

Meeting Minutes

Rebuilding Lives Funder Collaborative Meeting

Thursday, August 19, 2010

11:30 am – 2:00 pm

Community Shelter Board

Attendees:

Rebuilding Lives Funder Collaborative (RLFC) Members Attending: Antonia Carroll, Michelle Heritage Ward, James Ragland (for Charleta Tavares), Charles Hillman, David Migliore, Susan Lewis Kaylor (for David Royer), Douglas Lay, Emily Savors, Jeff Pattison (for Jed Morison), Matt Kosanovich (for Janet Jackson), Jessica Sheldon (for John Glacken), Rollin Seward (for Jim Schimmer), Sally Luken, Terri Donlin Huesman, Steve Gladman, Jeffrey Lyttle and Jon Welty (for Hal Keller)

RLFC Members Absent: Eric Fenner, Phil Cass, Teresa Long, Erika Clark Jones, Suzanne Coleman-Tolbert, Kathy Werkmeister and Kim Stands

Guests: Colleen Bain, Anthony Penn, Laurie Sutherland, Sue Villilo, Adrienne Corbett, Sean Thomas, Blaine Brockman, Don Strasser, Ron Kadylak, Stephanie Lunceford and Michelle Ruman

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

Welcome, Introductions & Agenda Review

Michelle Heritage Ward welcomed the group and guests gave name and affiliation introductions. The group welcomed new RLFC member Charles Hillman, the Executive Director of Columbus Metropolitan Housing Authority (CMHA).

Meeting Minutes from 5/20/10

Michelle noted that the minutes from the May 20 RLFC were distributed previously via email. No changes were noted. David Migliore made a motion to approve the meeting minutes from the May 20th RLFC meeting. Jeff Lyttle seconded the motion. The motion was unanimously approved without any abstentions.

FY10 Quarter 4 System & Program Indicator Report (SPIR)

The FY10 Quarter 4 SPIR was distributed as a handout. Lianna Barbu reviewed the report with the group and noted the following highlights:

- The Family Emergency Shelter System served 5% more households than during the same period of time last year. It is worthwhile noting the higher percentage of successful housing outcomes for this period. FY09 and FY10 Average Length of Stay (ALOS) calculations are based on a new, improved methodology.

- The Men's Emergency Shelter System served 3% more men during FY10 Q4 than it did the same time last year. FY09 and FY10 ALOS calculations are based on a new, improved methodology. Successful housing outcomes are lower than projected and negatively impact the performance of the system.
- The Women's Emergency Shelter System served 8% less women than it did the same time last year. It is worthwhile noting that the system experienced the highest level of successful housing outcomes reported compared to the previous evaluation periods. FY09 and FY10 ALOS calculations are based on a new, improved methodology.
- The Permanent Supportive Housing System continues to perform well. The Southeast Scattered Sites project was 97% leased-up by the end of the reporting period. A CMHA freeze on Section 8 vouchers continues to affect the number of households served by the system.

Michelle noted that CSB is concerned that the assumption that the economic recession is a lagging indicator of homelessness has changed. CSB staff are researching what other communities are experiencing around this in order to assess if the increase in the number of persons seeking shelter this summer is a result of the economy.

Ohio Housing Finance Agency Tax Credit Process

Blaine Brockman and Sean Thomas of the Ohio Housing Finance Agency (OHFA) attended the meeting to provide an overview of the OHFA tax credit process and the changes they are planning to make for the future.

Blaine noted that OHFA would like to revise its processes to better coordinate and align with the priorities of local communities. He explained that the decisions made in the past few years regarding Columbus projects awarded tax credits were not based on politics but policy.

Blaine commented that it was only recently that OHFA was made aware of the local plans of Columbus so the two processes were lacking coordination. He also noted that he would like to help other communities in Ohio develop a more robust process that is similar to what we have in Columbus. OHFA would like to build a better partnership with Columbus and then show other communities how to build the same partnership.

Michelle noted that after she met with Blaine a few weeks ago, she reached out to permanent supportive housing (PSH) providers and others who may be interested in developments to assess if they have any projects on the horizon. This outreach was done in an effort to help us plan as far out as possible.

Blaine noted that we were out of sync with each other and OHFA did not realize that Columbus had all of its projects in a lineup.

Sean gave an overview about how the process works. He mentioned that OHFA has been awarding tax credits to PSH for 10 years now. The state has a goal of 6000+ PSH units to be developed. OHFA has increased the funding pool for PSH and the state has also adopted a PSH strategic framework that new developments must adhere to. The 2010 tax credit awards were announced in July and the 2011 tax credit process has already begun with applications due on October 14.

The 2010 process included applicant review meeting with CoC representatives in attendance. This addition to the process appeared to have gone well and will be used again for the 2011 process. The 2011 meetings will occur November 2010 through February 2011 and awards will be announced in March 2011.

It was asked what would be the best time to start notifying OHFA of our plans. Sean stated that as soon as we have an idea of what we are planning we can contact OHFA. The Qualified Allocation Plan (QAP) is made available in the spring of each year and will provide the most detail of deadlines, guidelines, etc.

Blaine noted that local communities will have to manage the process with developers to get to a priority project but as soon as the plan is determined OHFA should be engaged to be made aware of the local plans.

Question asked if there is a way for us to learn more about OHFA's policies so that we are better informed when making decisions at the local level. Sean noted that OHFA's policy statements are outlined in the beginning section of the QAP and policies around PSH specifically are included in the new PSH strategic framework.

HUD Technical Review Committee Recommendations

Susan Lewis Kaylor presented the recommendations from the HUD Technical Review Committee (HUD TRC) around the 2011 OHFA Tax Credit Award, 2011 HUD Permanent Housing Bonus and the 2010 HUD Permanent Housing Bonus.

The HUD TRC recommends the following:

- The priority designation for the 2011 OHFA Tax Credits should be awarded to Community Housing Network (CHN) Inglewood Court.
- The priority designation for the 2011 HUD Bonus Award should be awarded to CHN Inglewood Court.
- The priority designation for the 2010 HUD Bonus Award should be awarded to National Church Residences (NCR) Commons at Third.

Lianna distributed an analysis comparing the two projects to the 5 Year Capital Development Plan for RL PSH. The summary outlines the capital requests for each project in comparison to expectations and available funding. It was noted that both projects are on target and would enable the community to develop more PSH after these projects are completed.

There were two resolutions for consideration.

Resolution 1 – Recommendation of the HUD TRC for the 2011 OHFA Tax Credits and 2011 HUD Bonus Award

David Migliore made a motion to accept the HUD TRC recommendation that Community Housing Network Inglewood Court (CHN IC) receive the priority designation for the 2011 OHFA Tax Credit Award and the 2011 HUD Permanent Housing Bonus. Jeffrey Lyttle seconded the motion. The motion was unanimously approved with one (1) abstention – Steve Gladman.

Resolution 2 – Recommendation of the HUD TRC for the 2010 HUD Bonus Award

The HUD TRC recommended that National Church Residences Commons at Third (NCR CAT) receive the priority designation for the 2010 HUD Permanent Housing Bonus after several required improvements to the proposal are met. A copy of the resolution which includes the outlined improvements was distributed as a handout. The Continuum of Care Steering Committee (CoC SC) met on August 17 and agreed to NCR's request that they be given time to meet with CSB staff and other partners to discuss the improvements listed with the HUD TRC recommendations. After this meeting is held, a summary of the discussion will be share with the CoC SC who will vote on the resolution via email. The RLFC will vote via email after the CoC SC.

HPRP Rapid Re-Housing for Single Adults Proposal Recommendation

Dave Davis outlined information included in the meeting packet around the process conducted to identify a proposal for a rapid re-housing program for single adults using Homelessness Prevention and Rapid Re-Housing Program (HPRP) funding.

CSB issued a request for proposals seeking providers who could develop and implement rapid re-housing assistance for single adult persons who meet HUD's definition of homeless. The intent of the rapid re-housing program is to provide temporary financial assistance and services to help persons gain housing stability. Single adults that qualify for the program will receive financial assistance to quickly move into rental housing and will be provided with intensive case management services to stabilize his or her situation.

It is anticipated that the program will start accepting clients on November 1, 2010 and will operate through July 31, 2012. This project will serve up to 200 individuals and is planned as a bridge to long-term stability. Financial assistance and intensive case management will be provided to all participants for up to six months.

The HPRP Steering Committee met on August 18 and recommends that Volunteers of America of Greater Ohio (VOAGO) and Community Housing Network (CHN) collaborate on the project and implement the rapid re-housing pilot for single adults. VOAGO will provide case management staff and CHN will provide a Housing Specialist that will assist participants in locating appropriate housing and ensuring long-term housing stability.

A question was asked about the plan to continue implementation after the pilot ends. Dave noted that during the pilot phase we will assess the potential for future success as well as necessary funding to keep the program running.

It was noted that a major goal of the program is to shorten an individual's length of stay in shelter.

A resolution was included in the meeting packet for consideration. Jeffrey Lyttle made a motion to accept the recommendation of the HPRP Steering Committee on the Rapid Re-Housing Program. Susan Lewis Kaylor seconded the motion. The motion was unanimously approved without any abstentions.

Access to Benefits Strategy – Benefits Partnership Update

Dave provided an update on the Access to Benefits Strategy. The program started its second year of operation as a host site for Phase 2 of the COHHIO SSI/SSDI Project. This allows for the continuation of the SSI Benefits Specialist that was funded under Phase 1 of the project. With the addition of two benefits specialists funded by United Way, this strategy is in full operative mode. The United Way specialists have completed training in the SOAR method of completing SSI/SSDI applications and are fully up to speed. All of the specialists now have dedicated SSA adjudicators assigned to them, which aids in faster eligibility determinations.

Increase Supportive Housing Units Strategy Update

Dave provided an update on the Increase Supportive Housing Units Strategy. Highlights were as follows:

- Of the planned 240 units to be added by new construction or rehab,
 - 210 units are in the pipeline as of August 2010 (155 of these are Rebuilding Lives (RL) units).
 - NCR Commons at Buckingham began lease-up on July 23, 2010. The project has 75 RL units and 25 non-RL units.
 - NCR Commons at Third has received OHFA tax credits as of July 1, 2010.

- Of the planned 520 units by master lease,
 - 25 units are represented by CHN Master Leasing project which received HUD award in July 2010.
 - 30 units are in operation through the RL Leasing project sponsored by Southeast, Inc.

Centralized Point of Access for Single Adults Update

Dave provided an update on the Centralized Point of Access for Single Adults (CPOA). The CPOA began operations on April 21, 2010. Single adults seeking emergency shelter go to the intake center located at Faith Mission or call the CPOA phone number. To date the new process has worked smoothly, as individuals have been redirected to the center with few problems. Although preliminary, the CPOA process has enabled the system to track the diversion of 14% of individuals to other resources. A diversion rate of 30% to 35% is one of the key expectations of the CPOA. CSB and Lutheran Social Services-Faith Mission are setting a technical assistance meeting to discuss the specific goals around diversion and other expectations of the program.

Tier II Family Shelter Conversion Update

Dave provided an update on the Tier II Family Shelter Conversion. This strategy continues as a pilot operated by the Homeless Families Foundation (HFF) and Volunteers of America of Greater Ohio (VOAGO). Plans call 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. To date HFF has converted 9 of its 46 units and VOAGO has converted 13 of its 24 units to the new model. The pilot will be evaluated during FY10 and will measure the proportion of transitional rental assistance units that are sustained or expanded over time and the roll-over of subsidies to other units.

Unified Supportive Housing System Update

Lianna provided an update on the Unified Supportive Housing System (USHS). The third USHS pilot Commons at Buckingham (CAB) is currently in the lease-up phase. USHS is working in conjunction with NCR staff to implement lease-up and subsequent vacancy management for CAB. The project is ahead of the lease-up schedule. As of August 18th, 75 persons have been moved in to CAB. Lianna also noted that USHS is developing a client documentation toolkit for use by case managers. USHS is working with the Ohio Benefits Bank (OBB) to develop a document storage location on OBB for the information.

Employment Strategy Update

Tiffany Nobles provided an update on the strategy on behalf of Mary Vail of Goodwill Columbus. She noted that since the May RLFC meeting, the Employment Strategy Core Group has not met but RLFC member Suzanne Coleman-Tolbert is scheduled to visit Dayton in September with Mary Vail to meet with several representatives working on issues around employment for homeless persons. Tiffany also noted that Mary wanted to recognize Suzanne for her role and interest in this strategy to date.

Re-entry Housing – Incarcerated Populations Update

Sally Luken provided an update on the strategy. Community Research Partners (CRP) completed a data match and analysis of incarcerated populations. The resulting report is in the process of being summarized and will be shared with the RLFC in November.

Sally shared some highlights of the data:

- During 2007-2009 50% of the persons in shelter spent some time in prison.
- There is a direct correlation between the number of convictions and high risk of entering shelter.

- Persons who have used the shelter 3 times or more during 2007-2009 had a jail stay or had just been recently released.
- There are a small number of people who are moving back and forth between jail and shelter within a 1 month time period. Sally asked CRP to breakdown this data more.
- If a person had a lot of shelter uses they were most likely also a veteran.

Question asked about whether Corporation for Supportive Housing (CSH) will share the data report and the recommendations for work to go forward with the RLFC. The recommendations will include an idea of who should lead the work of the strategy now that the data is known.

Question asked about how we plan to address and reduce the number of persons who are discharged from jail and prisons to homelessness. The group plans to discuss policies around this idea in addition to programming.

Re-entry Housing – Mental Health Populations Update

Susan Lewis Kaylor provided an update on the strategy. Through July 15, 2010, the HPRP ADAMH Prevention program has had 39 clients move into units on an HPRP subsidy and has 29 clients in line to be served. The program is on track and is serving the intended population. The total amount of funds spent to date is \$105,000. In order for the program to reach the 30% expenditure rate by September 30, 2010, 10 additional clients need to be housed based on the current activity experienced. ADAMH fully expects to meet this goal.

Coordinate Emergency Aid Update

Matt Kosanovich provided an update on the work of the Coordinate Emergency Aid work group to date. The group has met two additional times since the last update to the RLFC. The group has outlined some target parameters and objectives for coordination. The group put a hold on its conversations to allow Matt to get a few questions answered around expectations and goals but will reconvene in late August or early September. A recommendation from the work group will be forwarded to the RLFC for consideration in November.

Project Development Updates

NCR Commons at Buckingham (CAB)

Colleen Bain provided an update on the project. Construction was completed ahead of schedule and on budget. The grand opening event was held on July 22 and the first residents began moving in on July 23. Representatives from Cincinnati will be coming to visit CAB on August 23rd. Michelle Heritage Ward and Blaine Brockman will be presenting to the group during the tour.

NCR Commons at Livingston (CAL)

Colleen provided an update on the project. Construction scheduled to begin the first week of August. The Berwyn East Civic Association (BECA) spoke at the groundbreaking, welcoming the development to the neighborhood. NCR is in the process of completing a Good Neighbor Agreement and will continue to reach out and communicate with BECA and other interested neighbors and stakeholders. The Veterans Administration agreed to provide services for all residents instead of just the 25 non-RL units. The project should be completed in late spring 2011.

NCR Commons at Third (CAT)

Colleen provided an update on the project. Some of the 40 non-RL units will be designated for ADAMH clients. CAB has a partnership with In Care to provide all residents with home health services. The residents will be served regardless of Medicaid eligibility. NCR would like to replicate this partnership at CAT. The project received a 9% Tax Credit Award from the 2010 OHFA process.

CHN Inglewood Court

Anthony Penn thanked the RLFC for action taken on the project for 2011 OHFA tax credits and 2011 HUD bonus. He also provided an update on the project. The Good Neighbor Agreement has been completed so CHN can now focus on strengthening the partnership with the neighborhood.

Other Business

It was noted that an update on the YMCA Sunshine Terrace Replacement project was included in the meeting materials.

Don Strasser announced that the Columbus Coalition for the Homeless is sponsoring a conference on employment for homeless persons. The conference will take place on November 4th. For more information or to get involved, please contact Don Strasser or Mike Tynan.

Next Meeting: November 18 from 11:30 am – 2:00 pm.