

AGENDA

Rebuilding Lives Funder Collaborative Meeting

February 17, 2011

11:30 am – 2:00 pm

Community Shelter Board

Time	Item	Presenter	Action
11:30 am	Welcome, Introductions & Agenda Review <ul style="list-style-type: none"> • Introductions – Members & Guests 	Michelle Heritage Ward	
11:35 am	Administrative Issues <ul style="list-style-type: none"> • Approve Meeting Notes from 11.18.10 (A) 	Michelle Heritage Ward	✓
11:45 am	Strategic Issues <ul style="list-style-type: none"> • RLFC Workgroup on RL Strategies Recommendations (A) 	Kim Stands	
12:30 pm	Collaborative Outreach Strategy <ul style="list-style-type: none"> • Presentation (A) • Questions & Answers 	Erika Clark Jones	
1:00 pm	Re-entry Housing Advocacy – Incarcerated Populations Re-entry Housing Collaborative Report (P) <ul style="list-style-type: none"> • Presentation • Questions & Answers 	Sally Luken	
1:30 pm	Updates on Strategy Progress to Date <ul style="list-style-type: none"> • Unified Supportive Housing System (A) • Access to Benefits Strategy (A) • Increase Supportive Housing Units (A) • Centralized Point of Access for Single Adults (A) • Tier II Shelter Conversion (A) • Employment Strategy • Coordinate Emergency Aid • Re-entry Housing Advocacy – Mental Health Population (A) • Affordable Housing Campaign 	Lianna Barbu Dave Davis Suzanne Coleman-Tolbert Matt Kosanovich Susan Lewis Kaylor Erika Clark Jones	
2:00 pm	Adjourn		

Next RLFC Meeting: 11:30 am – 2:00 pm, Thursday, May 19, 2011

Other Enclosures: CHN Inglewood Court, NCR Commons at Buckingham, NCR Commons at Livingston, NCR Commons at Third, YMCA Sunshine Terrace Replacement

(A) = Attachment (H) = Handout (P) = Previously Distributed (R) = Resolution

Meeting Minutes

Rebuilding Lives Funder Collaborative Meeting

Thursday, November 18, 2010

11:30 am – 2:00 pm

Community Shelter Board

Attendees:

Rebuilding Lives Funder Collaborative (RLFC) Members Attending: Michelle Heritage Ward, Anthony Trotman, Susan Lewis Kaylor (for David Royer), Charles Hillman, Douglas Lay, Emily Savors, Walter Torain (for Eric Fenner), Jeff Pattison (for Jed Morison), Matt Kosanovich (for Janet Jackson), John Glacken, Jon Welty (for Hal Keller), Kathy Werkmeister, Kim Stands, Rollin Seward (for Jim Schimmer), Sally Luken, Terri Donlin Huesman

RLFC Members Absent: Antonia Carroll, Charleta Tavares, Erika Clark Jones, Jeffrey Lyttle, Phil Cass, Teresa Long, Steve Gladman, Suzanne Coleman-Tolbert

Guests: Caroline Reed, Susan Weaver, Colleen Bain, Vic Ward, Don Strasser, Amanda Owen, Tom Dobies, Rayshawn Wilson

Community Shelter Board (CSB) Staff: Tiffany Nobles, Dave Davis, Lianna Barbu

Welcome, Introductions & Agenda Review

Michelle Heritage Ward welcomed the group and all gave name and affiliation introductions.

Michelle announced that the group welcomes new member Anthony Trotman, the new director of Franklin County Department of Job & Family Services.

Meeting minutes from 8/19/10

Michelle reminded the group that the minutes from the August 19 meeting were included in the meeting packet.

Sally Luken noted the following corrections were needed under the Re-entry Housing – Incarcerated Populations update:

- ~~During 2007-2009~~ For the point in time December 2009, 50% of the persons in shelter spent some time jail or in prison.
- Persons who have used the shelter 3 times or more during 2007-2009 were more likely to be ex-offenders ~~had a jail stay or had just been recently released.~~

Tiffany will make the edits to the minutes and re-issue. Jon Welty moved and Emily Savors seconded that the August 19 meeting minutes be approved with the needed corrections. The motion was unanimously approved without any abstentions.

FY11 Quarter 1 System & Program Indicator Report (SPIR)

Lianna reported that the SPIR is not yet available.

Semi- Annual Financial Report

Lianna reviewed the semi-annual financial report with the group. The following highlights were noted:

- The actual revenue for the period (July 1, 2009 – June 30, 2010) was \$10,139,359 compared to the budget revenue amount of \$9,726,094, which reflects a variance of 104%.
- There was \$25,908 in additional funds for National Church Residences Commons at Buckingham that was not originally budgeted.
- It was noted that Southeast Scattered Sites project had a 6-month late start because of HUD delayed contracting.

Update on Capacity Issues

Michelle provided an update to the group on the increase in demand for shelter for families and individuals. A document titled “Surge in demand overwhelms emergency shelters” and referred to as “the Surge document” was distributed as a handout. The following highlights were shared:

- For the first time since 2007, we are seeing an increase in the number of families accessing shelter.
- We are documenting a 3.057% increase over last year’s overflow usage, both in nights of shelter and associated costs. One night of shelter equals one family over regular capacity.
- Family overflow usually ends by November of each year but we do not think that it will end any time soon.
- Even during the most temperate months of this year, we had a wait list for single men and women. We are working on an off-site location to accommodate increased demand in the single adult system.
- We still have our severe weather policy in place where no one is turned away from shelter when the weather reaches 25°F or below.
- We are focusing on prevention and rapid re-housing (RRH) in response to the increased demand.
- We are requesting additional funds because we cannot anticipate what will happen in the coming months and we are trying to ramp up on the RRH focus. Volunteers of America of Greater Ohio (VOAGO) just started its RRH program and CSB is working with Community Housing Network (CHN) to provide additional housing specialists to quickly house persons.
- CSB is planning an event – One Day to End Homelessness –which works with the faith-based community and media partners to (1) raise funds for homelessness, (2) educate people about homelessness and (3) provide CSB with an opportunity to engage and build relationships with the faith-based community. The event is based on an idea borrowed from Sacramento. The event is tentatively scheduled for January 31, 2011 and more details will be provided as they are developed.

It was noted that the severe weather policy was established several years ago among CSB and providers. Currently there is still agreement on this policy from both sides.

Update on HEARTH

There is no update right now. The rules have not been issued yet, but details will be shared as soon as they are released.

Re-entry Housing Advocacy – Incarcerated Populations

Sally provided an update on the strategy around Re-entry Housing Advocacy for Incarcerated Populations. The following highlights were shared:

- The Re-entry Housing Collaborative met November 10 to review draft report and write up of recommendations.
- The 2nd draft of report is in the Collaborative's hands for final mark up.
- Corporation for Supportive Housing (CSH) will deliver the final report to the RLFC the week of Christmas.
- CSH requests RLFC time in Feb to present findings and the implementation strategy.
- The focus of the report is on the frequent users who just like the chronic homeless population are a small number of folks, but clearly they are over using public systems. The Frequent Users Service Enhancement (FUSE) project is rolling out a FUSE project in DC and a successful program exists in NYC.
- The frequent users were defined as 3 or more times in shelter + 3 or more times in county jail over a 3 year period.
- Early report results indicate that a high percentage of these frequent users are in the ADAMH system.
- Franklin County and CSH are willing to provide small implementation grants to fund activities to address these frequent users; a preliminary proposed program budget shows a gap. It will need in-kind and other resources to fully implement a plan of action.
- The Collaborative recommends that any implementation strategy must include evidenced based practices from the criminal justice industry; a possible strategy needs jail/shelter in reach and PSH with intensive services in the first year.
- A similar strategy in NYC netted the city \$2,900 annually per person served.
- CSH presented the draft report to the Franklin County Re-entry Task Force and has been invited to present to the Franklin County Criminal Justice Planning Board. Plans are being made with Erika Clark Jones to also present the report to Mayor Coleman.

Susan Lewis Kaylor asked about ADAMH data match and which numbers are included. Sally suggested Susan speak with Ron Kadylak about this data subset.

Sally mentioned that she should probably be in conversation with CSB to discuss how we can coordinate with the fundraising and education pieces.

Update on 2010 Continuum of Care Application

Tiffany informed the group that the 2010 Continuum of Care application was submitted to HUD on November 17, one day before the deadline. The total amount of funds requested was \$8.7 million. A list of all projects included in the application was included in the meeting materials. HUD anticipates an announcement of renewal funding awards in late December 2010/early January 2011. The announcement of the permanent housing bonus awards will be made in the spring of 2011. An update on the funding announcement will be shared once it has been issued from HUD.

RL Report Card

The Rebuilding Lives Plan Strategies Report Card was distributed as a handout. This is the 2nd report card issued and it will be published in CSB's Annual Report which will be released in early January. The report card outlines the description, convener, outcome and progress for each strategy included in the Rebuilding Lives Plan.

Unified Supportive Housing System (USHS) Update

An update on USHS was included in the meeting materials. The following highlights were shared:

- The Lease Up phase for the Southeast Rebuilding Lives Leasing Project has concluded and the project transitioned into the Vacancy Management phase in August 2010.
- Commons at Buckingham also concluded its Lease Up phase, achieved 100% occupancy by September 30, 2010 and has transitioned to the Vacancy Management phase.

- In September, USHS opened the supportive housing pools to other housing providers and is working towards implantation of the voluntary vacancy management phase of the plan.
- On September 22, 2010 USHS held its first agency-wide training for the completed Client Documentation Toolkit. The toolkit was created as a resource for case managers to facilitate document gathering towards obtaining permanent supportive housing and public benefits.
- The YWCA is now under contract for inclusion of the Women in Number Growing Stronger (WINGS) program in USHS.
- CSB is in discussions with the YMCA to include the 40 West Long Street program in USHS.
- Effective October 25, 2010, CMHA lifted the Section 8 freeze for clients who desire to move from their project-based units. Tom Dobie spoke about the process involved in lifting the freeze. CMHA had to open the ability to move to all clients not just project-based clients. There will be a lot of movement between now and next year including some new projects coming online. There will be 100 vouchers available for this first freeze lift. They will re-evaluate after the first round.

Access to Benefits

A written update on this strategy as well as the strategies around Increase Supportive Housing Units, Centralized Point of Access for Single Adults and Tier II Family Shelter Conversion was included in the meeting materials. Dave Davis provided a summary of progress to date noting that the YWCA has been able to expand its service delivery to include all shelters and permanent supportive housing locations. During the month of September they were able to submit 42 applications for SSI/SSDI.

Increase Supportive Housing Units

Progress on the strategy includes CHN Inglewood Court submission of a tax credit application to the Ohio Housing Finance Agency (OHFA) in October and NCR Commons at Third submission of application to HUD as permanent housing bonus award in November. OHFA award announcement is expected in March and HUD award announcement is expected in spring 2011.

Centralized Point of Access (CPOA) for Single Adults

The update for this strategy is that for the month of September services of the CPOA were utilized by 707 new single adults.

Tier II Family Shelter Conversion

The recent progress on this strategy is that VOAGO agreed to increase the number of families it serves to assist with the unusually large number of families that are involved in winter overflow.

Employment

Tiffany provided an update on the strategy on behalf of Mary Vail of Goodwill Columbus. Goodwill hosted three facilitated discussions on the strategy. As a result of these discussions, we identified the primary need is to get our community to make this issue of employment for homeless and recently homeless a priority through a coordinated, community wide approach with customized services for individuals who are homeless. A small core group of individuals have been working to move this agenda forward, including Don Strasser of the Columbus Coalition for the Homeless, Tiffany Nobles of CSB, Steve Albright and Mary Vail both from Goodwill Columbus.

The core group coordinated a presentation from Goodwill Easter Seals Miami Valley in May 2010 to learn about their Specialized Employment Center that was created to serve people who are homeless and ex-offenders. In September 2010, Frankie Nowlin and Gailmarie Harris of COWIC and Mary Vail went to Dayton to meet with the team that is coordinating efforts in Montgomery County, including Goodwill Easter Seals of Dayton, Montgomery County Dept. of Job and Family

Services, Family and Children First Council, Commissioner Deborah Lieberman's office, Homeful, Gateway Shelter and Office of Reentry.

Suzanne Coleman-Tolbert of COWIC has agreed to convene this strategy going forward to create a best practice for central Ohio, utilizing existing community resources. Michelle added that COWIC and CSB have agreed to apply some funds to the strategy.

Anthony asked how persons are identified for Temporary Assistance for Needy Families (TANF). Michelle mentioned that during the conversation with COWIC it was agreed that FCDJFS is needed as a partner. Suzanne Coleman-Tolbert will reach out to Anthony soon.

Re-Entry Housing Advocacy – Mental Health Population (ADAMH Homeless Prevention Program)

Susan Lewis Kaylor provided an update on the strategy and a written update was included in the meeting materials. Through October 31, 2010, 75 clients moved into units on an HPRP subsidy. The total amount of funds requested to date is \$168,055 (\$26,353 for security deposits & utilities, and \$141,702 for rent). Eighteen of the 75 clients have moved off of the HPRP subsidy and onto a CMHA voucher. Thirteen more are in the process of moving to a CMHA voucher by January 1, 2011. Four have moved off of the HPRP subsidy without a voucher.

The average time on the HPRP subsidy for the 18 clients that moved off was 6.2 months. This number is higher than the expected average due to the fact that CMHA put a freeze on issuing vouchers from January 2010 until April 2010. In addition, 30% of the allocation had to be spent by September 30, 2010 or the money would have been swept away. Therefore, in order to not lose any of the money, clients were delayed in moving off of the HPRP subsidy. The 30% spending threshold was successfully achieved. Efforts are now being focused on moving people onto a CMHA voucher.

Coordinate Emergency Aid

Matt Kosanovich reminded the group that a collaborative team had a few meetings during the spring/summer but made a decision in September not to go forward right now with the program. The HPRP funds allocated were transitioned to another program. United Way plans to continue working to move the strategy forward.

Collaborative Outreach System

Erika Clark Jones was unable to attend the meeting. Michelle mentioned that the collaborative group that has been meeting includes diverse representation of those involved with the target population. More details of the groups' discussions will be shared at the RLFC meeting in February.

Affordable Housing Campaign

There has not been much progress to date. The strategy is around developing an advocacy campaign for increased resources for affordable and supportive housing as well as rent subsidies for persons who are homeless or at risk of homelessness.

NCR Commons at Buckingham

Colleen provided an update on NCR Commons at Buckingham (CAB). NCR completed an analysis of the population at CAB compared to those at a few other programs. NCR would like to have a debriefing meeting with all of the partners involved in CAB to discuss lessons learned from the successful lease-up. The meeting will be scheduled for January. Colleen noted that 16 veterans were moved into CAB.

NCR Commons at Livingston

Colleen provided the following updates on the project. Construction is underway as of August 2010. The building will be under roof the week after Thanksgiving and “dried in” by mid-December. Anticipated construction completion is June 23, 2011.

John Glacken noted that the VA will have two social workers and .5 FTE Nurse assigned to the project.

NCR intends to submit an application in to OHFA (in 2011 for 2012 award) for tax credits for the other 50 units on the site.

NCR Commons at Third

Colleen noted that the zoning variances were approved by the local neighborhood area commission and will be considered by the City BZA in November. NCR is working with Goodwill Columbus on the employment aspect of the project. Construction is to start in summer 2011 and the program is projected to be operational in summer 2012.

CHN Inglewood Court

Susan Weaver reported that the project submitted an application to OHFA in October and is expected hear results in March. CHN has an applicant review meeting with OHFA on February 1. There were 5 applications statewide for PSH and IC was one of them.

Susan also mentioned that CHN was awarded the 2009 CoC bonus project for a leasing project. CHN submitted the necessary requirements to HUD and expects to receive the contract soon. The project has 25 units that will all go through USHS.

YMCA Sunshine Terrace (Franklin Station)

Amanda Owen presented an update on YMCA Sunshine Terrace (to be known as Franklin Station). Ohio Capital Corporation for Housing (OCCH), CMHA, Franklinton Board of Trade, YMCA of Central Ohio and Berardi+Partners presented the project to OHFA for the Preservation Pool on November 2, 2010. If selected, the group will complete the preservation pool application in the upcoming months.

Other Business

Don Strasser commented that he is concerned about the strategy updates. He commented that neither the outreach strategy nor the employment strategy has moved very far. He questioned if the RLFC is actually watching the progress of these strategies. He suggested that there be some criteria of measurement established to review these strategies that require the conveners to be held accountable for the progress.

Michelle commented that she appreciates Don’s passion and that he holds us accountable.

Susan Lewis Kaylor commented that she appreciates Don’s questioning how and if the RLFC measures the progress of the strategies.

Michelle asked if there were any suggestions for how we could include this information in the RLFC meetings.

Kim asked if the report card and the updates provided at meetings are the only ways we track the progress of the strategies.

Terri asked if there are timelines or measures developed that could be included in the report card.

Kim suggested that we take some time and discuss the strategies progress much more deeply. Susan Lewis Kaylor suggested that we form a subcommittee to do this work and report back to the larger group. The following persons volunteered to participate on the subcommittee: John Glacken, Terri Donlin Huesman, Kim Stands, Emily Savors, Don Strasser, Jeff Pattison, Michelle Heritage Ward, Lianna Barbu and Tiffany Nobles. Tiffany will look for a date for the meeting to occur in January.

Tiffany will check with Deb Helber regarding facilitation of the subcommittee meeting.

Walter suggested that the group set some impact timelines during their discussion.

Meeting Minutes

RLFC Workgroup on Rebuilding Lives Plan Strategies

Thursday, February 3, 2011

1:00 pm – 2:30 pm

Community Shelter Board

Attendees

Rebuilding Lives Funder Collaborative Members: John Glacken, Jeff Pattison, Emily Savors, Kim Stands and Michelle Heritage Ward

Special Guest: Don Strasser

CSB Staff and Support: Lianna Barbu, Deb Helber and Tiffany Nobles

Welcome, Framing and Flow

The purpose of today's meeting is to develop a report for the Rebuilding Lives Funder Collaborative (RLFC) that shows the progress of the RL strategies (comparing current to expected state and identifying what can be done to support the strategies moving forward) and proposes what accountability should be expected for those convening & participating in RL strategies.

Strategic View – Current State of RL Strategies

Lianna shared an update of the RL strategies. Most of the strategies have been implemented or are being piloted, either according to the RL Plan timeline or within a year of the original timeline. The RL Plan did note that timelines and strategies were based on economic and environmental factors as of the date of the plan. We know that there have been changes in our community and many of the strategies have been impacted by those changes (effects of the current recession).

There are 3 strategies that are stalled or have been set aside for the time being. They are:

- Coordinate Emergency Aid
- Employment
- Affordable Housing Campaign

See Attachment 1 for summary of report.

Lessons Learned

The RLFC Workgroup explored what are the lessons learned in the process of implementing all of the RL strategies and how these lessons can help in moving those strategies that have been stalled or set aside. What emerged is the following:

- Clarity Around the Strategy
 - The size of the strategy is important – if the strategy is too big it may be difficult to move forward. It is better to begin at a place that is manageable and then grow the strategy out once success happens.
 - There needs to be clarity around the goal and parameters of the strategy.
- Resources for Implementing the Strategy
 - Because of funding challenges for many of the strategies it may be better to look at how to develop the strategy within the existing system or available resources rather than develop

something new. If that is the case then the convener and participants need to understand these circumstances at the beginning of the process.

- There needs to be clarity around available resources to implement strategies. The planning process needs to identify what resources are needed and where they will come from.
- Invitation to Convene and/or Participate
 - There needs to be clarity around what CSB and the RLFC can realistically ask organizations who are convening or participating in RL strategies to do. Management of volunteer organizations is not a typical management structure.
 - We need to have better clarity around what it means to ask organizations to volunteer to be conveners – being clear about what the expectations are and what the work will require.
 - It is important to have the right organizations participating and the right people from those organizations assigned to committees. If it is important to have individuals who can make decisions for their organizations then that needs to be clear in the invitation to participate. If it is important to have consistency in who is attending then there needs to be clarity around not sending representatives that may be different at each meeting.
- Convening & Participating
 - For those convening and participating in RL strategies there is a natural tension that exists between the work required of the strategy and the work that is required of the participant in their organization. The RL strategy needs to fit within their work priorities in order for them to be able to commit time and energy to the work. They need to have not only the passion but the energy to bring the strategy to life.
 - We need to understand sooner rather than later when a strategy is stalled.

Proposed RLFC Support

Based on the lessons learned, the group has proposed the following to move the stalled strategies forward:

- Employment Strategy
 - **Status**
 - There were 2 paths created – one focused on a new system and the other focused on strengthening the current system.
 - Goodwill was the original convener but COWIC has volunteered to be the convener moving forward.
 - The planning group met four times and a core group of individuals who were interested in moving the plan forward were identified. This group met several times and did some further exploration but needed substantial resources to move forward with the plan. They did not have an identified source of funding.
 - **Moving Forward**
 - CSB has offered to invest dollars to help COWIC re-convene this group.
 - CSB will contact COWIC and together set a meeting date to bring the planning group together.
 - At that next meeting, the committee will set a meeting schedule for moving forward.
 - The process will look at how this strategy can be developed within the existing systems in our community and what from the original planning work can be brought into the discussion to support that path.
 - **Questions**
 - Will it be helpful to have Erika Clark-Jones participate in the strategy start-up conversations?
 - Will it be helpful to bring in the process used by the Outreach Strategy group?
- Coordinate Emergency Aid
 - **Status**
 - The planning group determined that the resources set aside for this strategy would be better used at this time for other HPRP activities. The group has not met since late summer.
 - **Moving Forward**
 - The strategy needs to be more focused (smaller) and the outcomes and timelines need to be revised

- **Questions**

- Based on the strategy revision, which organizations do we need to participate in the planning/implementation of the strategy? Of those organizations, who might have the energy to be a convener/co-convener?

The group discussed that the Affordable Housing Campaign has been set aside until the convener (City of Columbus) completes the Outreach Strategy, which they are also convening. The group felt this was acceptable.




Accountability

The RLFC Workgroup discussed expected accountability of those convening and participating in RL strategy planning/implementation. The group thinks it is necessary for conveners to report on milestones as well as identify what is working and what is not working in the process. The group believes a template of what the RLFC needs to hear from the conveners would be useful – including what the convener needs from RLFC, if there has been obvious progress made, and if not, what are the barriers impeding the progress. The group proposes the following expectations for those who are convening and participating in RL strategy planning/implementation and for the RLFC:

- RLFC/Convener Discussions at RLFC:
 - The RLFC meeting will be a safe space for conveners to accurately present what is occurring in their planning/implementation process.
 - The RLFC will provide a template for conveners to use when reporting that outlines the strategic questions that will be useful for both the convener and RLFC to explore together.
 - Conveners will accurately report what is occurring with the strategy – identifying if progress has been made (what has changed in their work since the last RLFC meeting) and what they need from the RLFC to move the strategy forward.
- Planning Process
 - Conveners to show that there is progress made every three months and if not, the barriers/issues/questions that need to be addressed will be brought into the RLFC meeting to explore together how to resolve them.
 - To plan and implement these strategies requires both the convener and committee members to do work between the meetings.
 - There will be clarity around who are the right people in the participating organizations to attend the meetings based on what is needed (capacity to make decisions, understanding of process being discussed, etc.)
 - There will be clarity around what participants are being asked to do (number of meetings; length of meetings, etc.)

REBUILDING LIVES PLAN STRATEGY UPDATE

Strategy (Convener)	Progress Made in Past 3 Mos.	Meeting Original Timelines	Meeting Revised Timelines	Current Issues and Questions
1. Coordinate Emergency Aid (United Way)	No	No	NA	<ul style="list-style-type: none"> How can this strategy be revised to be a more manageable size?
2. Increase Access to Benefits & Income (CSB)	Yes	Yes	NA	<ul style="list-style-type: none"> Will continue to fund as long as resources are available
3. Employment (Goodwill)	No	No	NA	<ul style="list-style-type: none"> COWIC has volunteered to convene
4. Central Point of Contact for Adult Shelter(CSB)	Yes	Yes	NA	<ul style="list-style-type: none"> Pilot implemented
5. Collaborative Outreach System (City of Columbus)	Yes	No	Yes	<ul style="list-style-type: none"> Will implement by summer 2011
6. Unified Supportive Housing System (CSB)	Yes	No	Yes	<ul style="list-style-type: none"> On-time with start of pilots; late for exiting pilot due to lack of Section 8 vouchers and other funding
7. Increase Supportive Housing Units (CSB)	Yes	Yes	NA	<ul style="list-style-type: none"> On-going strategy; dependent on funding sources
8. Rent Subsidies for Single Adults (CSB)	Yes	No	Yes	<ul style="list-style-type: none"> Pilot goes through mid-2012
9. Tier II Family Shelter Conversion (CSB)	Yes	No	Yes	<ul style="list-style-type: none"> Transition in progress – need to wait until leases expire at end of 2011 before completing conversion
10. Affordable Housing Campaign (City of Columbus)	No	No	NA	<ul style="list-style-type: none"> Waiting to complete the Collaborative Outreach System – higher priority
11a. Re-Entry for Incarcerated Population (CSH)	Yes	No	Yes	<ul style="list-style-type: none"> Presenting findings to RLFC in February 2011
11b1. Re-Entry for Mental Health Population (ADAMH)	Yes	Yes	NA	<ul style="list-style-type: none"> No identified dollars available to continue once Stimulus dollars are expended
11b2. Re-Entry for Domestic Violence Population (CSB)	Yes	No	Yes	<ul style="list-style-type: none"> Implementing pilot in early 2011

-  Acceptable progress being made
-  No progress at this time but plan in place to move forward when resources are available
-  Need to identify how RLFC can help strategy to move forward

Strategy – Collaborative Outreach System

Update Feb. 2011

Our Goal¹

Through the development and maintenance of supportive and respectful relationships, outreach staff will engage and assist all homeless persons living on the streets, camps or in places unfit for human habitation in Columbus and Franklin County to access housing/shelter which meets their needs and offers the least risk and harm to themselves and the community.

In order to achieve this goal, the following is understood:

- Our community will engage in more efficient practices than currently available
- The desire is to have a well organized, information driven collaboration to coordinate a housing focused response
- This collaborative process should reach everyone and avoid duplication
- This process will reduce the time it takes from engagement to housing
- Adequate funding for city/county wide outreach operations is required
- This process will facilitate reliable information sharing among service providers and continuity of care for clients/individuals

Phase 1 Objective

To create a sustainable, **collaborative outreach model** that utilizes a coordinated approach to rapid response, engagement, assessment, intake, case planning and referral to housing and support services.

Outcomes

- Identification of collaborative model and lead agency to coordinate response
- Shared outcomes among outreach providers
- Standardized assessment tool among participating providers
- Financial support for agency operations
- Protocol to engage City/County services
- Evaluation of activity, placements, follow-up and retention

Recommendations from Outreach Collaborative Working Group convened by the City of Columbus .

- Characteristics of Collaborative
- Structure
- Lead Agency Characteristics
- Use of Multi-Disciplinary Teams
- Real-time information
- Training
- Collaborative Outcomes
- Funding
- Timing
- Evaluation

¹ This goal was agreed upon at the onset of the Collaborative Outreach process by partner agencies and the Rebuilding Lives Funder Collaborative in Winter 2009-2010

Unified Supportive Housing System Update

As of January 2011, the YWCA and YMCA supportive housing projects were included under the USHS umbrella and their vacancies are handled in the same manner as the other projects part of the USHS, CHN Southpoint Place, NCR Commons at Buckingham, and Southeast Scattered Sites. USHS is working towards bringing all the supportive housing projects under its umbrella. This will provide eligible applicants a broader scope of supportive housing options.

The Unified Supportive Housing System (USHS) is working to finalize the evaluation for the Commons at Buckingham project.

CMHA lifted the freeze, effective October 25 2010, on clients who desire to move from their project-based units. All projects part of the Move-Up Pilot, the third and final USHS pilot, are working towards moving their eligible clients into independent housing. All three sites, YMCA, YWCA and Maryhaven agreed to extend their contract for the Move-Up Pilot through 12/31/2011.

The USHS is gearing up for the next two projects that will lease-up, the CHN Leasing project projected for early spring and NCR's Commons at Livingston for the summer of 2011.

Rebuilding Lives Funder Collaborative Strategy Updates 2.17.11

Strategy: Access to Benefits – Benefits Partnership Update

This strategy is to provide immediate and systematic access to mainstream benefits and services for persons who are homeless and served by the homeless service system. The project is designed to improve the financial stability of individuals by increasing access to mainstream benefits and strengthen collaboration between existing resources and agencies. The YWCA has been able to expand its service delivery to include all shelters and permanent supportive housing locations.

Update

Second quarter numbers for FY 11 indicate that 235 households have been served and 53 applications for SSI/SSDI have been submitted.

Strategy: Increase Supportive Housing Units

Develop an additional 1,400 units of permanent supportive housing to reach a total inventory of 2,700 single adult/couple units and 150 family units for disabled adults and families who have experienced long-term homelessness. Initially sought to develop 760 units by June 30, 2013 via the following 5 year development plan:

Planned 240 units by new construction or rehab (additional 180 non-supportive housing units will be part of the developments)

Update

- ⟨ **NCR plans to submit plan for a Commons at Livingston Phase 2. Preliminary plans are for 50 units; target group and Rebuilding Lives numbers are yet to be determined.**

Planned 520 units by master lease

Update

- ⟨ **CHN has completed contract with HUD for 2009 Bonus Award project that will master lease for 25 units.**

Projects in the pipeline (2010 or later)	Rebuilding Lives	Other Populations	Total Units
Commons at Livingston, National Church Residences	25	25	50
Commons at Third, National Church Residences*	60	40	100
Inglewood Court, Community Housing Network	45	15	60
Total New RL Plan project pipeline	130	80	210

*New project plan increased to 100 units.

Strategy: Centralized Point of Access for the Adult Shelter System

The Centralized Point of Access began operations effective April 21, 2010. Single adults seeking emergency shelter go to the intake center located at Faith Mission at 315 East Long Street or call 1-888-4SHELTR (1-888-474-3587).

Update

For the second quarter of FY11, 1839 people have been served by the center and 73% of those have accessed shelter.

Strategy: Tier II Family Shelter Conversion

This strategy continues as a pilot operated by the Homeless Families Foundation and Volunteers of America Family Shelter. Plans called for the conversion of existing shelter units into a “rolling stock” direct housing model for families who require transitional assistance to exit shelter and stabilize in the community. These “rolling stock” units are initially leased by the Tier II provider and then transferred to the family; transitional services taper off as family stability increases; and individualized service delivery, with intensity, frequency and duration are determined based on needs of family. VOA has agreed to increase the number of families it serves to assist with the unusually large number of families that are involved in winter overflow.

Update

An evaluation of the “rolling stock” model has been completed which indicates that the model is successful in terms of reducing the stress of families having to move from the YWCA family Center to their housing and allowing families to have more ownership in their in their environment.

HPRP ADAMH Prevention Program December 2010 Update

Through December 31, 2010, 86 clients moved into units on an HPRP subsidy. The total amount of funds requested to date is \$199,367 (\$30,527 for security deposits & utilities, and \$168,840 for rent).

31 of the 86 clients have moved off of the HPRP subsidy and onto a CMHA voucher. 13 have moved off of the HPRP subsidy without a voucher.

The average time on the HPRP subsidy for the 31 clients that moved off was 5.6 months. This number is higher than the expected average due to the fact that in January 2010, CMHA put a freeze on issuing vouchers until April 2010. In addition, 30% of the allocation had to be spent by September 30, 2010 or the money would have been swept away. Therefore, in order to not lose any of the money, clients were delayed in moving off of the HPRP subsidy. The 30% spending threshold was successfully achieved. Efforts are now being focused on moving people onto a CMHA voucher.

Community Housing Network, Inc.
Inglewood Court
CSB Quarterly Updates
January 2011



Inglewood Court

CHN remains deeply committed to this project, which, in partnership with Maryhaven, will provide 60 units of permanent supportive housing for persons disabled by severe mental illness (SMD) or dual diagnosed with SMD and chemical dependency, including 45 units for Rebuilding Lives. The 15 non-RL units will be reserved for ADAMH consumers coming from TVBH or other funded ADAMH group homes. CHN will also consider high crisis care utilization including those with AOD only diagnosis as an indicator for intake.

Site: *CHN purchased the property on September 1, 2010*. CHN chose this location to provide an optimum environment for residents:

- It provides easy access to public transportation, convenience shopping and employment areas.
- The site is consistent with the Ohio Housing Finance Agency's Site and Market Evaluation criteria (for tax credit applications).

Type and Configuration of Housing Units:

- Unit size was increased from studio to one-bedroom units to take advantage of significantly higher Section-8 rents, which will provide increased operating revenue to the project (tenant's portion of rent is based on tenant income and would not change).
- Number of floors has increased from two to three stories, to minimize additional construction costs due to increased unit size and to disturb less of the site.
- Estimated construction costs increase less than 10% (\$720,000 for one-bedrooms vs. studio units), and it is expected that increased tax credit funds for the one-bedroom units would more than cover this increase.
- Expected rent revenue would increase 16% (\$88 per unit per month), based on current fair market rents.

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Community Process:

- The Good Neighbor Agreement was signed by May 2009.
- Zoning was approved in June 2009.

Development Funding:

In October 2010, CHN submitted the tax credit and HDAP (Housing Development Assistance Program) applications to OHFA for the 2011 competition. CHN submitted the City of Columbus application on February 16, 2010. CHN will submit other applications for other funding sources after tax credit awards are announced (*on March 17, 2011*). These potential funding sources may include Federal Home Loan Bank, Franklin County, the United Way, and The Columbus Foundation.

Meeting with OHFA:

CHN, its partners and development team attended OHFA's Proposal meeting on February 1st. This meeting is part of OHFA's project selection process. An overview of the project was presented and questions and discussion followed. OHFA will announce funding decisions March 17th.



Memorandum

Date: January 28, 2011
To: Tiffany Nobles, Community Shelter Board
From: Colleen Bain, M.Ed., L.S.W.
Cc: Dave Kayuha; Dave Davis; Lianna Barbu
RE: NCR Supportive Housing Project Updates (CAB/CAL/CAT)

Commons at Buckingham

The Commons at Buckingham (CAB) is a 100 unit single room occupancy community in downtown Columbus. Seventy-five of the units are designated as Rebuilding Lives; and the remaining 25 units as affordable downtown housing for disabled individuals.

General Updates

- Commons at Buckingham reached 100% occupancy on September 30, 2010, and has remained at 99% occupancy or above since that time.
- NCR received notification from CARF on 1/26/11 that our three-year accreditation has been expanded to include the Commons at Buckingham site. This should facilitate the processing of our application for certification from ODMH, which is the final step before being able to execute a Medicaid billing contract with the ADAMH board.
- Colleen Bain, NCR VP of Supportive Housing, and Eric Janas, Deputy County Administrator for Franklin County, traveled to Washington DC on 1/21/11 to receive the “Gabe Zimmerman Award for Public Service” from the National Community Development Association on behalf of Commons at Buckingham and the County Commissioners. Commons at Buckingham was recognized for “exemplary and innovative use of the Community Development Block Grant funds to address the needs of low and moderate income families, homes, and neighborhoods.”
- NCR conducted focus groups with residents and staff that were involved in the USHS lease up pilot for Commons at Buckingham, and will be hosting a debriefing session with the USHS and community partners that were involved in the lease up as well. The lessons learned and recommendations for improvement will be included in the final USHS/CAB project evaluation that is being prepared by the Strategy Team on behalf of the Community Shelter Board.
- Abbott Laboratories has agreed to allow NCR to lease the strip of Buckingham St. that is adjacent to Commons at Buckingham for the purpose of expanding parking for the site. Improvements are planned for the spring

Commons at Livingston

The Commons at Livingston (CAL) is a 50-unit one bedroom apartment community located on the East side of Columbus near Livingston Avenue and Barnett. Twenty-five (25) of the units are designated as Rebuilding Lives for veterans; and the remaining 25 units as affordable housing for disabled veterans that qualify for Section 8.

Development/construction updates

- Construction underway as of August 2010.
- Construction is now 46% complete.

- All 3 floors are roughed-in for electric and fire suppression. HVAC rough soon to be complete.
- The building is under roof , 80% of windows are in and 80% of brick is on.
- Drywall begins February 5.
- Ruscilli has maintained a positive relationship with the surrounding neighbors and community throughout the construction.
- Anticipated construction completion June 23, 2011
- NCR will be submitting a project concept plan to the RLFC for Commons at Livingston - Phase II.
- OHFA has been informed that CAL-II will be the priority PSH project for 2011 tax credits.

Operations/supportive services updates

- The VA has posted the first of two LISW positions that will be placed at Commons at Livingston; the part time nurse practitioner and vocational rehabilitation specialist services will be provided by existing VA staff.
- NCR will hire a full-time Supportive Services Liaison for Commons at Livingston who will act as onsite liaison between NCR's property management staff and the VA supportive services staff. This person will also monitor and assist residents using the Employment Resource Center.
- The Veteran's Service Commission has agreed to provide flat screen TV's, sofas, recliners coffee table, and an end tables for each unit, in addition to the bed, dresser, kitchen table and chairs provided by NCR.

Commons at Third

The Commons at Third (CAT) is a 100 unit efficiency apartment community located in the near Northwest side of Columbus adjacent to the new Grandview Yard development. Sixty (60) of the units are designated as Rebuilding Lives, and the remaining 40 units as affordable housing for disabled adults that qualify for Section 8.

Financing updates

- Funding Agreement with OHFA for \$500,000 in HOME Funds
- \$2,250,000 in NSP funds committed by City of Columbus and Franklin County
- Received AHP grant of \$1,000,000 from FHLB of Cincinnati
- Huntington Bank in initial stages of tax credit investment
- Commitment from Arlington Bank for construction loan
- \$200,000 in additional capital funds through Continuum of Care

Development updates

- Architectural drawings 100% complete
- Submission for permits the week of January 31st
- Drawings put out for competitive bid the week of January 31st.
- Zoning variances approved by the Fifth By Northwest Area Commission and by BZA
- Environmental investigation complete; Phase II soil and groundwater testing resulted in no contamination requiring risk mitigation
- OHFA Environmental review being completed
- OHFA Board approval of HOME loan
- Final construction costs and permits expected mid February 2011
- Land acquisition tentatively scheduled in March 2011
- Closing scheduled for April 2011
- Program is projected to be operational in summer 2013

Supportive services updates

- NCR continues to work with Goodwill to establish a collaboration to provide employment services to residents of Commons at Third.
- NCR will consider set asides for special populations for the non-Rebuilding Lives units, as we did at Buckingham. This will be determined based on community need and collaborative resources available when the project opens in 2012.
- Commons at Third submitted an application to HUD for the 2011 bonus project through the Continuum of Care.



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Formal application for Franklin Place was submitted to the OHFA preservation pool. CMHA and Berardi will make a presentation to the Franklinton Housing Committee on February 3rd. YMCA of Central Ohio is hosting this meeting at Sunshine Terrace.



United Way
of Central Ohio

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