

01:56:17 Yuridia Sebastian: ysebastian@interfaithservices.org

01:56:26 Donna Witherspoon: Please add me to the list donnaw@cityofws.org

01:56:34 jessica smith: so true!!!

01:56:41 anjelique gonzalez: Anjelique.gonzalez@hopeandsafety.org please add me

01:56:43 Arthur Murray: Very true Kris

01:56:47 Nikigiovonie Rogers: Great feedback Kris!

01:56:53 Ronald Lillard: Thank You for that point . Don't want to add another eviction or barrier to high risk families

01:56:59 Ariel Waldron: FMR for a one bedroom in Clinton County NY is 686 now. I imagine that NYC is way worse.

01:56:59 Adrienne Hoeker: THANK YOU Kris for saying that!!

01:57:13 Miranda McAllister: Note to self- next time give out my email and say to email me to be added lol. I'm keeping up but may not get this out until the end of the week.
mmcallister@safeharborcenterinc.org in case I miss you (trying not to!)

01:57:14 Haley Tract: What about the landlords who are afraid of risks once programs end? They won't sign a lease because of the stigma surrounding vouchers.

01:57:16 Shavette Rogers: So glad you said that,

01:57:18 Jhermel Holt: @yuridia....FACTS

01:57:27 June Matheson:june.matheson@westhab.org

01:57:36 Tracy Myers: Cayuga County (NY) FMR 1 bedroom is \$677 (actually dropped \$8 from last year)

01:57:43 Anthony Arasa: yess you are so right

01:57:47 Ronald Lillard: its 1100 for one bedrooms in Tampa

01:57:47 KAREN ROY: Please add KRoy@crossroadsri.org

01:57:49 Heather Thompson: Yes!! Staffing is so hard right now

01:57:50 Nikigiovonie Rogers: 1 bedrooms in Santa Rosa CA rents for at least \$1500.

01:57:52 Joyce Bederman: Can you please add me to the list joyceb@ican-inc.org

01:58:07 Angelica Pedraza: OMG! This conversation is awesome! But I have to leave and jump on another meeting!!

01:58:12 Barbara Davila: Managing expectations is a real conversation to have with participants!

01:58:17 Heather Thompson: Please add heathert@safeplaceolympia.org

01:58:18 Lucero Limas: when hiring new individuals to the field would a competency assessment be unreasonable to ask for?

01:58:19 Victoria Davis: WE have studios for over 1400 In Nevada

01:58:23 Maddie B: maddieb@ican-inc.org

01:58:27 Rachele Dugan:Please add me to the list: rdugan@thrive4health.org

01:58:27 Stuart Wolfe: maybe we should have a podcast

01:58:32 Tina Sain: tinas2@olhsa.org

01:58:34 Denise Farias: Texas Hill Country FMR 1x1 \$900 to \$1300

01:58:35 Nikigiovonie Rogers: Great feedback Barbara Tenancy Skills.

01:58:36 Tammy Byrnes: Delicate balancing act vs client choice with reality.

01:58:41 Julian Leiserson: Yes Stuart! I'd listen

01:58:41 Maddie B: please add me to the list maddieb@ican-inc.org

01:58:47 Helen Rhymes: Thank you Kris!!!

01:58:51 KATELYN BEVERIDGE: Katelyn.beveridge@usw.salvationarmy.org, please!!

01:58:53 BETTY Middle DANIELS: Kris, your points are good regarding affordability and being able to have that conversation with your client about affordability. This would set them up for failure. Real conversations.

01:58:57 jessica smith: it would be nice to have a data base with this info

01:58:59 Shawneequa Bigelow: FMR in Greenville SC for a 1 bedroom is \$871 but still so unattainable

01:59:08 Kenoa Askerneese: its true and super important

01:59:08 Natasha Mcknight: Stuart that's a great idea!

01:59:10 Megan Conkle: Does anyone have a job description for RRH housing locators vs. housing case managers?

01:59:36 Jenny Bugnacki:jbugnacki@co.humboldt.ca.us Please add me too.

01:59:50 Tequila Mouser: Preble Co Ohio a 1BR is \$582 and went up \$15 from last year.

01:59:50 Nikigiovonie Rogers: Yes Stuart giovonie@yahoo.com

01:59:55 Stuart Wolfe: im a marketing major Natasha, always thinking

02:00:25 Victoria Davis: Guess we are moving to Ohio!!!! -Keasia

02:00:26 Nikigiovonie Rogers: Yes Kris

02:00:30 Ronald Lillard: Awesome story. I feel that you have to build relationships / partnerships with landlords. If they don't believe in your mission they will not participate.

02:00:37 Victoria Davis: "don't put clients in a home/place they won't be able to afford after the program's over" Isn't that what RRH does though? Housing first? Like I see the dream or ideal but what about the reality? My clients can't afford \$1,400 for a studio when they're using canes to walk but disability SSDI won't approve them.):

02:00:49 Stuart Wolfe: we should all watch "same kinda different as me" and then the landlord will get it

02:00:57 Nikigiovonie Rogers: Rent sharing is popular in our county

02:00:58 Kendra Edwards: How could you help navigate a client whose subsidy will be ending soon with limited move-on vouchers? Are there other rental assistance options out there besides RRP or going through the CoC again?

02:01:03 Melisa Altura: Thank you Kris for sharing!

02:01:12 Lana: lanathomas.mbk@gmail.com

02:01:14 Teresa Robinson: thank you ... everyone had awesome feedback, great discussions.

02:01:15 Heather Thompson: @vitoria yes! the reality doesn't fit the housing first model all the time

02:01:52 Karolyn Moore: This panel has been very good, great information, great ideas', thank you so much!!

02:01:58 Barbara Davila: It's a stepping stone

02:02:03 Ailina Tagupa-Laborte: In Honolulu, Hawaii, everyone is struggling - we have foreign outsiders who buy up our units, many of them are luxury, rents are super high due to demand, supply is low... everyone including landlords struggle and so for us we need changes on a system level, policy level...we have all these dollars that just came in but little to no housing available. I appreciate all the comments because I see there are states out there who are experiencing the same issues we are. I do want to give a shout out to all of our providers, especially Partners in Care our (COC), Roberta Maldonado, who has been tremendous in placing families into housing. Without our service providers, we'd be in more trouble. The work you all do to provide people a safe living space is amazing, and you are all important and special.

02:02:25 Stuart Wolfe: I know what its like to be hungry and homeless, but most people I talk to have areal dis taste for homeless, such a stigma

02:02:27 Asfaw Tato: asfaw.tato@cc-dc.org

02:02:29 Michael Sears: Please add me to the thread, thanks! searsm@unitedwayknox.org

02:02:30 Elizabeth Bazini: FMR in Nassau County NY is \$1659 for a 1 one bedroom. This is unrealistic.

02:02:49 jessica smith: wow

02:03:05 Khalilah Sumners: WOW!!!

02:03:05 Stuart Wolfe: exactly Emily!!!!

02:03:12 Andrea Adayan: Totally agree with Emily!!!

02:03:18 Natasha Mcknight: I agree Stuart the judgement is ruthless against the homeless population

02:03:19 Andrea Martin: also for start up costs that is a down payment on a house yet we push for only subsidy - we need to start helping clients fixing their credit because rent today is really a mortgage especially in Mass

02:03:25 Shawneequa Bigelow: Victoria, that is the same thing I am trying to get my COC to understand right now. Putting clients with fixed income or without the ability to increase their income to the level these houses need is really just setting them up for failure

02:03:26 Sarah Forbes: @Elizabeth Montgomery county upstate ny is \$680 for 1 bd

02:03:37 Nikigiovonie Rogers: Great information Emily!

02:03:38 Jeannie Citerman-Kraeger: Please add my email to this thread ... JCIterman-Kraeger@city.cleveland.oh.us

02:03:39 Julian Leiserson: Yes Emily!! thank you for saying it out loud

02:03:43 Christina Cutting: one bedroom in Boston is easily \$1800-2000/mth.

02:03:50 Andrea Adayan: California rents going up and less vacancies

02:03:51 Nickia Barbee: YES

02:03:52 Stephanie Gutierrez-Valdez: The vacant units are majority luxury complexes. We are seeing one bedroom vacant units starting at \$1800 plus

02:04:01 Victoria Davis: PERIOD!!! @ Shawneequa

02:04:12 Stuart Wolfe: hard work doesn't even cover it

02:04:12 Tina Sain: Exactly!

02:04:19 Kris Freed: @helen feel free to connect with me kfreed@lafh.org

02:04:19 Andrea Martin: we are just putting a band aid on the problem by putting them in RRH knowing that if they only have DTA or SSI benefits they cant afford this full market unit.

02:04:20 Andrea Adayan: Zoning for affordable housing is non existent.

02:04:25 Megan Bly: AMEN! I have the clients and the money but no houses!

02:04:26 BETTY Middle DANIELS: Emily this is very true.

02:04:28 Tarita James: Ive been trying to open my camera as well as share, however, I am from Chicago and a lot of our clients prefer to reside on the northside. Most rents in this area are extremely over FMR as well as they make their application process hard even though I offer using a master lease- however, they still deny a lot of our clients

02:04:28 Tracy Myers: That is such a HUGE issue Upstate NY right now!

02:04:30 Shonka'an Saint-Fleur: That would be a good governmental transparency ask. Asking for charts on the housing community.

02:04:33 Victoria Davis: There sadly seems to be a lot of disconnect between what is actually going on. I qualify for the assistance that I am helping clients with. In Nevada no one can really afford to live in their "community," as there is no rent control. Pushing more training isnt the answer -Keasia TSA

02:04:35 Barbara Davila: Hard work is an understatement!

02:04:36 Elizabeth Bazini: Yes, reality check and real convos with solutions are needed

02:04:39 Gil Medeiros: gmedeiros@crossroadsri.org

02:04:42 Stuart Wolfe: Emily is so right

02:04:55 Heather Thompson: Yes! "We don't control the product we are selling"

02:04:58 Catherine Shea-Ross: Our one bedroom apartments rent has gone up 147% since last year. Plus some of our recent Landlords have decided to sell instead of rent.

02:05:01 Michelle Lavallee: michelle.lavallee@fosterforward.net

02:05:08 Stuart Wolfe: love to get involved in pressuring Congress

02:05:11 Victoria Davis: I'm being told to "work harder" and "penetrate the force, more" but some of us don't even get paid enough to pay our own rents...

02:05:22 Juanita Huertero: Utah is no different, skyrocketing rents!!

02:05:32 Elizabeth Bazini: HUD should consult with real estate professionals in every state on FMR, housing market etc when implementing RRH or EHV policies

02:05:36 Mallory Wright: Yes @ victoria

02:05:38 Michelle Lavallee: Victoria, this is another issue

02:05:38 Sly De La Cruz: Here is the FAQ
<https://docs.google.com/document/d/1t17huloURkAjMFNd1IKqzUeGhMf5saTEhW2pee3B3FU/edit#> - Hope it helps !

02:05:41 Teresa Navarro:Victoria & Stuart Great Points!!!

02:05:44 Andrea Adayan:HUD only provides \$\$\$ and does not see how difficult it is to house our client's in RRH. Not Miracle workers. I have 20 years as a realtor and worked nonprofit for 7 years.

02:05:44 Brianna Jones: Catherine, we have been dealing with landlords selling their houses after covid increasingly

02:05:49 Tracy Myers: Without local resource collaboration, I would be lost! Exactly right, Emily!!!!

02:05:51 Stuart Wolfe: Great Kris

02:05:51 Carla Caraveo: can i move to LA and work with her

02:05:56 nichele bankston: @victoria SAID IT

02:06:00 Ben Cattell Noll: I'd encourage folks to check out the recording of last week's session on Assertive Engagement regarding the Housing First concerns. Housing First means that our programs are not a barrier to people accessing housing- the thing that will end their homelessness. It doesn't guarantee that housing will be affordable, that landlords won't screen people out of housing, etc.- it is our role to help people navigate those barriers and make decisions about what is best for their lives.

02:06:02 Ailina Tagupa-Laborde: Another issue is landlords don't allow "more than x" in a unit, but families who can afford \$1400 and only find a studio that will accept no more than two people...just so sad... because they could be a family of 5 :-{(

02:06:05 Nikigiovonie Rogers: pick me giovonie@yahoo.com

02:06:06 Raina Smith-Roller: I need to hop off. Thank you to all panel members!

02:06:16 Emily Carmody: Berlin info: <https://apnews.com/article/europe-business-elections-berlin-national-elections-bed7d906fd5dfa47b948d78eea27819c>

02:06:16 marie insogna: I wish I worked with all of you!

02:06:20 Jeannie Citerman-Kraeger: is someone capturing this chat? I hope so - it is amazing!

02:06:24 Ronald Lillard: Thank Everyone for taking their time to provide their insight and expertise

02:07:01 Ben Cattell Noll: Yes, @jeannie...the chat will be saved and shared alongside the recording shortly

02:07:05 Elizabeth Siddens: How did we get access to previous recordings of these webinars?

02:07:10 Sue Carson Moore: YES! Thank you Sly!!

02:07:14 Shavette Rogers: Nicely said! Everyone should know the same language and approach

02:07:15 Tarita James: agreed Sly

02:07:18 Elizabeth Bazini: Yes Andrea!! Same!

02:07:24 Teresa Navarro:Yess SLY!!

02:07:24 JENNIFER CLARKE: Well said.

02:07:25 Barbara Davila: Thanking all of the panelists. Good conversation/feedback. Hoping the real conversations happen soon!!

02:07:28 Tatesha Felder: How do we get the recording of this meeting?

02:07:29 Xiomara Colon Gonzalez: Agreed Sly!

02:07:32 Victoria Davis: Can we address some of the questions in the chat?

02:07:49 Ben Cattell Noll: @Tatesha...it will be posted to the HUD Exchange in the coming weeks

02:07:51 Monica McCathrion: Thank you to the panel for a GREAT meeting! Lots of really good information! Have a good week everyone :)

02:08:01 Stuart Wolfe: how about if we offered jobs like menial labor, picking up papers on the road for our clients housing

02:08:02 Suzie Tolmie: Someone mentioned a list- if that is being created, I'd like to be added - stolmie@nashville-mdha.org

02:08:03 Roberta Maldonado: Mahalo Ailina! Oahu Housing Now has been an amazing journey of a program that has learned many lessons and accomplished many things. Its all been a team effort and wouldn't have been as successful as it has without every single CM working with their clients from start to end and our Landlord Engagement team program connecting with every LL possible and providing those LLs the supports they search for when participating in programs like ours. It always takes a team!

02:08:34 JENNIFER CLARKE: Excellent panel and real world ideas, aspirations, etc.

02:08:48 Natasha Mcknight: Wonderful Presentation, I Thank All the Panelist and Everyone in attendance!

02:09:07 Stuart Wolfe: I deal with single moms with 4 to 9 children and having evictions or records..good luck

02:09:15 Ailina Tagupa-Laborte: You're so welcome Roberta! It definitely takes a TEAM!

02:09:30 Shonka'an Saint-Fleur:
<https://www.google.com/amp/s/amp.cnn.com/cnn/2021/06/17/us/los-angeles-covid-beauty-wellness-homeless-cnnheroes/index.html>

02:09:30 jessica smith: lolah !!!!! yessss

02:09:32 Rachell Salyer: Change the "deal with" to collaborate with

02:09:36 Cailin Benitez: PERIODT!!

02:09:59 Stuart Wolfe: Bless you Lolah

02:10:03 Rachell Salyer: Great metaphor Lolah

02:10:05 Tarita James: yes yes yes

02:10:20 Joyce Bederman: That Part Lolah!

02:10:24 Mackintosh Wegener: COMMUNITY

02:10:25 Andrea Adayan: Bless you Lolah

02:10:26 Carla Caraveo: best training i have had love all the speakers

02:10:34 Ebonie Smith: I agree!

02:10:35 Noel Abraham: Some challenges we have in Illinois - suburbs and Chicago, too - some LLS with the 3x income rent , clients with low / no credit yet we guarantee the rent we pay to the LLS, some clients with criminal backgrounds, not accepting clients w/o jobs / income , or do but not enough money, etc. But I work hard to build relationships w/ LLS and thank them often - the ones who take in my clients - some kind souls areeeeeee out there- just takes a TON of calls and visits, etc, negotiating, educating, etc, keep at it keep the hope! Thanks everyone!!!

02:10:39 Mackintosh Wegener: thanks everyone!!!!

02:10:42 Victoria Davis: How can we be the change without proper resources or tools? We can only do so much as the government puts policies in place that literally enforce homelessness

02:10:44 Jessica Henson: Thank you!

02:10:45 Jeannie Citerman-Kraeger: Bravo!

02:10:48 Arthur Murray: Thank you for hosting. this was great

02:10:51 Jocelyn Casarrubias: Thank you!

02:10:51 Roberta Maldonado: Thank you everyone! Looking forward to next week!

02:10:52 Julian Leiserson: This was a great panel, thank you so much for your wisdom

02:10:52 Lakeisha Davis: Yes, awesome panel!! Thanks all!

02:10:52 Daniel Carrillo: Thank you all.

02:10:54 Teresa Navarro: Great Panel thank you all for your wisdom!!!

02:10:55 Angela Corona: Lolah needs to talk to many of the clients we serve

02:10:55 Craig Wilson: Thank you all! Great round table

02:10:56 Victoria Davis: exactly @ Stuart!!!!!!!!!!!!!!

02:10:56 Yvonne Contreras: Thank you!

02:10:57 Dominique Randall: thank you

02:10:57 Diane Walker: Thank you all!! Another great one!

02:10:57 Yulaine Marlow: thank you

02:10:58 Michelle Lavalley: victoria, agreed.

02:10:58 Shavette Rogers: Thank you all

02:10:58 Sara Ironhill: Mahalo!

02:10:59 Danielle Devine: Thanks

02:10:59 Dominique George: Thank you!!

02:10:59 Stuart Wolfe: thank god for u

02:10:59 Joyce Bederman: Thanks for having us

02:10:59 Debra Hendren: Thank you so much!

02:11:00 Brittany Kenneson: Thank you!!

02:11:00 Xiomara Colon Gonzalez: Thank you!

02:11:01 Guillermo Hernandez: Thank you all very much, have a wonderful week!

02:11:01 Samuel Garcia: Thank you.

02:11:01 Guy-Jo Gordon: Thank you

02:11:02 Corrie Stewart (She/her) Solid Ground: corries@solid-ground.org

02:11:02 Amanda Russell: Thank you all!

02:11:03 Gwendolyn Gill: Thank you!

02:11:03 cordelia jacobi: thanks

02:11:03 Noel Abraham: Great panel again!!

02:11:03 Jose Coto Lopez: Thank you, very informative

02:11:03 Abigail Smallwood: thank you!

02:11:03 Tarita James: take care everyone

02:11:03 Briana Riley: thank you

02:11:04 Kenoa Askerneese: Thank you

02:11:04 dimphy johnson: Thank you all