

Meeting Minutes

Continuum of Care Meeting

Tuesday, November 19, 2019

12:30 – 2:00pm

Community Shelter Board

Attendees

Continuum of Care (CoC) Members: Andy Keller, Attalah London, Tatyanna Lucas, Becky Westerfelt, Carl Landry, Chad Meek, Tina Rutherford, Dennis Jeffrey, Dion Robinson, Donna Mayer, Emily Savors, Felisha Lyons, Jeff Pattison, Jerome Johnson, Mark Paxson, Jon Cardi, Jon Welty, Amy Funk, Kim Stands, Michael Wilkos, Lisa Defendiefer, Michelle Heritage, Nancy Case, Jennifer Sharma, Sheila Prillerman, Steve Gladman, Terri Power, Veronica Lofton

Community Shelter Board (CSB) staff: Tom Albanese, Lianna Barbu, Hannah King

Continuum of Care (CoC) Members (not in attendance): Buck Bramlish (Veterans Service Commission), Kathryn Carr Harris (ADAMH Board), Debbie Donahey (OhioHealth), Emerald Hernandez (Columbus Mayor's Office), Geoff Stobart (Franklin County Jail), John Edgar (Church and Community Development for All People), Keith McCormish (Columbus Coalition for the Homeless), Lisa Patt-McDaniel (Workforce Development Board of Central Ohio), Paula Haines (Freedom a la Cart), Priscilla Tyson (Columbus City Council), Robin Harris (Franklin County Department of Job and Family Services), Sue Villilo (LSS CHOICES)

Guests: Adam Negley (Twin Valley Behavioral Healthcare)

Welcome and Agenda Review/Approval

Kim welcomed the group and reviewed the agenda. Michelle requested the addition of CHN's Touchstone Field Place project to the agenda.

Administrative Issues

Minutes

Kim asked for any corrections to or comments on minutes from the September 23, 2019 CoC meeting. Michelle moved to approve the minutes, Sheila seconded, and the CoC agreed.

New Projects

PSH Prioritization for Ohio Housing Finance Agency (OHFA)

- < The CoC Board is recommending the adoption of a prioritization criteria for new PSH projects for OHFA low-income housing tax credit applications. The criteria prioritizes for future developments individuals and families who are disabled and are experiencing literal homeless. Kim reviewed a resolution to adopt this prioritization criteria.
- < Nancy asked whether the resolution would require all new PSH projects that are applying for OHFA low-income housing tax credits to be designated for individuals with disabilities. Michelle explained that OHFA already requires this designation; the new criteria would prioritize individuals with a disability who are experiencing literal homeless over those who are at risk of homelessness.

- < Jon Cardi asked whether people staying in emergency shelter are considered literally homeless. Michelle answered affirmatively. Terri asked for clarification of the definitions of literally homeless and chronically homeless. Michelle explained that someone who is experiencing chronic homelessness has been literally homeless for at least 12 months consecutively, or on at least four separate occasions in the last three years, as long as the combined occasions add up to at least 12 months. Per HUD guidance, our CoC prioritizes individuals experiencing chronic homelessness because of their high vulnerability and need. Per HUD guidance, if all chronically homeless individuals in a community can be housed, the CoC can start housing non-chronically homeless individuals in units designated for chronically homeless individuals.
- < Carl asked whether the proposed prioritization criteria might have any negative impacts on other populations experiencing homelessness, such as pregnant women. Kim noted that pregnant women might not meet OHFA's disability criteria, but could still be chronically homeless. Michelle added that the CoC prioritizes pregnant women with or without a disability who are experiencing homelessness for other housing and services.
- < Kim requested CoC approval of the resolution to adopt a prioritization criteria for new PSH projects for the OHFA low-income housing tax credit application that prioritizes disabled individuals and disabled families who are experiencing literal homelessness. Jon Cardi moved to approve the resolution, Carl seconded, and the CoC agreed. Jennifer and Sheila abstained from the vote.

PSH Concept Paper Submission

- < Lianna explained that CSB reopened the Concept Paper submission process because National Church Residences (N^^) indicated interest in submitting a Concept Paper for consideration. No additional Concept Papers were submitted aside from N^^'s Berwyn East Place. Lianna presented a chart of all projects currently in the pipeline and explained that the CoC needs to decide whether to progress N^^'s Berwyn East Place to the Project Plan phase. Project Plans will be reviewed and prioritized for OHFA tax credits in January.
- < Lianna noted that CHN's two previously submitted unnamed projects have been named Poplar Fen Place and Touchstone Field Place. Touchstone Field Place plans have been revised to include 56 units instead of the originally proposed 60 units. This project is intended as Phase 1 of 4 in replacement units for current YMCA 40 W. Long Street residents. All 56 units would be dedicated for people with disabilities who are experiencing chronic homelessness. CHN has recently revised their request for City capital funding from \$1,500,000 to \$500,000.
- < Lianna reviewed the details of N^^'s Berwyn East Place project. The CoC Board has recommended that the CoC request a Project Plan for this project. The target population is a mix of extremely low income seniors with advanced geriatric conditions experiencing homelessness, non-homeless extremely low income seniors with advanced geriatric conditions, and non-homeless low income seniors. N^^ is pursuing a new partnership with United Healthcare for capital and services funding. Andy asked if this a similar approach to the partnerships described in a recent [Businessweek article](#). Lianna answered affirmatively. Michelle reported that Molina Healthcare, a managed care organization, has also agreed to partner with N^^ on Berwyn East Place. Lianna pointed out that N^^ is requesting less City capital funding than is typical for PSH projects (\$300,000).

- < Lianna noted that N^^'s Concept Paper indicates that 50% or fewer of the units would be designated for people experiencing chronic homelessness. CSB has asked N^^ to consider designating more units for people experiencing chronic homelessness. Michelle explained that N^^ is focused on developing housing for the elderly, which is likely the reason for the low number of homeless-designated units in the Berwyn East Place Concept Paper.
- < Veronica asked what might happen to the project if N^^ does not increase the number of homeless designated units. Michelle answered that this would likely affect the project's prioritization should it reach the Project Plan phase. N^^ is aware of this and is willing to complete a Project Plan despite the possibility that the project will not be competitive.
- < Jon Cardi asked whether the CoC can condition funding for projects. Michelle answered affirmatively. Chad pointed out that 36 of CHN's Poplar Fen Place units are designated for chronically homeless individuals and asked whether this needs to be changed to "literally homeless" given the prioritization criteria approved earlier in the meeting. Michelle replied that because chronic homelessness is a more specific form of literal homelessness, the unit designation is not in conflict with the prioritization criteria. (Chronic homelessness is a subset of literal homelessness.)
- < Kim requested CoC approval of the resolution to request submission of a Berwyn East Place Project Plan from N^^. Sheila moved to approve the resolution, Chad seconded, and the CoC agreed. Jennifer and Steve abstained from the vote.

CHN Touchstone Field Place

- < Jennifer reported that CHN is experiencing pushback from the Marion Franklin Civic Association regarding the proposed site of Touchstone Field Place. The site requires rezoning legislation and the South Side Area Commission Zoning Committee is also opposed to the project. CHN is setting up a meeting with City Council regarding the project. Jennifer asked any CoC members who are interested in supporting the project to contact her or Ryan Cassell so that CHN can coordinate messaging.
- < Kim explained that the City set up area commissions and zoning commissions so that communities could have a voice in their neighborhood's future. The South Side Area Commission's recommendations will be brought to City Council. City Council will determine whether or not they will follow the Commission's recommendation.
- < Kim asked Jennifer to detail the opposition voiced by the community. Jennifer reported there are two main concerns: residents want the area to maintain its single-family home environment and are reluctant to allow new apartments, and residents are opposed to the project's site selection which is central in their community. There are concerns about PSH residents living close to libraries, community centers, and schools because these places are frequented by children and seniors. CHN is providing tours of their existing PSH communities to Marion Franklin residents to dispel myths about characteristics of PSH residents.
- < Michelle asked Michael to speak about his experience of community opposition to Terrace Place in Weinland Park. Michael explained that 20% of Weinland Park's homes were vacant or abandoned when CHN's Terrace Place development was proposed. Residents were concerned that their area was identified for possible subsidized housing development, but not for market rate housing development. The project was not approved by the community in its first vote. In subsequent community meetings, it was effective to have one "pro" resident and one "anti" resident speak. Having developers speak at meetings was less effective because most residents could not distinguish between for-profit and non-profit developers

and were generally suspicious of developers' motives. The community ultimately voted in support of the project. Michael's assessment is that the Marion Franklin community's housing market is not strong, so the introduction of subsidized housing development may be bringing up concerns about a lack of market rate housing development. He suggested removing stakeholders from future community meetings and letting residents speak among themselves.

- ⟨ Jerome suggested developing a strategy that focuses on the project's benefits for the community, such as increased job opportunities and business development. Michael also suggested analyzing the area's demographics to see how many current residents would be eligible for housing at Touchstone Field Place.

Strategic Issues

Annual System and Program Indicator Report (SPIR)

Lianna presented highlights from the Annual SPIR (7/1/18 – 6/30/19).

- ⟨ N^^, YMCA, and YWCA PSH were recognized as programs of excellence for meeting every goal for households served, occupancy, stability, and successful housing outcomes. Gladden Family Diversion was recognized for meeting every goal for numbers served, shelter linkage, and successful rapid resolution outcomes. VOA Emergency Housing for Veterans was recognized for exceeding every goal for numbers served, length of stay, and successful housing outcomes.
- ⟨ Family Emergency Shelter System: 12% more households needed shelter compared to last fiscal year. Nightly occupancy reached a record high due to the high number of households served and high average length of stay. The system's capacity is 114 families; family shelters operated in overflow almost every night last year due to our community's commitment to sheltering all families in need. The success rate at exit from shelters decreased to the lowest measured rate historically due to housing market conditions and challenges in serving so many families.
- ⟨ Men's Emergency Shelter System: This is a fixed capacity system so outcomes do not fluctuate greatly. The average daily waitlist had 78 individuals; waitlist lengths are increasing. Michelle noted that this metric is an understated measure of need because it only captures individuals who are calling the homeless hotline. The number of single men sheltered remained flat when compared to the last fiscal year. The success rate at exit remained at 25% and the average length of time increased by 2 days. 44% of heads of households self-reported a long term disability.
- ⟨ Becky asked Michael whether the emergency shelter data trends align with the poverty research conducted at United Way. Michael deferred to Michelle, noting that increased homelessness is one of the unintended consequences of population growth. Michelle explained that because the single adult emergency shelter system has fixed capacity, it is not a good source of data to measure need. Family emergency shelter system data provides the best measures of need and that system indicates demand for shelter is increasing significantly. National research has demonstrated that a \$100 increase in monthly rent in big cities was associated with a 15% rise in homelessness. Average rents in Columbus have increased 38% over 5 years. Jerome asked whether CSB is considering upgrading the overflow system to meet increased need. Michelle explained that CSB is prioritizing addressing family homelessness because of the high cost associated with sheltering and rehousing families. Increasing prevention and rapid rehousing capacity for families is

prioritized in order to decrease the number of families in shelter. If additional resources cannot be secured to fund these activities, the system may be forced to consider building an additional family shelter as we are running out of space. However, that would not solve the problem of increasing family homelessness and is not where CSB would recommend we spend resources.

- < Women's Emergency Shelter System: The number of single women sheltered decreased 2% when compared to the last fiscal year, due to an increase in average length of stay. The average daily waitlist had 52 individuals. 195 pregnant women were served in the women's emergency shelter system. 25% of women self-reported a long term disability.
- < Pregnant Women Dashboard: 480 pregnant women were served system-wide. 32% of pregnant women served in emergency shelter had successful housing outcomes, compared to 75% of women served by homelessness prevention programs. This demonstrates the effectiveness of and need for additional prevention resources. Black women were significantly overrepresented when compared to the general population at 74% of pregnant women served. 18% of pregnant women self-reported a long term disability.
- < Veterans Dashboard: 1,145 Veterans were served system-wide. Most were served in permanent housing, including the Veterans Administration VASH program. 368 Veterans were served in Rapid Re-housing and 85% had successful housing outcomes. The outcomes demonstrate the effectiveness of Rapid Re-housing when a system is fully resourced.
- < Transition Age Youth (TAY) Dashboard: 1,340 TAY were served system-wide. Similar to the pregnant women dashboard, the TAY dashboard demonstrates the effectiveness of prevention programs. 73% of TAY served by homelessness prevention programs had successful housing outcomes as compared to 23% of TAY served in emergency shelter.

Veterans System Update

- < Tom explained that due to the CoC's Veterans system being resourced, our CoC is very close to effectively ending Veteran homelessness. This means that our community has identified all Veterans experiencing homelessness, provides immediate shelter to any Veteran who needs and wants it, has the capacity to swiftly rehouse any Veteran who needs and wants housing, and has the capacity to provide these services to any Veteran who becomes homeless or is at risk of homelessness in the future. CSB made an informal submission to the United States Interagency Council on Homelessness for a review of our CoC's efforts and received initial feedback today.
- < Tom thanked the system's Veteran partners for their collaboration and efforts, including the Veterans Administration, YMCA, YWCA, Maryhaven, LSS, and Southeast. He noted that this success proves what the community is capable of accomplishing with resources.
- < Carl commended the Veterans system's frontline staff for their efforts and collaboration, noting that this achievement is not an end point and the Veterans system will continue to innovate and adjust its processes, which can serve as a model for other communities.
- < Kim thanked Tom and Carl for their leadership and persistence.

Overflow Plans

- < Tom explained that during a typical winter season, the emergency shelter family census decreases while the single adult census increases. Our community has committed to

sheltering every family in need. The current family census remains high so far this season, creating a challenge for our system.

- < CSB is working with partner agencies to quickly rehouse families and move them out of shelter. When absolutely necessary, CSB will move families who have housing identified to interim housing (hotels) for a limited amount of time, with case management and support. This is not a housing option for the general shelter population; it will only be used for families who have housing identified.
- < Our community has also committed to sheltering every single adult in need when temperatures fall below 32 degrees. Partner agencies and other community partners are opening up additional space for single men when our system's capacity is maxed out. Van Buren Center will have full overflow space operational by December 2. Van Buren Center and LSS Nancy's Place have been able to accommodate all single women thus far. No individual in need of shelter has been turned away.
- < CSB is working with a community partner to set up emergency shelter for Tier 3 sex offenders when temperatures fall below 32 degrees.

Huckleberry House Update

Michelle congratulated Becky on her upcoming retirement. Sonya Thesing will be Huckleberry House's new Executive Director as of December 2019. Becky gave an update on Huckleberry House's plans to purchase Kenmore Square.

- < Huckleberry House (HH) is working with Columbus Metropolitan Housing Authority (CMHA) to purchase Kenmore Square in early 2020. The property borders Linden and has 56 two-bedroom townhome units. 31 units will be used to house current HH Transitional Living Program participants using HUD and other HH funding. The remaining 25 units will be leased to other Youth Homelessness Demonstration Project (YHDP) subgrantees: Homeless Families Foundation and Community Housing Network (interim Marsh Brook Place housing).
- < Becky asked the group to consider supporting creative solutions to the low- and no-income housing shortage, such as the Kenmore Square plan, as an alternative to private market development. She noted that low- and no-income populations are often left out of community plans to address the affordable housing shortage.
- < Becky believes there may be aspects of HH's Kenmore Square plan that could be replicated by other non-profit organizations. These include partnering with an organization with experience in the housing market (such as CMHA) and developing mutually beneficial partnerships (HH is partnering with IMPACT to provide maintenance job training programs to Kenmore Square tenants). Limited Brands is assisting with the property's renovations through in-kind donations.

Meeting Adjourned.