

AGENDA

Continuum of Care Membership

Wednesday, January 29, 2025 2:00 p.m. to 4:30 p.m.

Time	Item	Presenter	Action
2:00 pm	Welcome and Agenda Review	Michael Wilkos	Quorum Affirmed
2:05 pm	Approve minutes from 10.23.24 and 11.14.24 CoC Board (A)	Michael Wilkos	Vote
2:10 pm	Prioritization of PSH Projects for OHFA tax credits (A) (R)	Adam Rowan	Vote
2:40 pm	2025 Planning Survey Results and Continuum of Care Retreat Feedback Analysis (A)	Christina Blair	
3:20 pm	Review Q1 System Indicator Report (A)	Adam Rowan	
3:30 pm	System & Community Framework Updates	Steve Skovensky	
4:15 pm	2024 Continuum of Care Awards (A)	Christina Blair	
4:25 pm	Continuum of Care Membership 2025 Schedule (A)	Tracy Whalen-Payne	
4:30 pm	Adjourn	Michael Wilkos	

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

MINUTES

Columbus and Franklin County, Ohio

Continuum of Care Meeting

Wednesday, October 23, 2024

2:30pm – 5:00pm

Hybrid meeting | Zoom | United Way 215 Front St., Conference Room J

ALL CoC MEMBERS:

Donna Mayer, Sue Villilo, Malcolm Turner, Michael Wilcos, Marcus Johnson, Dr. Lee Ann Harris, Terri Power, Alison Marker, Sonya Higginbotham, Kelsey Strausbaugh, Walter Dillard, Jeff Pattison, Tina Rutherford, Beth Fetzer-Rice, Roxann Payne, Kier Scott, Beth Lonn, Lianna Barbu, Sarah Douglas, Shannon Isom, MarQuan McCarrel, Harvey Hackman, Robert Bramlish, Chanda Wingo

Community Shelter Board (CSB) Staff: Steve Skovensky, Sherrice Sledge-

Thomas, Liz Price, Erika Gable, Christina Blair, Asli Buldum, Twila Wellmaker, Thaddeus Billman, Audrey King

Continuum of Care (CoC) Members (not in attendance): Dr. Maria Houston, Mary O'Doherty, Jim Rose, Christopher Maitland, Emerald Hernandez-Parra, Tierra Ross, Emily Savor, Nathan Wymer, Nancy Hashman, Scott Scharlach, Felisha Lyons, Vivian Turner, Juliet C. Dorris-Williams, Le-Ann Harris, Dr. Desiree Polk-Blank, Jon Welty, Carlie Boos, Lt. Kyle Kincade, Makaylah Downour, Courtney Elrod, Shiela Prillerman, Rei Scott, Meghann Cicola

Welcome and come to order:

Meeting was officially called to order by Sue Villilo.

Administration

Michael Wilkos called for quorum.

Michael asked for a motion to approve the minutes from the June 5, 2024 meeting. Beth Fetzer Rice motioned, Sonya Higginbotham seconded, and the CoC membership approved.

Strategic Areas of Focus

Asli Buldum shared the CSB Annual SPIR

- < Asli reviewed the system indicators
- < She noted improvement in housing retention and rehousing efforts. However, we still face challenges in reducing the length of time people experience homelessness.
- < Need to focus on improving the intake process and continued work on case management capacity and additional training for frontline staff.
Increase in those affected by top housing practices
- < Continued challenges because affordable housing is lacking.

FY25 CoC HUD Application and Project Priority Listing

Lianna shared critical components of the HUD application including the CoC Collaborative Application, Project Priority Listings and key priorities from HUD.

Michael asked for a motion to approve the submission of the HUD CoC Application including the Project Priority Listings. Terry Power motioned, Marcus Johnson seconded, Kelsey Straumbaugh, Beth Long, Beth Fetzer Rice abstained. The CoC membership approved and the application will be submitted to HUD prior to the deadline.

Equity Framework

Sherrice shared updates on the Equity Action Committee.

- ⟨ Equity framework
 - Will guide our work over the next year, ensuring that our policies and practices promote inclusivity and address disparities. Goals:
 - Diversify COC Membership
 - Ensure 100% CoC participation on self-reported Equity Survey
 - Develop equity framework including policy and procedures
 - Ensure meaningful citizens advisory council and youth action board membership inclusion
 - DEI committee
 - Need more members/representatives
 - Concerns about current strategies
 - We have to talk about the over-representation of black households in the system to fix it
 - Lack of affordable housing
 - Shelter can feel like incarceration (traumatizing, adds to mental health issues, creates mental health issues); can be very restrictive and affect chances of getting out of homelessness. Have to talk to those who have experienced our process about how do we make it better.
- ⟨ Next steps
 - Having periodic meetings
 - Adjourn committee by April of 2025

Closing Remarks and Adjournment by Michael Wilkos

- ⟨ CoC Retreat Announcement: Upcoming CoC Retreat on November 14, from 8:00 AM to 1:00 PM.
- ⟨ Feedback Request (QR Code Exit Ticket): Please take a moment to scan the QR code on the screen to access a quick exit survey. Your input helps us improve future meetings.

Michael asked for a motion to approve adjournment of the CoC meeting. Marcus Johnson motioned, Sarah Douglas seconded, and the CoC membership approved.

Meeting adjourned.

MINUTES

Columbus and Franklin County, Ohio

Continuum of Care Membership Meeting

Thursday, November 14, 2024

8:00 am – 9:00 am

In-Person Meeting

Continuum of Care (CoC) Members (in attendance): Chanda Wingo, Michael Wilkos, Jeff Pattison, Juliet C. Dorris-Williams, MarQuan McCarrel, Carlie Boos, Robert Bramlish, Malcolm Turner, Shelia Prillerman, Rei Scott, Meghann Cicola, Shannon Isom, Beth Lonn, Beth Fetzer-Rice, Jim Rose, Christopher Maitland, Marcus Johnson, Graham Bowman (on behalf of Emerald Hernandez-Parra), Walter Dillard, Tiara Ross, Ryan Jefferson (on behalf of Roxann Payne), Emily Savors, Mary O'Doherty, Sonya Higgenbotham, Sarah Hatchard, Terri Power, Donna Mayer, Nancy Hashman, Scott Scharlach, Paula Davis (on behalf of Tina Rutherford) and Vivian Turner

Continuum of Care (CoC) Members (not in attendance): Lt. Kyle Kincade, Makaylah Downour, Felisha Lyons, Le-Ann Harris, Nathan Wymer, Desiree Polk-Blank, Courtney Elrod, Kier Scott, Maria Houston, Jonathan D. Welty, Steve Gladman, Alison Marker, Sue Villilo

Community Shelter Board (CSB) staff: Christina Blair, Lauren Hiskey, Steve Skovensky, Sherrice Sledge-Thomas, Asli Buldum.

Guests: Lianna Barbu, Melissa Graves

Administrative Issues

Michael Wilkos opened the meeting and quorum was affirmed by Christina Blair.

Continuum of Care Builds NOFO

Liana Barbu presented information on the CoC Builds NoFo. The application timeline was presented along with the approved application scoring. The project applications were presented. They included: CHN Deer Hill PSH, CMHA/Beacon 360 Hometown PSH, and Homefull Dublin-Granville PSH. The final scoring of projects by the CoC board was as follows: CHN – 109, CMHA – 115, and HFL – 111.

Michael Wilkos requested a motion to approve the resolution to approve CMHA's Beacon 360 Hometown PSH as the applicant for the CoC Builds competition. Nancy Hashman motioned to approve and Terri Power seconded. All in favor voted aye. There were no nay votes. Carlie Boos abstained.

Meeting adjourned.

Project for 2025 OHFA Competition

CHN Deer Hill Place

Project Configuration	
Total Units	60
Homeless Units	48
Other Units	12
Unit size	One-bedroom
Location	3255 Morse Rd Columbus OH 43231
Target Population	Individuals experiencing chronic homelessness, who are disabled by mental illness, substance addition, dual diagnosis, and/or a physical disability.
Staff Availability	24-hour front desk staffing (Aryes); property management (CHN 1 FTE); maintenance (CHN 0.5 FTE) on-site supportive service with Concord Counseling - 3 FTEs, with 2 staff on site M-F 8 am – 5 pm)

Project development	
Total Project Costs	\$20,606,453 Cost/homeless unit \$343,440
Annual Services Costs	<u>\$477,320 total</u> CoC funds \$247,183 (new HUD CoC Supportive) Other funds \$230,137 (for the homeless units: \$82,363 Medicaid, \$52,310 TBD and for the non-homeless units: \$94,249 ADAMH and \$1,215 TBD) Cost/homeless unit \$7,955
Annual Operations Costs	<u>\$745,200 total</u> CMHA funds secured (Project Based Vouchers) Other funds \$0 Cost/homeless unit \$12,420
Development/Capital	<u>\$19,383,933 total</u> CoC Funds \$2,000,000 (\$2,000,000 City of Columbus HOME) Other funds \$15,400,000 OHFA tax credits, \$1.5 mil FHLB, Deferred developer fee \$483k Cost/unit \$323,066
Development Timeline	January 2025 – seek CoC OHFA project ranking May 2026 – construction September 2027 – lease-up

Project for 2025 OHFA Competition

Homefull 1289 Hotel

Project Configuration	
Total Units	70
Homeless Units	70
Other Units	0
Unit size	Efficiency (300-350 sqft units)
Location	1289 Dublin Granville Rd Columbus OH/converted Americas Best hotel
Target Population	Individuals experiencing chronic homelessness, who are disabled by mental illness, substance addition, dual diagnosis, and/or a physical disability.
Staff Availability	1 FTE property manager/program manager; 2 case managers and after-hours engagement staff; security; maintenance; access to crisis worker

Project development	
Total Project Costs	\$20,377,695 Cost/homeless unit \$291,110
Annual Services Costs	<u>\$452,208 total</u> CoC funds \$402,208 HUD CoC Supportive Service \$s secured Other funds \$50,000 Medicaid Cost/homeless unit \$6,460
Annual Operations Costs	<u>\$ 1,145,096 total</u> COC Funds \$1,020,096 CMHA Project Based Vouchers secured Other funds \$125,000 ODOD Cost/homeless unit \$16,359
Development/Capital	<u>\$18,780,391 total</u> CoC Funds \$2.0M (\$2M City of Columbus) Other funds \$16,780,391 (OHFA \$15,480,391; Deferred Developer Fee \$1.3M) Cost/homeless unit \$268,291
Development Timeline	January 2025 – lease up January 2025 – seek CoC OHFA project ranking December 2025 – construction starts June 2026 - renovations completed

**Columbus and Franklin County Continuum of Care
Project Plan Application**

Application Checklist

Agency Name: Community Housing Network

Project Name: Deer Hill Place

- ☐ Concept Paper Submitted on _____
- ☐ CoC approval received on 7/09/2024
- ☐ Initial Project Plan
- ☐ Quarterly Update, if quarterly update indicate #: _____
- ☐ Final Project Plan

Agency Self Check	CSB Check	Application Requirements & Assembly Order
X		Application checklist
X		Project Plan Cover Sheet & Authorization
X		Project Overview
X		Development Plan
X		Operations and Tenant Selection Plan
X		Supportive Services Plan and Supportive Services Table
X		Program Outcomes Plan
X		Staff Client Ratio Form, Table of Organization Chart, and Position Descriptions
X		Consumer Involvement Plan
X		Community Outreach Plan
X		Strategies for Innovative Provision
X		Implementation Timetable
X		Capital/Development Budget
X		Annual Operating Budget
X		10-year Operating Pro Forma
X		Annual Services Budget
X		10-year Services Pro Forma
X		Status of Other Funding Chart
X		Evidence of Funding Commitments
		Tenant Selection Plan – <i>section not included in application</i>

1. Applicant and Project Information**Date:** July 31, 2024**Project Name:** Deer Hill Place

	Total (\$)	Annual Services (\$)	Annual Operations (\$)	Development / Capital (\$)
CoC Funds	2,247,183	247,183	0	2,000,000
Other Funds	18,359,270	230,137	745,200	17,383,933
TOTAL PROJECT COST	20,606,453	477,320	745,200	19,383,933

Lead Organization (project sponsor):

Community Housing Network

Mailing Address:

1680 Watermark Drive, Columbus Ohio 43215

Contact Person:

Mary L Price

Telephone: 614-487-6450**Fax:** 614-487-0405**E-mail:** mprice@chninc.org**Authorization**

Acting as a duly authorized representative, I hereby affirm that the governing body of the below named organization has reviewed and accepts all the guidelines, requirements and conditions described in the Project Development Process Information Packet and wishes to be considered for assistance by the CoC.

Lead Organization: Community Housing Network**Date:** 7/30/2024**Authorized Signature:****Name/Title:** Samantha Shuler, CEO**Co-Applicant Organization:****Date:****Authorized Signature:****Name/Title:****Co-Applicant Organization:****Date:****Authorized Signature:****Name/Title:**

2. Project Overview <i>(Do not exceed the space provided)</i>	
Agency Name:	Community Housing Network
Number of successful LIHTC deals in Ohio over the past 10 years as of the application deadline:	<input checked="" type="checkbox"/> 4+ Between 2014 and 2024, CHN has developed 12 LIHTC projects. It currently is working on 3 LIHTC projects that will be operational in 2025. <input type="checkbox"/> 1 <input type="checkbox"/> 0
Program/Project Name:	Deer Hill Place
Proposal Summary:	Deer Hill Place will provide sixty (60) one-bedroom units of permanent supportive housing prioritized for individuals experiencing homelessness with mental illness, addiction, and trauma-related issues who meet the State of Ohio's Permanent Supportive Housing Policy Framework. The property will be located at approximately 3255 Morse Road, Columbus, Ohio 43224.
Population to be Served:	The target population is persons who are homeless or are at risk of homelessness and are disabled by a mental illness and substance addiction. Individuals struggle to overcome severe and persistent housing barriers, including histories of poverty, addiction, health issues, incarceration, generational and systematic inequities, institutionalization, unemployment, and trauma. Households have zero to extremely low income below 30% of area median income (AMI) meeting USHS requirements. Of Deer Hill Place's sixty (60) units, forty-eight (48) units will house individuals who meet the HUD definition of homelessness and be designated for those who meet chronic homelessness criteria. The remaining twelve (12) units will house individuals who meet the Ohio Department of Mental Health and Addiction Service's definition of severe mental illness or co-occurring mental illness and substance abuse, homeless, or at-risk of homelessness or institutionalization.
Partners & Roles:	Community Housing Network, Inc. will provide overall program management, person-centered property management, and housing services. Comprehensive management will include program operation, subsidy administration, community relations, maintenance and security, facilitation of partner meetings, admissions oversight, eviction prevention and training, and assistance with outreach.

Housing:	Deer Hill Place will comprise 60 one-bedroom apartments in a single structure, including community gathering space and offices for supportive services. All units will be furnished with a bed, dresser, sofa, and chair. The building will include two laundry rooms, a community room with a kitchen, and a fitness room.
Program and Services:	<p>Community Housing Network (CHN) will provide overall program management, person-centered property management, and housing services. Comprehensive management will include program operation, administration of subsidies, securing community partnerships, maintenance, housing facilitation, and eviction prevention. CHN will subcontract with Aryes Staffing to provide 24/7 front desk coverage. Front desk staff works with CHN and partner staff to intervene during periods of a crisis, placing a resident at imminent risk of losing housing. People entering the building engage with the front desk staff. An interior and exterior camera system is monitored to ensure the safety of residents. Front desk services help strengthen housing retention for residents.</p> <p>Living at Deer Hill Place allows residents to engage in onsite support services to help them overcome obstacles, sustain wellness, and achieve their aspirations—with equitable opportunities to enjoy dignified, productive, and purposeful lives. CHN will have an annual renewable contract with Concord Counseling Services (CCS) to provide onsite supportive services. CCS will provide residents with services, including ongoing assessments, case management, access to psychiatric services, referral to medication monitoring, health services, employment services, individual counseling, and substance abuse treatment. CCS has a proven track record of successful Medicaid, Medicare, and third-party payer billing and utilization</p>

Proposed Roll Out:	July 2023	Purchased land
	July 2024-Jan 2025	CHN seeks CofC #1 ranking
	Jan 2025-Nov 2025	Secure financing commitments
	May 2026-August 2027	Construction
	September 2027 -December 2027	Lease Up
Community Outreach:	CHN began reaching out to the community in February 2023, including presentations at area meetings. The Northeast Area Commission and Columbus City Council voted in favor of the development. Development staff also met with residents of Dogwood Glen, the CHN apartment building adjacent to the site. Dogwood Glen has an existing Good Neighbor Agreement (GNA), and the community did not feel it necessary to develop a new GNA for Deer Hill Place.	

Budget Category	Brief description of how you will use CoC Funds			
Capital Costs	The Total Capital Cost for Deer Hill Place is estimated to be \$19,383,933. Of this total, Community Housing Network, Inc. will request \$2,000,000 from the City of Columbus (HOME or HOME/ARPA).			
Operating Costs	Community Housing Network estimates that rental assistance will pay the annual Operating Expenses for Deer Hill Place and expects to request 60 project-based Section 8 Housing Choice Vouchers from Columbus Metropolitan Housing Authority. It is estimated that the 60 one-bedroom units would generate approximately \$745,200 in operating subsidy annually or \$14,904,000 over 20 years (calculated without inflation).			
Service Costs	Community Housing Network anticipates a need for \$477,320 annually to operate the services at Deer Hill Place. For the 48 units tied to CofC system, the estimated total cost is \$381,856. Services will include case management, front desk engagement, direct assistance, and administrative costs. Community Housing Network anticipates needing funding from multiple sources including the Continuum of Care's HUD SHP Service New Bonus and ADAMH of Franklin County service funding. Additionally, Concord Counseling will be expected to secure reimbursements from Medicaid.			
Total CoC/CSB Capital Cost:	\$2,000,000	Annual Services Cost Per 48 CoC Unit:	\$5,150	Annual Operating Cost Per 48 CoC Unit:
Per 48 Units:	\$41,667			\$12,420

Total:	\$19,383,933	Annual	Annual
Capital Cost		Services Cost	Operating
Per 60 Units:	\$323,066	Per 60 Units:	Cost Per Unit:
		\$7,955	\$12,420

Deer Hill Place		Total	Continuum of Care Units	ADAMH Units
Cost Category	<i>Units</i>	<i>60</i>	<i>48</i>	<i>12</i>
Total Development Costs	\$ 19,383,933	\$323,066/Unit	\$ 15,507,147	\$ 3,876,787
Total Annual Operating Costs	\$ 745,200	\$12,420/Unit	\$ 596,160	\$ 149,040
Total Annual Service Expenses	\$ 477,320	\$7,955/Unit	\$ 381,856	\$ 95,464
Total	\$ 20,606,453	\$343,441/Unit	\$ 16,485,162	\$ 4,121,291

3. Development Plan

(You may use additional pages for this section)

- a) Describe proposed site(s) or neighborhood(s) for housing and the status of site control and zoning. The CoC will give extra consideration to proposals that incorporate:

- < Developments in areas without previous housing credit development for the population to be served.
- < Developments that include the redevelopment of vacant or foreclosed properties.
- < Developments that have a high Opportunity Index Score; developments located in a Qualified Census Tract and contribute to a Revitalization Plan.
- < Please clearly state the development's Opportunity Index Score and/or whether it is located in a Qualified Census Tract.

The site is owned by Deer Hill Place, LLC. The site was rezoned with parking variance for the intended use in June, 2023. Deer Hill is in Qualified Census Tract 39049007532.

2024-2025 Opportunity Index	Moderate
2024-2025 Change Index	Slight Growth

- b) Describe the relationship of the site(s) to community facilities (transportation, shopping, recreation, employment, services, etc.). The CoC will give extra consideration to proposals that incorporate:

- < Developments within a half-mile of a grocery store, medical clinic, pharmacy, public library, and public park, a transit stop
- < Please clearly state the development's maximum linear distance to the positive land uses above.
- < Developments with no detrimental land use within a half-mile (junk or salvage yard, prison/jail, airport, adult video/theater, etc.).

Community Housing Network has analyzed the Deer Hill Place site with respect to both positive off-site amenities and detrimental surrounding land uses. The following positive community facilities were found within two and half miles of the site:

Within 1/2 mile:

- Convenience store (Circle K, Speedway)
- COTA Transit Stop (Route #34; 100 feet)
- Discount Store (Goodwill)
- Places of Worship (Sanctuary Columbus, All Nations Baptist)
- Gas Station

Within 1 mile:

- Grocery (Walmart Super Store)
- Pharmacy (CVS)
- Restaurant (Subway)
- Employment (Easton Town Center)
- Public Park (Partridge Park)

Within 2 ½ miles:

- Fire Station
- Police Station

The following detrimental land uses were not found within a half mile of the site:

- Airport
- Landfill
- Salvage yard
- Loud noise or foul odor source

c) **Describe the number, type, and configuration of units. Housing units should be configured according to the following minimum size requirements:**

- < SROs are not permitted.
- < Efficiency units must exceed 450 square feet. One-bedroom units must exceed 450 square feet (service enriched).
- < For one-bedroom units, the bedroom must be at least 120 square feet, rehabilitation 110 square feet.
- < Contact CSB if you plan to develop units with 2 or more bedrooms.

Deer Hill Place will consist of 60 one-bedroom apartments in a four-story building. The site, building, and apartments will meet OHFA's minimum requirements for Permanent Supportive Housing, including:

1. Each unit will exceed 450 square feet.
2. Each bedroom will exceed 120 square feet.
3. Each bedroom will exceed 7 feet in each direction and contain a closet in addition to the minimum square footage.
4. Each unit will be visitable as defined by OHFA.
5. Each unit will meet HUD Fair Housing Act design guidelines.
6. Universal Design components will be incorporated throughout the building.
7. The entire building and outdoor amenities will be accessible.

d) **Describe on-site amenities and specify if the following will be provided to residents: property-wide Wi-Fi at no cost to residents, Energy Star-certified dishwasher, washer, and dryers in all units, exercise room, a minimum 400 square foot outdoor patio area for residents that is at least 50% covered, tenant credit reporting system participation, social areas, office space, common kitchen and dining areas, and parking. The maximum common area cannot exceed 20 percent of the total gross**

building square footage, excluding dedicated program space.

Onsite amenities at Deer Hill Place will include:

- Property Wide Wi-Fi at no cost to residents
- 400 sq ft outdoor patio with at least 50% covered
- Community Room with full kitchen
- Exercise Room
- Security office (24-hour front desk)
- Bike room and outdoor bike rack
- Elevator
- Off street parking
- Laundry rooms
- Case Management offices
- Property Manager's Office
- Computer space

The common area will not exceed 20 percent of the total gross building square footage.

- e) **Describe development activity (e.g., acquisition/rehab; new construction). If the proposal includes rehabilitation of existing housing units or the adaptive reuse of a building, submit a capital needs assessment and a scope of work.**

Deer Hill Place will be the new construction of a 4-story apartment building. There is a single-family home on the site that has been vacant for at least 15 years, and it will be demolished.

- f) **Describe which of the following designations the provider or partner will obtain and maintain prior to the building's lease up, (1) Certified Organization for Resident Engagement & Services (CORES), (2) Professional Service Coordinator Program through The Ohio State University and the American Association of Service Coordinators, or (3) Ohio Board of Nursing certified community health workers staff.**

Community Housing Network will seek to obtain a Certified Organization for Resident Engagement and & Services (CORES) designation before the building being placed in service.

4. Operations & Tenant Selection Plan

(You may use additional pages for this section)

- a) **Describe the target population, including their anticipated needs. Describe the expected breakdown of the population by income levels (AMI).**

The target population is men and women who are homeless or at risk of homelessness and are disabled by mental illness, substance addiction, dual diagnosis, and/or physical disability. Individuals struggle to overcome severe and persistent housing barriers that may include histories of chronic poverty, alcohol and drug abuse, incarceration, generational and systematic inequities, institutionalization, long-term unemployment, and trauma impacting their housing stability. The population will have incomes at or below 30% AMI, as USHS requires. Of Deer Hill Place's sixty (60) units, forty-eight (48) units will house individuals who meet the HUD definition of homelessness and be designated for those who meet chronic homelessness criteria. The remaining twelve (12) units will house individuals who meet the Ohio Department of Mental Health and Addiction Service's definition of severe mental illness or co-occurring mental illness and substance abuse, homeless, or at-risk of homelessness or institutionalization.

Community Housing Network (CHN) starts with housing because it fulfills a basic human need that allows us to address other human needs, especially those that are complex and chronic. Once they have a home with CHN, residents can feel safe and comforted, knowing they have a place to rest, recover, and reset. CHN furthers equity for each resident by providing access to supportive services to help them heal and thrive. By helping our residents thrive, we go a long way toward erasing the stigma of homelessness and mental illness, where people of diverse backgrounds and incomes live and work together with mutual compassion and respect.

A Place to Call Home estimates a need for at least 1,494 PSH placement options for single adults with severe service needs. The community currently has approximately 377 PSH placements annually and 2,513 existing PSH units. The 2023 Gap Analysis for Columbus/Franklin County reports that 2,197 individuals annually demand PSH housing, but there is a gap where at least 1,820 additional PSH units are needed for homeless individuals in Franklin County. CHN will continue to address permanent supportive housing needs in our community.

- b) **Describe how you will manage and operate the project, including staffing levels and maintenance/security plans. Attach a table of organization and position descriptions.**

Management: Community Housing Network (CHN) will serve as the project lead and administrator, providing person-centered property management and housing services, including program operation, fiscal oversight, administration of subsidies, maintenance, community relations, and security. CHN will subcontract with service partners to provide front desk staff and supportive services. CHN will assume responsibility for performance outcomes and other matters of compliance.

Staffing: CHN will subcontract with Aryes Staffing to provide 24/7 front desk coverage. CHN will employ an onsite property manager (1 FTE) and maintenance (.5 FTE) available during the first shift. CHN will have an annual renewable contract with Concord Counseling Services (CCS) to provide onsite supportive services. The anticipated staffing plan is below:

Anticipated Staffing	FTE
Annual Assessment of Service Needs (CHN-HF)	0.50
Manager of PSH (CHN-SSPM)	0.15
Case Management (CCS)	2.00
Outreach RN (CCS)	0.20
Employment Assistance and Job Training (CCS)	0.18
Housing Search and Counseling Services (CCS)	-
Director of Clinical Operations (CCS)	0.01
Clinical Coordinator/Mental Health Services (CCS)	0.33
Outpatient Psychiatric and Health Services (CCS)	0.01
Manager of SUD (CCS)	0.08
Substance Abuse Treatment (CCS)	0.20
Front Desk Staff (Aryes)	4.20
TOTAL	7.85

Maintenance and Security: A maintenance technician assigned to the project will conduct maintenance—including inspections, routine maintenance, and repairs. Maintenance Technicians report to the Maintenance Supervisor, and CHN employs both positions. Onsite security is managed through the 24/7 front desk staffing noted above and security cameras, smoke alarms, and controlled-access entries.

- c) **Describe the staff structure, including administrative/management, operations, and services staffing, as well as any contract staff from other agencies that will be located on site.**

Deer Hill Place will always have at least one staff member onsite. Front desk staff will be available 24/7 to address residents' immediate concerns, including crisis intervention and conflict resolution. CHN will have a Property Manager onsite (M-F 8 am-5 pm) to work more closely with residents on housing retention strategies and other issues. The Property Manager oversees subcontracted Aryes front desk staff. Concord Counseling Services will have two full-time service coordinators and other staff (M-F 8 am – 5 pm) visiting for onsite services. There will be limited weekend coverage.

Property Managers report to a Regional Manager in the CHN Property Management Team. Concord Counseling Services' staff will work with the CHN Supportive Services team. CHN administrative staff members work out of the central office. Property Management and Supportive Services staff will frequently meet with CCS onsite staff, visit the site to manage programmatic and operational functions, and convene monthly partner meetings to discuss site-specific concerns.

A Maintenance Technician assigned to Deer Hill Place will be onsite as needed for repair and maintenance. The maintenance supervisor supervises the maintenance technicians and visits the site to ensure general upkeep.

- d) Describe admissions policies and procedures. Attach a copy of the tenant selection plan. The tenant selection plan must address in detail if there are any exclusions to acceptance (e.g., criminal history, sex offenders) and the rationale for exclusion. The CoC will give additional consideration to projects that propose minimal exclusionary criteria.**

For the (60) units, forty-eight (48) tenants will be selected through the Unified Supportive Housing System (USHS) administered by the Community Shelter Board (CSB). A single adult who wishes to occupy a Deer Hill Place unit must work with their emergency shelter case manager, rapid re-housing case manager, or homeless outreach worker to complete a PSH assessment tool submitted directly to CSB. This tool identifies prospective applicants and prioritizes them according to HUD requirements. Applicants will be selected for entry according to the length of time they were homeless and the severity of service needs. The remaining twelve (12) units will be selected through the Housing Facilitation department administered by CHN, in accordance with ADAMH housing guidelines and with assistance in application processing from USHS.

- e) Describe the plan for initial lease-up, including publicity materials, presentation/recruitment, and timeline.**

As the Deer Hill Place project enters its construction phase, the Community Housing Network (CHN) will work with the USHS to develop a detailed timeline for the lease-up. CHN plans to achieve full occupancy within 90 days of construction ending. CHN will keep the Columbus and Franklin County Ohio Continuum of Care and its service partners abreast of any changes to the project timeline that could impact the lease-up.

Lease-up efforts will begin approximately three (3) months before opening. To ensure timely lease-up of the 48 HUD homeless units, the USHS Program Manager will identify potential applicants using the USHS pool. Units will be prioritized for chronically homeless individuals. Suppose there are no chronically homeless individuals in the USHS pool. In that case, non-CHN applicants will be prioritized based on the length of their homelessness and the severity of service needs. Concurrently, the CHN Housing Facilitation Team will pull prospective applicants from its housing pool of ADAMH consumers and residents of the Bridge to Success transitional housing program to lease up the remaining 12 units.

- f) Describe the rent structure (e.g., minimum monthly rent, how rent is calculated, whether there will there be a work equity program).**

The average monthly rent is anticipated to be \$1,035 per unit, based on FY2024 FMR and market information for Franklin County. Residents will pay 30% of their

income towards rent; however, depending on the rent subsidy utilized, CMHA may require a minimum rent of \$50 per month unless a waiver is granted. Residents will be required to begin making rent payments upon occupancy. CMHA will fund rental assistance to subsidize eligible tenants' remaining rent.

g) Describe eviction and eviction prevention procedures.

Eviction action is used only as a last resort. CHN's eviction procedures are consistent with Ohio landlord/tenant laws. Tenants may be evicted for severe violations of their leases by themselves or their visitors. Examples of such violations include but are not limited to, nonpayment of rent, illegal activities on the property, including the sale or use of illegal drugs, and violence or threats of violence. As part of CHN's eviction prevention framework, service coordination staff and property management discuss ongoing tenant concerns weekly to be proactive and address problematic behavior before a lease violation occurs.

When a lease violation occurs and where appropriate, property management initiates a process allowing the tenant to progress to correct the issue over time. For example, the property manager may issue a strict compliance notice rather than immediately initiating notices required for eviction. If the behavior continues, the property manager will follow up with a 30-day notice to cure. Throughout the process, service staff and property management communicate regularly. Should the tenant disagree about the nature of the violation, the service coordination staff can work with the resident to file a grievance claim through CHN's Tenants Rights & Grievance Procedure process (detailed here <https://www.chninc.org/tenants-rights>) or schedule a meeting with the property manager and service coordination staff.

The service staff will work with the tenant to develop a housing retention plan that addresses property management concerns and meets the tenant's needs. The service coordination staff will link the tenant to community services that may assist in resolving the lease violation, including representative payee services, community mediation services, drug and alcohol treatment, anger management, and mental health services. Residents may also be referred to the Legal Aid Society of Columbus.

Suppose the issue cannot be resolved within the predetermined timeframe, but the tenant and service coordination staff are working towards a resolution with documented progress. In that case, the tenant may be given extra time to resolve the issue. Examples of documented progress include enrollment in special programs for additional treatment or housekeeping services.

Some residents wish to move through retention on their own. If they don't appear to be successful, the service coordination staff will offer assistance, which is rarely refused at that point.

CHN will proceed to eviction if the problem is not corrected at the end of a timeframe agreed to in the housing retention plan. If the matter cannot be resolved within the predetermined timeframe and documented progress is not made, CHN will proceed with the eviction according to established landlord/tenant laws.

Residents may choose to move out on their own if appropriate. The service coordination staff will assist the tenant in locating other housing options if needed.

CHN may request or agree to an "Agreed Judgment Entry Process." The court allows the tenant to remain in housing under certain treatment or behavior compliance conditions. This process is in place of eviction, but the tenant remains subject to immediate eviction if violations continue.

h) Describe how the project collaborates with the community's Unified Supportive Housing System to target, engage, and house clients experiencing significant barriers to permanent supportive housing placement.

USHS manages vacancies and lease-ups for the region's supportive housing programs and ensures that the most vulnerable applicants for housing are prioritized when units become available. A single adult meeting HUD's definition of homelessness must work with their emergency shelter case manager, rapid re-housing case manager, or homeless outreach worker to complete a PSH assessment tool submitted directly to CSB. This tool identifies prospective applicants and prioritizes them according to HUD requirements. Applicants will be selected for entry according to the length of their homelessness and the severity of service needs. Of Deer Hill Place's sixty (60) units, forty-eight (48) units will house individuals who meet the HUD definition of homelessness and be designated for those who meet chronic homelessness criteria. The remaining twelve (12) units will house individuals who meet the Ohio Department of Mental Health and Addiction Service's definition of severe mental illness or co-occurring mental illness and substance abuse, homeless, or at-risk of homelessness or institutionalization.

5. Supportive Services Plan

(You may use additional pages for this section)

- a) **Describe the number and characteristics of persons to be served (should match goals in Program Outcomes Plan).**

Deer Hill Place will feature sixty (60) one-bedroom units of permanent supportive housing prioritized for individuals who meet the State of Ohio's Permanent Supportive Housing Policy Framework and HUD's definition of chronic homelessness. All participants will be disabled men and women. The target population is men and women who are homeless or at risk of homelessness and are disabled by mental illness, substance addiction, dual diagnosis, and/or physical disability. Individuals struggle to overcome severe and persistent housing barriers that may include histories of chronic poverty, alcohol and drug abuse, incarceration, generational and systematic inequities, institutionalization, long-term unemployment, and trauma impacting their housing stability. The population will have incomes at or below 30% AMI, as USHS requires. On average, 50% of head of households are male, and 67% are people of colour living in CHN's supportive housing. Deer Hill Place may have similar demographic numbers. Of Deer Hill Place's sixty (60) units, forty-eight (48) units will house individuals who meet the HUD definition of homelessness and be designated for those who meet chronic homelessness criteria. The remaining twelve (12) units will house individuals who meet the Ohio Department of Mental Health and Addiction Service's definition of severe mental illness or co-occurring mental illness and substance abuse, homeless, or at-risk of homelessness or institutionalization.

"Homelessness among single adults, like homelessness among other populations, is a result of the lack of affordable, available housing. Because of the cost of housing and inadequate incomes, even a temporary financial or life crisis — such as losing a job, the end of a relationship, the death of a partner, or a health emergency — can result in a loss of housing and homelessness. People experiencing chronic homelessness are particularly vulnerable because they disproportionately live in unsheltered locations and have one or more disabilities such as mental illness, substance use disorder, or physical disability. Outreach and engagement help this population access low-barrier shelters and connect to housing — essential for their safety and health". [National Alliance to End Homelessness, April 2023](#)

Studies have shown that housing is multidimensional along a continuum: at one end of the spectrum is no access to housing of reasonable quality (complete instability), and at the other is access to housing of suitable quality in the absence of threats (complete stability). These dimensions of housing stability and instability are as follows: housing type, recent housing history, current housing tenure, financial status, standing in the legal system, education and employment status, harmful substance use, and subjective assessments of housing satisfaction and stability. '[How Stable is Stable](#)', [Journal of Community Psychology, 2014](#). A housing retention and tenure history establishes a baseline and helps identify potential barriers and coping strategies, including financial security and social inclusion.

- b) **Describe the qualifications of the supportive services staff; including education, experience, and special skills they will use to serve the population. Describe the commitment of a local service provider, if applicable and available.**

Tiana Purvis - Chief Operating Officer (COO) at CHN

Tiana C. Purvis is an accomplished social work professional specializing in community housing and social services. Tiana holds a Master of Social Work (MSW) with an emphasis on Social Administration from The Ohio State University and a Bachelor of Liberal Studies (BLS) with a minor in Sociology and an emphasis on African American History from Iowa State University. Licensed as an Independent Social Worker with Supervisory Designation in Ohio, Tiana Purvis continues to lead and innovate in the field of social work, ensuring the provision of vital services and support to diverse and underserved populations.

As the Chief Operating Officer at Community Housing Network in Columbus, Ohio, Tiana oversees operations, including property management, maintenance, and supportive services for permanent supportive housing. This role includes supervising over 80 staff members, establishing and maintaining partnerships with service providers, and serving on the Senior Leadership Team to secure and advance affordable housing for vulnerable populations. Additionally, Tiana is the Executive Leadership sponsor for the CHN's Diversity, Equity, and Inclusion committee, working to implement a comprehensive DEI plan. Responsibilities also involve developing and monitoring annual department budgets, ensuring compliance with funder and partner requirements, and overseeing key performance indicators for property viability.

As a Community Lecturer at The Ohio State University, Tiana provides instruction for Bachelor and Master level social work courses, covering topics such as Practice with Diverse Populations, Social and Economic Justice, and Case Management. Recognition for excellence in teaching includes the 2023 Outstanding MSW Community Instructor Award.

Previous roles include Director of Resident Services at Community Properties of Ohio Management Services (CPO Impact), where Tiana directed enrichment and empowerment programming for low-income families and managed a team focused on housing safety, academic success, and upward mobility. At Equitas Health, Tiana served as Director of Housing, overseeing statewide housing services for individuals with HIV/AIDS and ensuring compliance with regulatory requirements. Other positions include Associate Director at HelpLine of Delaware and Morrow Counties, Inc., and Director of Operations at Marshall House Family Shelter for The Salvation Army Greater Hartford Area Services.

Christopher 'Trey' Haddox – Supportive Services Director at CHN

Trey Haddox is an accomplished social work professional specializing in supportive services, housing programs, and rehabilitation. With a Master's Degree in Social Work, a Bachelor's Degree in Psychology from The Ohio State University, and a Social Worker license, Trey brings extensive expertise to the field. Trey has demonstrated a commitment to enhancing the well-being and stability of diverse populations. Leadership and expertise have been instrumental in the development and implementation of effective social work practices and housing programs.

As a Clinical Liaison at OhioHealth Rehabilitation Hospital, the role involved marketing to physicians, discharge planners, and patients' families to ensure optimal care post-trauma. Responsibilities included performing clinical assessments, counseling patients and families, and educating all parties on care options. Collaboration with hospital case managers facilitated smooth patient transfers and educational materials on LGBTQ+ health disparities and Juneteenth was created.

Currently serving as the Supportive Services Director at Community Housing Network (CHN), the role includes leading the Supportive Services department in designing and maintaining service models to promote tenant well-being and housing stability. Best practices are implemented for unique populations experiencing housing insecurity, and service providers are ensured to meet CHN's expectations and funding requirements. Positive relationships with various housing referral sources are built and maintained, tenant outcomes are monitored, and key performance indicators are reported. Leadership is provided to Supportive Service Program Managers and Housing Facilitation Managers, ensuring program fidelity and effective department operations.

Concord Counseling Services (CCS)

Concord Counseling Services is a distinguished organization with a 20-year track record of delivering high-quality, accessible, and evidence-based services to residents in Community Housing Network's PSH and Service Enriched housing sites and services for older adults. Founded in 1972, CCS is a 501(c)(3) entity with over 50 years of experience effectively utilizing various federal funds.

CCS is accredited by the International Commission on Accreditation of Rehabilitation Facilities (CARF) in multiple areas, including Case Management/Service Coordination, Integrated SUD/Mental Health Outpatient Treatment for Adults, Children, and Adolescents, Prevention Services, and Job Development & Community Employment Services. Furthermore, CCS holds a full Behavioral Health Certification by Ohio Mental Health and Addiction Services (OHMAS) to provide an array of services such as Employment Services, Community Psychiatric Supportive Treatment (CPST) Services, Therapeutic Behavioral Services and Psychosocial Rehabilitation, Consultation, Prevention, General, Crisis Intervention, and Substance Use Disorder (SUD) Case Management Services.

CCS employs a dynamic, flexible treatment team approach to client care and problem-solving, offering holistic plans that address a spectrum of needs. Their client-led interventions are based on the stages of change model, fostering strong relationships and frequent resident contacts to ensure beneficial services. Staff collaborate closely with clients to design and implement tailored plans and strategies, with regular assessments and reviews. Residents also engage in annual housing assessments, goal planning, and standardized assessments such as the OQ and RAS questionnaires.

c) **Describe in-service and staff training (must meet [CSB Partner Agency Standards](#)).**

CHN will ensure that CSB's Partner Agency Standards around required staff training are met. Training to be offered will include but not be limited to the following:

- Emergency evacuation procedures
- Universal Precautions

- CPR and first aid procedures
- Agency operating procedures
- Non-violent crisis intervention techniques (de-escalation techniques)
- Relevant community resources and social service programs
- Ethical client practices
- Customer service techniques
- Cultural competency and diversity
- Recognition and reporting of elder and child abuse and neglect
- Evidence-based practices relevant to Poplar Fen Place (Stages of Change, Motivational Interviewing, Trauma-Informed Care)
- Disease prevention protocols
- Homeless sensitivity
- Relapse intervention
- Mental health overview
- Fire safety
- Community building
- Residents' rights
- Adult Protective Services
- Psychiatric medications and side effects
- Managing Dementia
- AOD overview
- Domestic violence (signs and symptoms)
- Behavior modification
- Effective communication
- Employment
- SSI/SSDI Outreach, Access, and Recovery (SOAR)
- Medicaid/Medicare/Third Party Payer billing

CHN contracts with agencies for front desk and supportive services staff are expected to cover the costs of any necessary training. These staff can participate in CHN sponsored trainings as space allows.

d) Describe the proposed client-staff ratio for each shift.

Deer Hill Place Staff/Client Ratio

- Direct Service staff is defined as all staff members who work directly with clients to meet goals (case managers, case aides, engagement specialists, client advocates, front desk staff, etc.).
- Operations staff is defined as all staff members who work indirectly with clients to meet goals (administrators, maintenance, finance, etc.).
- Program capacity is 48 units, 80% of the total 60 units.

	Services		Operating	
	# of Staff	FTEs	# of Staff	FTEs
First Shift	5	4.85	2	1.5
Second Shift	2	1.5	1	0.05
Third Shift	2	1.5	1	0.05
	9	7.85	4	1.6

e) Describe the overall service delivery plan, including:

- < Eviction prevention and intervention to preserve tenancy
- < Substance abuse issues, including relapse prevention
- < Employment strategies that increase tenant income
- < Referrals to local jobs programs
- < Coordinated and expedited access to benefits (e.g., SSI, Medicaid)
- < Educational/vocational services
- < Counseling related to educational and vocational training programs
- < Budgeting and money management
- < Physical and behavioral health care
- < Referrals to healthcare/wellness programs
- < Coordination with the criminal justice system/legal issues
- < Credit counseling and consultation
- < Peer support
- < Leisure options

The site will be staffed with two service coordinators and visiting professionals in psychiatric, therapeutic, medical, and vocational services with Concord Counseling Services (Concord). Service coordination includes linkage to other supports both within CCS and other agencies. All staff are Qualified Mental Health Specialists with backgrounds in social services. They are required to complete ongoing training in clinical skills (stages of change, motivational interviewing, trauma-informed interventions, and de-escalation techniques) and skills specific to the population with which they work. All staff are well-versed in harm reduction strategies and work to buttress support around clients as they move toward or through substance use treatment. Service Coordinators work with therapists to host alcohol or drug treatment groups and other agencies for Narcan training and information onsite or support residents through inpatient or residential treatment as needed. Service Coordinators have weekly clinical supervision, and additional clinical support is available on-call as necessary.

Concord provides onsite access to individual vocational supports, including job coaching and development, funds for transportation, training, and any ancillary needs. Concord encourages residents to participate in Pathway Clubhouse and 1221 Art Space for early vocational training and activities. A psychiatric nurse is available several times monthly for ongoing, preventative healthcare and physical and psychoeducation. Service Coordinators provide necessary transportation for individual residents and linkage to medical transportation and discounted COTA service.

]

When the tenant is ready for move-up/move-on, continuity of care will be provided if desired. The Case Manager will remain linked with the resident through the move-out, the transition to the new housing placement, and then as an ongoing community support provider. In addition, Concord is in the early stages of developing a Peer Support program with plans to use Peer Support staff onsite to supplement and enhance service delivery.

f) **Describe how you will coordinate services, including community-based services that complement onsite services. Describe engagement strategies.**

CHN operates all its PSH units with a Housing First approach, utilizing Harm Reduction and other evidence-based practices to ensure residents maintain stable, permanent housing. We create opportunities for success by providing residents with support tailored toward their specific housing barriers. By building a network of services and partners to address every need, we make a safety net that empowers residents to move forward while creating a sense of belonging and community.

CHN implements a blended management approach where all partners and staff have a shared commitment and coordinated communication to provide equitable opportunities and support, assisting residents with stable housing and well-being. Residents can access ongoing assessments, goal planning, case management, life skills classes, linkage to benefits, medication monitoring, individual/group counseling, substance abuse treatment, employment readiness training, and community service partners such as the Mid-Ohio Food Bank produce market. Residents are encouraged and often connected to ADAMH-funded service providers for more specialized care. Aryes Staffing provides 24-hour front desk and crisis intervention services, assisting with ongoing services.

Service Coordinators assess residents' needs and risk factors before developing structured plans to ensure housing stability. Service Coordinators are versed in educational techniques to improve Activities of Daily Living skills and engage with residents using evidence-based practices. Staff can easily link residents with psychiatric, vocational, therapeutic, and medical services at Concord or other community agencies. Clinical staff provide the initial contact point for various external, mainstream social services. Service Coordinators, trained in Motivational Interviewing and Harm Reduction techniques, are experienced in working with residents to develop strategies for safe use and connecting residents to outpatient and more intensive AOD treatment providers. Residents will have linkage to various educational programs including GED, licensure-track trainings, and occupational rehabilitation supports. When residents cannot work, service Coordinators leverage their knowledge of Social Security Administration processes to guide claimants in obtaining benefits. Each resident receives individualized care, meeting them where they are and guiding them to the best possible outcome.

CHN's Supportive Housing team provides service coordination leadership and works with the contracted service partner staff to ensure a seamless plan to support residents' needs. Partner meetings will be held onsite at least once monthly to track outcomes and improve coordination efforts. CHN's Property Management team meets at least biweekly to discuss coordinated efforts addressing residents' needs.

- g) **Describe the type and size of space you need to implement the service plan, including detail about how the physical design of the building(s), the project site, and location will enhance the lives of residents specific to their particular needs.**

The facility is within walking distance of a library and a community center, and these amenities provide residents with the opportunity for social and educational activities. The facility will be designed to meet current housing standards, with larger apartments and accessibility to all building areas for persons with physical disabilities. All units will meet OHFA's minimum requirements for Permanent Supportive Housing one-bedroom units. All units will be 'visitable,' and Universal Design features will be included throughout the building.

Amenities will be incorporated into the Deer Hill Place development – including a community room with a full kitchen, television lounge, computers, laundry rooms, and offices for Property Management staff. The site will offer spaces dedicated to providing services, including offices designed for medical care and case management and 24/7 front desk/crisis intervention staff. CHN will provide a community kitchen designed to incorporate hands-on cooking classes, and the community room will host group activities. Finally, small seating areas will be included on each floor to promote social engagement.

- h) **Describe the source(s) of funding for services and how you plan to sustain supportive service provisions over the life of the project.**

CHN will utilize several funding sources to provide supportive services at Deer Hill Place. CHN has applied for supportive services funding through the CoC application processes. Concord will bill Medicaid for eligible service provision. CHN and its partners will explore new community partnerships to obtain discretionary resources and provide innovative, flexible service provision as the project moves forward.

- i) **Complete the supportive services table below.**

- ⟨ **You may require participation in supportive services that are not disability-related as a condition of the program if clients are at or have been at imminent risk of eviction and services are necessary to maintain tenancy (e.g., protective payee). Describe how you will implement this provision.**

CHN and Concord Counseling Services will routinely encourage engagement in voluntary services, linking residents to services and organizations that can address emotional and behavioral issues that will positively impact long-term housing retention. In accordance with HUD guidelines, participation in supportive services is not mandatory to maintain housing.

Suppose a resident faces eviction and Concord staff cannot intervene effectively. In that case, CHN's Supportive Services staff will intervene and work with the resident and the Service Coordinator to develop a housing retention plan to help retain housing. Part of the plan will be documented supportive service provision directly related to the cause of potential eviction. If the resident refuses to develop a plan or agrees to the plan and subsequently refuses to participate, CHN may move forward with the eviction process.

- ⟨ **While permanent supportive housing by definition makes social and other supportive services available to its residents, participation in disability-related supportive services must not be mandatory and cannot be a stipulation of tenancy. Describe how you will implement this provision.**

CHN adheres to HUD regulations regarding voluntary participation in disability-related supportive services. Furthermore, CHN ensures that our partner service agencies adhere to this practice when working with our properties. Language confirming this requirement is included in all Professional Service Agreements executed between CHN and its service partners. While disability-related supportive services are elective, CHN and its service partners routinely encourage engagement in voluntary services, linking tenants to service organizations with the capability to address emotional and behavioral issues that will positively impact long-term housing retention.

- ⟨ **Please note in the table below if the support services plan will include any of the following (two must be included at minimum):**
- ⟨ Before and/or after school care each weekday for the duration of the school year.
 - ⟨ Early childhood education
 - ⟨ Educational assistance programs
 - ⟨ Financial literacy, credit counseling, or other educational services
 - ⟨ Health promotion, nutrition, or wellness services
 - ⟨ Job training, search, and/or placement assistance, including employment services.
 - ⟨ Life skills training
 - ⟨ Transportation
 - ⟨ Legal Services

Supportive Services Table

Type of Service	Provider	Total persons provided with service annually	Typical duration/ intensity of the service	Offered on-site (yes or no)
a) Assessment of service needs	Concord Counseling Services	60	Weekly	Yes
b) Case Management	Concord Counseling Services	60	Weekly	Yes
c) Education Services	Community-based provider	60	As needed	Yes
d) Employment Assistance and job training	Concord Counseling Services	60	Weekly	Yes
e) Housing Search and Counseling Services	CHN Service Coordinator; Concord Counseling Services	60	Weekly	Yes
f) Legal Services	Community-based provider	60	As needed	No
g) Life Skills Training	Concord Counseling Services	60	Weekly	Yes

6. Program Outcomes Plan (POP)

POP instructions and forms are available on CSB's website [here](#). Contact CSB Chief Operating Officer Lianna Barbu for POP development.

CSB Program Category:	Permanent Supportive Housing
Agency Name:	Community Housing Network
Program Name:	Deer Hill Place

		Capacity
Homeless Units	#	48
HUD CH Units	#	48
Other disabled units	#	12
Other Units (non-homeless, non-disabled)	#	
Total Units	#	60

Target population:

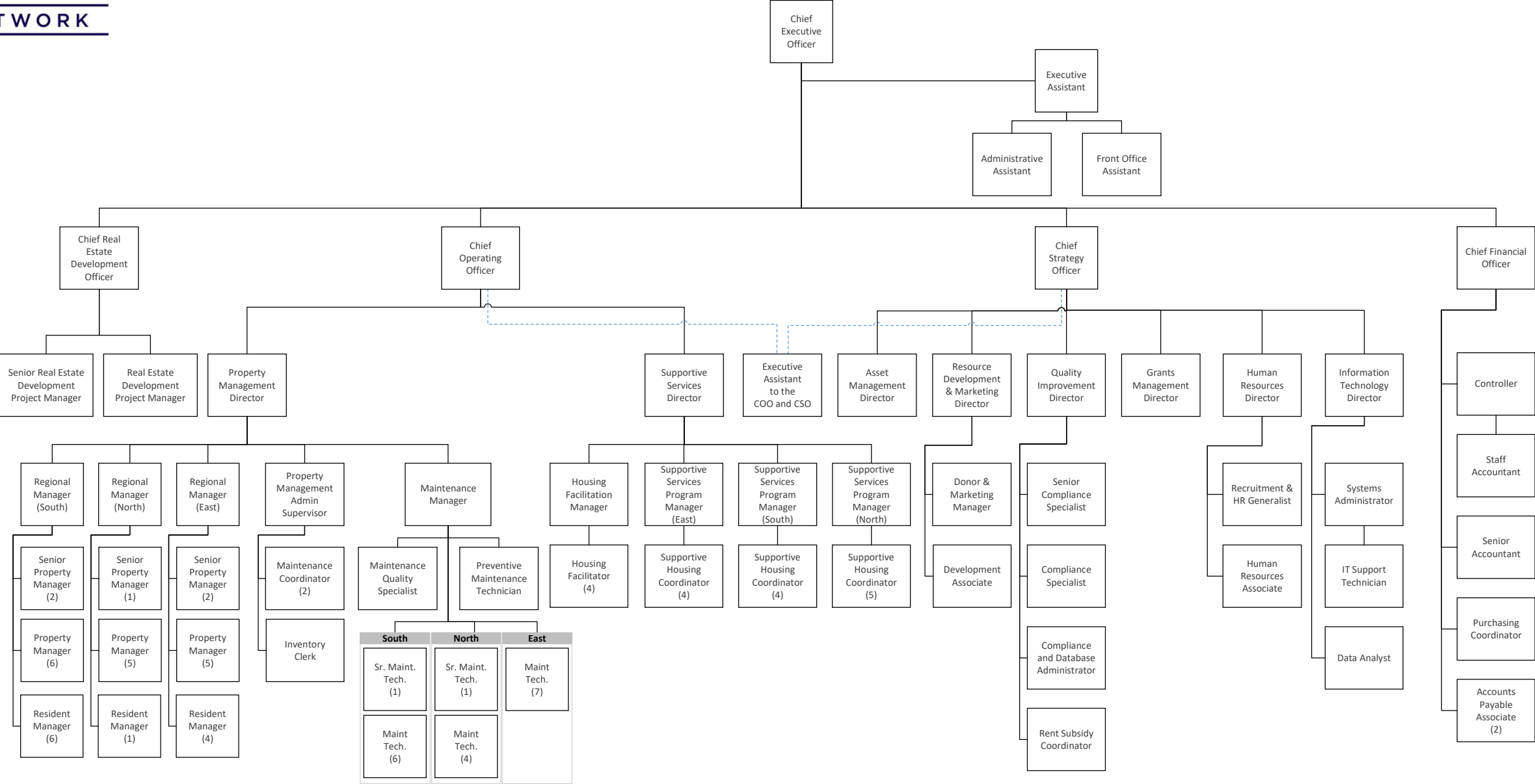
Single Males and/or Females	X
Households with Children	
Youth Males and/or Females	
Domestic Violence victims only	
Veterans only	
HIV/AIDS populations only	
Single male and female plus households with children	

Measure		Quarter 1 7/1- 9/30	Quarter 2 10/1- 12/31	Semi- Annual 7/1- 12/31	Quarter 3 1/1- 3/31	Quarter 4 4/1- 6/30	Semi- Annual 1/1- 6/30	Annual 7/1- 6/30
Households Served	#	48	48	48	48	48	48	48
Successful Housing Outcomes ²	%	90	90	90	90	90	90	90
Successful Housing Outcomes	#	43	43	43	43	43	43	43
Successful Housing Exits	%	50	50	50	50	50	50	50
Housing Stability ²	Mos.	24	24	24	24	24	24	24
Housing Affordability at Exit ²	%	50	50	50	50	50	50	50
Exit to Homelessness ^{2,4}	%			<10			<10	<10
Turnover Rate ³	%	5	5	10	5	5	10	20
Program Occupancy Rate ²	%	95	95	95	95	95	95	95
Negative Reason for Exit ²	%			20			20	20
Increase in cash income (other than employment) from entry to exit or end of reporting period	%	30	30	30	30	30	30	30
Increase in income from employment, from entry to exit or end of reporting period	%	15	15	15	15	15	15	15

7. Staff Client Ratio Form, Table of Organization Chart, and Position Descriptions

A sample table of organization is available on CSB's website [here](#).

See the following page.



8. Consumer Involvement Plan

(Do not exceed the space provided)

Review the Partner Agency Standards on CSB's website [here](#). Describe your plan for ensuring that clients are involved in the planning and development process. Address your strategy for gathering on-going client feedback, particularly as it relates to program improvements.

CHN actively involves residents in selecting housing locations and designing buildings by gathering feedback both informally through daily interactions and formally at tenant meetings and focus groups. This approach helps ensure that the design of each building effectively meets the needs of its residents.

On August 23, 2023, CHN met with the residents of Dogwood Glen, the building adjacent to the site. Residents requested that as many trees as possible be preserved and that the building systems remain consistent with those at Dogwood Glen (avoiding "smart" systems). They also supported the addition of a privacy fence around Deer Hill.

9. Community Outreach Plan

(You may use additional pages for this section)

Describe how you will develop a community outreach plan. The community outreach plan must address the nature of the development, location, design, and how you will notify the residents and businesses in the area. The plan could include involving local elected officials, Community Development Corporations, Community Housing Development Organizations, and community groups, or posting notices in libraries or other public places where residents may congregate. If a Community Housing Development Organization is involved, identify the organization and proposed communication. Social media, design charrettes, or notices in local papers are examples of methods to target your message. Submit a narrative with supporting documentation describing the plan, including:

- < Project Survey
- < Community Acceptance Strategy
- < Community Notification Questionnaire
- < Key Personnel Questionnaire
- < Real Estate Questionnaire
- < Letters of support from district legislators and/or local municipal entities
(recommended, not required)
- < Other Project fact sheets

Guidelines and resources regarding the CSB Community Acceptance Plan and the local template for community outreach are available on CSB's website [here](#).

See the following pages

REBUILDING LIVES & COMMUNITY SHELTER BOARD

Community Acceptance

Exhibit 1

Community Acceptance Strategy¹

Prepare written assessment and plan for community acceptance should be submitted with the concept paper and at least 30 days prior to site control. Records of activities and revisions to the plan should be submitted quarterly.

Community Outreach

Community Housing Network presented the Deer Hill Place development to community leaders in informal meetings as requested and in formal public meetings in the spring and summer of 2023.

The Deer Hill Place site is directly adjacent to Dogwood Glen, a CHN development that has been occupied since 2010. CHN executed a Good Neighbor Agreement with the community and established a Community Advisory Council. The Council met several times after Dogwood Glen opened but interest waned because there were no problems to discuss. The Council was not formally disbanded but has not met since 2011. When CHN reached out to community CHN was advised that the community did not feel it necessary to develop a new GNA for Deer Hill Place.

CHN has a good relationship with the northeast area community and the Deer Hill Place rezoning was supported unanimously by the Area Commission.

Our message to the community included:

- Community Housing Network is a not-for-profit organization that develops, owns and manages approximately 1,200 units of housing in nearly every zip code in Franklin County, including Columbus and surrounding suburbs. We provide affordable, supportive housing linked to social, health and employment services for people disabled by mental illness, substance addiction and histories of homelessness.
- Our attractive housing developments enhance the vitality of communities in which they are located, while reducing the costs to local taxpayers associated with homeless shelters, emergency room visits and institutional care.
- Residents are encouraged to be actively engaged in self-managing their health and well-being, including participating in counseling, job readiness programs and employment. Many of these services are provided on-site by other non-profit agencies.
- Specifically, on the proposed site:
 - Deer Hill Place will consist of up to 60 one-bedroom apartments. CHN provided colored renderings of the site and the building's exterior.
 - This will continue to be a leased apartment building, not a group home or shelter. Residents sign leases and pay rent.

¹ Modified from Non-Profit Housing Association of Northern California

- Using Housing First and supportive services, homeless can rebuild their lives in permanent supportive housing.

The following is a list of public meetings Community Housing Network attended to address questions and make presentations, if requested, about its development plans:

Organization	Date	Location	Comments
Northeast Area Commission Zoning Committee	April 25, 2023 6:00 pm	Shephard Branch Library Nelson Road	CHN presented the project and described rezoning and variances. Committee voted in favor.
Northeast Area Commission	May 17 th 2023 6:30 pm	Howard Rec Center Cassady Avenue	CHN presented the project and described rezoning and variances. Commission voted in favor.
Columbus Development Commission	May 11, 2023	111 North Front Street	Requested zoning variances. Commission voted in favor.
City Council	July 17, 2023	City Hall	Requested rezoning. Council voted in favor.

CHN requested informal meetings with key members of the above bodies in advance of these public meetings.

Exhibit 2 Community Notification Questionnaire

Please answer each question.

- 1) Will the project include existing tenants who would be negatively impacted by public disclosure? No
- 2) Will the project be significant due to either new construction or substantial rehab such that neighbors will "notice" the project even without public disclosure? Yes
- 3) Will there be 24-hour staff? Yes Will there be on-site services? Yes
- 4) Will there be community areas or common space? Yes Will there be parking spaces? Yes
- 5) What type of project:

	Multiple Buildings, Multiple Sites
	Multiple Buildings, Single Site
X	Single Building

- 6) Describe mix and types of structures. What is the density of the project and how does this compare to other types of structures in the immediate neighborhood? Are there other Rebuilding Lives projects within a two (2) mile radius? Within the area? As defined by neighbor?

Density: up to 60 units on 1.981 acres or 30.28 units/acre
Height: 4 stories; approximately 55 feet

The site is bordered by single family homes to the south, a car wash to the east, Dogwood Glen to the east, and Enterprise car rental to the north. The southern 75 feet is a stream protection corridor which will serve as a buffer between Deer Hill and the single family homes. The building will be designed by Berardi Partners architects.

There are no other PSH developments within two miles of the proposed development.

- 7) Will a zoning variance or other land use authorization be required? Yes. CHN rezoned the site to AR-1 which will permit the intended use. It also obtained a variance to reduce the number of parking spaces to 20.
- 8) Will public funds be used that will require a public hearing or other public disclosure? Yes
Will tax abatement be utilized for funding? Yes

- 9) Who is the project designed to serve and how will community involvement and interaction impact that service? Adults who have been Chronically Homeless and are disabled by mental illness, substance abuse, or dual diagnosis.
- 10) Do you plan community notification? Why or why not? We conducted community outreach as outlined in section 1.

- 11) What are the neighborhood organizations within a TWO-MILE radius of the project (please consult lists produced by the city of Columbus and MORPC)? If possible, attach a map. *REQUIRED FOR ALL PLANS.*

<i>Group</i>	<i>Leader</i>	<i>Boundaries</i>	<i>Does project fall within boundaries of the group? (YES/NO)</i>
Northeast Area Commission	Karen Rogers, Chair	North- Morse Road East- I-270 South- Mock Road West- Cleveland Avenue	Yes

- 12) Who will be notified²? What is the timeline for notification? How will this notification occur?

<i>Group</i>	<i>Timeline</i>	<i>Method</i>
Northeast Area Commission Zoning Committee	April 25, 2023 meeting	Presentation
Northeast Area Commission	May 17, 2023 Meeting	Presentation
Development Commission	May 11, 2023	Presentation
City Council	July 17, 2023	Presentation

- 13) What written materials will be distributed as part of the notification? Fact sheets about the proposed project and information about Community Housing Network.

- 14) How will neighbors and neighborhoods be offered opportunities to participate in the project?

CHN reached out to any local neighborhood groups and the area commission to present our project. Additionally, CHN will meet with interested local organizations and stakeholders to discuss our project plans.

Will a neighborhood advisory committee be established? No Will an effort be made to negotiate a Good Neighbor Agreement? No. Based on CHN's history with the community and the success of Dogwood Glen, the community did not feel the need to execute a new Good Neighbor Agreement. The existing GNA for Dogwood is sufficient.

² Project sponsors must keep an ongoing record of all community contact (written, personal contact, and meetings) and submit updates quarterly.

Exhibit 3

Key Personnel Questionnaire

Please fill out the names and titles of the people who have been assigned to the following tasks (If not applicable, mark "NA"):

1. **Overall Project Leader:** Samantha Shuler
proves all strategic plans and critical tactical decisions. Coordinates team members, both staff and external support. Responsible for the research, assessment, and planning of the Community Acceptance strategy.
2. **Community Outreach Liaison:** Nancy Rapelje & Ryan Cassell
Responsible for contacting neighbors and neighborhood organizations while also generating and organizing supporters. Will be able to spend time attending community meetings, responding to callers, etc.
3. **Media Spokesperson:** Samantha Shuler
Responsible for talking with all media; generates talking points; prepares supporters to address media, develops press releases/supporting materials, etc.
4. **Project-Planning Leader:** Laurie Sutherland & Ryan Cassell
Responsible for project design, implementation plans, coordinates all aspects of project financing, assures implementation of the project.
5. **Attorneys involved:** Don Plank & Dave Perry
Legal counsel for zoning and other legislative and/or administrative issues.
6. **Real Estate Agent:** Not applicable
7. **Outside Public Relations and/or Community Relations counsel:** Not applicable
8. **Architect:** Berardi Partners
9. **Other team members:** Jennifer Sharma & Laurie Sutherland

Roles

1. If CEO or executive director is not listed above, what will be his/her role?
2. Who within the agency will be responsible for the political strategy? Samantha Shuler
3. Who within the agency will be responsible for the strategy to work through community issues? Ryan Cassell & Nancy Rapelje
4. Who within the agency will be responsible for the legal strategy? Sam Shuler
5. Who within the agency will be responsible for the public relations/media strategy? Jennifer Sharma
6. Who within the agency will be responsible for the “supporter” strategy? Ryan Cassell & Nancy Rapelje
7. Do you have a budget to support these activities? These activities will be paid for by Community Housing Network.

Exhibit 4

Real Estate Questionnaire

Please answer the following questions.

1. What are the criteria for selecting the project site? Sites must be on a bus line with frequent service including weekends. It should be within a reasonable bus ride to grocery and other amenities. The site must be affordable and free from environmental concerns.

Do you have a site identified? Yes. If yes, please describe. How does this site meet selection criteria? The 1.981 acre site at 3245 Morse Road meets all of the selection criteria. The Route 34 COTA bus line provides access to Easton Town Center and Northland area with a stop 155 feet from the proposed entrance drive. Multiple grocery stores, discount stores, churches, and pharmacies are a 5 to 10 minute ride from the property.

The site's purchase price is \$772,590 which is \$390,000 per acre. CHN plans to develop up to 60 units on the site at \$12,876 per unit. An independent appraisal confirmed that the purchase price is reasonable.

2. Attach list of all sites considered and reason for not selecting each site. If no other sites are considered, please explain why. The property went into receivership and the Liquidator reached out to Community Housing Network as the adjacent land owner. CHN was not actively looking for sites at the time so there are no other sites that were considered. The decision to purchase was based on the favorable community support, zoning (already partially zoned for apartments) and how well the location benefitted the residents of Dogwood Glen. Deer Hill Place will share a driveway with Dogwood Glen.
3. If the site has been selected, describe date secured and method of site control. The selected site was purchased by Deer Hill Place, LLC on August 3, 2023.
4. Describe current zoning/land use. Will variances or changes be needed? Who will need to approve these changes? CHN rezoned the site to AR-1 which will permit the intended use. It also obtained a variance to reduce the number of parking spaces to 20.
5. Describe geology of the site. Has the soil been tested? Are there environmental concerns? A Phase I Environmental study found no environmental concerns. The soil will be tested if the project is awarded LIHTC. There is no reason to expect unusual soil conditions. The site includes a Stream Protection Corridor so the southern 75 feet will be left untouched.
6. Is the site within an area covered by the Community Plan? (e.g. City of Columbus Area Plan) Yes. Northeast Area Plan
7. If leased site, who owns and manages the property? NA

Community Organization Boundary Maps

Northeast Area Commission Map

★ Deer Hill Place



10. Strategies for Innovative Provision

(Do not exceed the space provided)

Detail innovative attributes of the proposal and demonstrate the project's commitment to innovation. Concepts must be original ideas, able to serve as a model for future developments, able to be replicated, and benefit the population to be served.

Community Housing Network (CHN) designs site and building layouts to meet the needs of individuals with severe mental illness and other trauma. Past developments have incorporated principles from "Envisioning Living Environments for People with Mental Illness" by the Urban Design Center of Northeast Ohio.

Deer Hill Place's design incorporates an additional approach called "Trauma-Informed Design (TID)." Similar to how Trauma-Informed Care asks, "What happened to you?", TID asks, "Where have you been?" TID considers a resident's past environments, such as shelters, addiction recovery centers, hospitals, and jails, which are often designed and furnished with budget-conscious utilitarianism and institutional practicality. Trauma-Informed Design seeks to reduce environmental stress by avoiding triggers or reminders of past negative experiences while promoting healing.

Residents may have felt like a case number in systems with few choices, where accommodations were often uncomfortable and unsafe. Deer Hill Place's design incorporates Trauma-Informed Design to benefit residents in several ways:

- **Personalizing spaces with color, signage, and decor:** This helps residents feel more at home and less institutionalized.
- **Individual environmental control:** Residents will have control over their apartment environment with individual air conditioning and heating equipment.
- **Homelike furnishings:** The use of "faux wood" flooring, residential light fixtures, and upholstered furniture provides a homelike contrast to the institutional settings residents have experienced.
- **Welcoming lobby design:** The entrance opens into a lobby with sight lines to the outdoors, providing security without the danger of triggering a confined feeling.
- **Varied social interaction spaces:** Small seating areas throughout the building allow residents to choose their level of social interaction.
- **Calming colors and nature photography:** The use of calming wall and furniture colors, along with nature photography, helps reduce environmental stress.

11. Implementation Timetable

(You may use additional pages for this section and use landscape view if needed)

Provide a timeline that includes major actions steps necessary to move the project from the preliminary phase(s) to the final phase to completion. Include funding deadlines, development milestones, community acceptance targets, and the timeframe for lease-up. Customize the chart below for your project.

See the additional page

12. Budgets and Pro Forma

(You may use additional pages for this section)

Submit the budget forms below. Any format is acceptable as long as it provides the requested information. Required information includes budget line items (BLI), amount for each BLI, source(s) of funding for each BLI, total costs, and a budget narrative.

- < Capital/development budget and budget narrative.
- < Annual operating budget and budget narrative
- < 10-Year operating pro forma (operating cash flow) and narrative
- < Annual services budget and budget narrative
- < 10-year services pro forma (services cash flow) and narrative

Explain all expenses associated with each BLI and make clear the assumptions you used to determine the budgeted amounts. If you have a BLI for administrative overhead, submit an indirect cost allocation plan that explains the methodology for calculating the overhead rate. Specify whether the indirect cost allocation plan is federally approved.

Address revenue, whether the funding has been secured or is pending, time frames for funding, and any relevant limitations or funding parameters. This could include match fund requirements from other funders or funding that is designated for a particular use.

14. Status of Other Funds

A. Capital and Development Costs						
Funding Source	Program	Type	Amount	Status	Amount/ Unit	% of TDC
City of Columbus	HOME or HOME ARPA	Loan	\$ 2,000,000	To be applied for in Jan. 2025	\$ 33,333	10%
FHLB Cincinnati	AHP	Loan	\$ 1,500,000	Applied for in July 2025	\$ 25,000	8%
OHFA/OCCH	LIHTC	Equity	\$ 15,400,000	To be applied for in Feb. 2025	\$ 256,667	79%
Community Housing Network	Deferred Dev Fees	CF Loan	\$ 483,933	TBD	\$ 8,066	2%
Total			\$ 19,383,933		\$ 323,066	100%
			\$ (4,000)			

B. Operations							
Funding Source	Program	Type	Units	Amount	Status	Amount/ Unit	% of Income
CMHA/ HUD HCV	Rental Assistance	PB HCV	60	\$ 745,200	Verbally requested in Aug. 2025	\$ 1,035	100%
Total			60	\$ 745,200			

C. Services						
Funding Source	Program	Type	Amount	Status	Amount/ Unit	% of Services
HUD New Bonus		Grant	\$ 247,183	To be applied for in September 2024	\$ 4,120	52%
Medicaid and Medicare		Reimbursement	\$ 82,363		\$ 1,373	17%
Existing CSB Sources		Grant	\$ -		\$ -	0%
ADAMH service funds	OHTF	Grant	\$ 94,249	To be applied for in 2025	\$ 1,571	20%
Additional Funds Needed	HUD	Grant	\$ 53,525	To be applied for in 2025	\$ 892	11%
Total			\$ 477,320		\$ 7,955	

14. Evidence of Funding Commitments

Attach evidence of co-applicant for partner commitments and evidence of funding commitments. This can include copies of signed contracts, loan documents, letters of commitment and other documentation that demonstrate funder and partner guarantees.

See the following page

11. Implementation Timetable

Provide a timeline with major actions steps to move the project from preliminary to final phase and to bring the project on-line. The timeline should include key funding deadlines, development milestones, community acceptance targets, timeframe for rent-up, etc. Use the sample chart provided, customizing it for the project described in this application. Attach more pages if necessary. Also, landscape format may be used if preferred.

Activity	Month	1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20	Month 21	Month 22																	
	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27			
Pre-development team assembled	X	X	X																																					
Agreement with Architect (BPA)	X						X																																	
General Contractor Advisor Identified for Scope and Pricing	X																																							
Preliminary Design & Program Completed	X	X	X																																					
Preliminary Project Budgets & Proforma	X	X	X	X																																				
Zoning	Completed in Summer 2023																																							
Site Control	Completed in Summer 2023																																							
Obtain Professional Studies			X	X																																				
Market Study	Initial MS completed in Fall 2023													X	X	X																								
Environmental Phase I	Initial Phase I completed in Summer 2023													X	X	X																								
Energy/ Sustainability															X	X					X	X																		
Soils Engineering															X	X					X	X	X																	
Survey	Land survey completed in Summer 2023																	X	X	X															X					
Appraisal	Land appraisal completed in Summer 2023															X	X	X																						
Assemble Rent Subsidy Commitments										X	X	X					X																							
AHAP Executed																			X																					
HAP Executed																								X											X					
Project Plan Submission to CSB	X	X																						X												X				
RBLFC/CoFC Meeting to review Project Plan	X	X	X																																					
Capital Financing Assembly			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X																					
HOME/RHP program application due to the City of Columbus/Franklin County		X	X				X	X									X	X																						
Part 58 ER Review							X	X	X	X	X	X	X	X																										
Tax Credit funding from Ohio Housing Finance Agency				X							X																													
Tax Credit Award Date							X																																	
Final Tax Credit Application											X																													
Conditional Financing Commitments	X	X	X	X			X	X	X																															
80% Drawings and Specifications							X	X	X	X																														
Subsidy Layering Review															X	X																								
SHP McKinney Vento/HEARTH Application due to U.S. Dep. Of HUD (Service Funding)	Sep-24																																							
All Capital Funding Secured														X	X																									
Community Acceptance Process	Completed in Spring 2023																																							
Closing Process																X	X	X	X																					
All Capital Funding Closed																				X	X																			
Building Department Approval & GC Selection Process													X	X	X	X																								
One Stop Shop Meeting	Completed in Summer 2023																																							

11. Implementation Timetable

Provide a timeline with major actions steps to move the project from preliminary to final phase and to bring the project on-line. The timeline should include key funding deadlines, development milestones, community acceptance targets, timeframe for rent-up, etc. Use the sample chart provided, customizing it for the project described in this application. Attach more pages if necessary. Also, landscape format may be used if preferred.

13. BUDGETS																																														
Activity	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20	Month 21	Month 22	Month 23	Month 24	Month 25	Month 26	Month 27	Month 28	Month 29	Month 30	Month 31	Month 32	Month 33	Month 34	Month 35	Month 36	Month 37									
	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27									
Building Department Plan Submission													X	X	X	X																														
Building Department Approval																	X	X																												
General Contractor Contract Finalized																	X	X																												
Construction Begins																	X	X																												
Construction Completion																				X														X												
Occupancy																																				X	X	X								

	A	B	C	D	E	F	G	H	I
1	12. BUDGETS								
2									
3	Development Budget								
4	7/29/24 5:01 PM								
5	SOURCE OF FUNDS	\$	19,387,933			Construction Funding			
6	Contributed Developers Fees	\$	-	.% of Total		Huntington National Bank	\$	7,500,000	38.7% of TDC
7	ODMHAS	\$	-	.% of Total	Grant to GP Equity	AHT Bridge loan	\$	3,000,000	
8	OHFA HDAP	\$	-	.% of Total	Grant to GP Equity	OHFA HDL Bridge Loan	\$	2,500,000	
9	City HOME	\$	2,000,000	10.3% of Total	Grant to Equity	City	\$	2,000,000	
10	Franklin County Funding HOME	\$	-	.% of Total	Grant to Equity	County	\$	-	
11	Equity	\$	15,400,000	79.4% of Total	LLC Equity	Equity	\$	222,000	
12	ADAMH of Franklin County	\$	-	.% of Total	Grant to Equity	OHFA HDAP	\$	-	
13	FHLB AHP	\$	1,500,000	7.7% of Total	Grant to Equity	ADAMH of Franklin County	\$	-	
14	Donations	\$	4,000	.% of Total	Legal/Bank	ODMHAS	\$	1,000,000	
15	DDF	\$	483,933	21.8% of DF		DDF/Perm Expenses	\$	3,165,933	
16	Total	\$	19,387,933			Total	\$	19,387,933	
17	Additional Equity for Bridge Loan Interest 154,000								
18		\$	19,541,933				\$	-	
19	USE OF FUNDS	\$	19,387,933		Basis				
20	Land	\$	776,809	\$12,947/unit					
21	Demolition/Site Remediation	\$	-		\$	-			
22	Off-Site Improvements	\$	-		\$	-			
23	Site Improvements	\$	1,459,278		\$	1,459,278			80%
24	Structures	\$	9,243,103		\$	9,243,103	Hard Costs	\$ 11,125,373	
25	Contractor's FFE	\$	209,054		\$	209,054	Construction Costs	\$ 10,809,114	\$ 180,152 \$198.9/GSF
26	Security System	\$	104,429		\$	104,429	HC w/ GC Fees	\$ 12,584,651	\$ 209,744 \$231.6/GSF
27	Payment and Performance Bond	\$	-		\$	-	Total HC	\$ 13,672,004	\$ 227,867 \$251.6/GSF
28	GC Cost Certification	\$	7,500		\$	7,500			
29	Construction Fees	\$	106,733		\$	106,733			
30	GR	\$	556,130	5% of HC	\$	556,130	Purchase Costs	\$ 776,809	
31	Overhead (OH)	\$	222,452	2% of HC	\$	222,452	Construction	\$ 13,050,450	
32	Profit	\$	675,972	6% of HC	\$	675,972	Miscellaneous	\$ 2,128,120	
33	Furniture not in GC contract	\$	412,500		\$	206,250	Equip/Furnish	\$ 621,554	
34	Plan Review/ Permits	\$	15,000	\$6,875/unit	\$	7,500	Architect	\$ 591,000	
35	City Utility Taps				\$	-	Fees	\$ 2,220,000	
36	City Inspections (utility & building)				\$	-	Total Costs	\$ 19,387,933	
37	Electric Service	\$	25,000		\$	12,500			
38	Owner's Special Inspections & Testing	\$	5,000		\$	2,500	OHFA	\$ -	
39	Owner's Hard Cost Contingency	\$	629,853	4.6% of HC	\$	629,853	FHLB	\$ -	
40	Architecture including design fee	\$	566,000	4.5% of GC	\$	566,000	Community Foundation	\$ 0	
41	Engineering (MEP/Civil/Structural/ ID/ Prints)	\$	25,000	0.2% of HC	\$	25,000	HOME Funds	\$ 2,000,000	
42	Surveying (ALTA/Fndtion/as-built/ easements)	\$	20,000		\$	20,000	ADAMH Board Funds	\$ -	
43	Geotechnical Soils	\$	6,000		\$	6,000	Other	\$ 15,400,000	
44	Environmental (Phase I and II, if needed)	\$	10,000		\$	10,000	Other	\$ 483,933	
45	Wetlands	\$	-		\$	-	Total	\$ 17,883,933	
46	Noise or Traffic Studies	\$	-		\$	-			
47	Green Rater	\$	25,000		\$	25,000			
48	Market Study	\$	8,500	0.0% of TDC	\$	8,500			
49	Land Appraisal	\$	4,000		\$	4,000			
50	Owner Legal (non-zoning)	\$	80,000		\$	80,000			
51	Rezoning/Variances (legal-consultants-fees)	\$	20,000		\$	20,000			
52	Accounting/Audits	\$	20,000		\$	20,000			
53	Construction Insurance	\$	50,000		\$	50,000			
54	Title/Recording	\$	60,000		\$	60,000			
55	Property Taxes	\$	20,000		\$	20,000			
56	Developer Fee	\$	2,220,000	13.0% of Basis	\$	2,220,000			
57	Soft Cost Contingency	\$	51,390		\$	-			
58	Construction Loan Interest	\$	627,480	3.2% of TDC	\$	313,740			
59	Construction Loan Fee	\$	75,000	0.4% of TDC	\$	-			
60	Bank Legal, arch review, appraisal	\$	59,000	0.3% of TDC	\$	59,000			
61	AHT Bridge Loan Fee	\$	30,750	0.2% of TDC	\$	15,375			
62	AHT Bridge Loan Interest	\$	154,000	0.8% of TDC	\$	77,000			
63	OHFA Fees	\$	8,000	0.0% of TDC	\$	-			
64	Compliance Monitoring Fee	\$	144,000		\$	-			
65	Reservation Fee	\$	105,000		\$	-			
66	Operating Reserve	\$	470,000	11.1 mo. OERRDS	\$	-			
67	Lease-up Reserve	\$	-		\$	-			
68	Pre-Paid Asset Mng. Fee	\$	80,000	1.9 mo. OERRDS	\$	-			
69	TOTAL	\$	19,387,933	\$323,132/unit	\$	17,042,869			
70	Short	\$	\$0	\$357/GSF					
71	\$			7,510,802					
72	LIHTC Calculation	\$	32,435						
73	New Construction Basis			\$ 17,042,869					
74	Unqualified Federal Funds			\$ -					
75	Applicable Fraction		100%	\$ 17,042,869					
76	QCT?		130%	\$ 22,155,730	Credits per Unit				
77	Credit Rate		9.00%	\$ 1,750,000	\$ 29,167				
78	10 Year			\$ 17,500,000					
79	Net Equity Price	\$	0.880	\$ 15,400,000			\$ 3,987,933		
80		\$	0.8888	\$ 15,554,000	\$ 244,016				
81				\$ 1,994,016					
82				\$ 2,085,604					
83									

1	12. BUDGETS										
2						Inflation Factor:		0.88	Assumes 4 year inflation		
3	Income/Expense Assumptions					Rent Amt:		\$	1,035		
4						% of CMHA Payment Standard:		100%			
5	Annual Income		60	Unit Split		100%					
6	Restricted AMI	Population	Subsidy	BR Size	Units	Rent		Total			
7	Affordable 30%	Homeless	PBV HCV	1 BR	12	\$	1,035	\$	149,040	Minimum 25% at 30% AMI	
8	Affordable 30%	ADAMH	PBV HCV	1 BR	3	\$	1,035	\$	37,260		
9	Affordable 50%	Homeless	PBV HCV	1 BR	36	\$	1,035	\$	447,120		
10	Affordable 50%	ADAMH	PBV HCV	1 BR	9	\$	1,035	\$	111,780	Minimum 25% at 30% AMI remaining at 50% AMI	
11	Affordable 60%			1 BR		\$	-	\$	-		
12	Affordable 60%			1 BR		\$	-	\$	-	20%	
13											
14											
15	Total			60		\$	1,035	\$	745,200		
16											
17	Annual Operating Expenses		Total	Per Unit			Rent Calculation		2023		
18	Management Fee		\$53,654	\$894	8.0%	CMHA Payment Standard (1 BR)		\$	1,035	110%	
19	Admin/Office Salaries and Benefits		\$26,014	\$234	2.1025	One Bedroom Market Rent		\$	941		
20	Property Manager		\$31,800	\$530		FMR		\$	941		
21	Office Expenses		\$30,895	\$515	90900						
22	Legal & Audit		\$18,900	\$315	640.44	Utility Allowance Type		Amount	2022		
23	Advertising & Marketing		\$0	\$0	60420	Heating	Electric	\$	25		
24	Asset Management Fee		\$0	\$0		AC		\$	4		
25	Misc. Admin./IT Fees		\$33,509	\$558		Cooking	Electric	\$	7		
26	Accounting Operating Expenses		\$15,542	\$259		H2O Heating	Electric	\$	17		
27	Bad Debts		\$4,020	\$67		Electric		\$	41		
28	Utilities- Common Area		\$12,000	\$200	0.69	Water		\$	-		
29	Utilities- Apartments		\$48,000	\$800		Sewer		\$	-		
30	Water & Sewer Operating		\$14,400	\$240		Trash		\$	-		
31	Maintenance Salaries and Benefits		\$21,208	\$353	0.7925	Refrigerator		\$	-		
32	Maintenance Contracts/Supplies		\$53,007	\$883		Range		\$	-		
33	Trash Removal		\$5,621	\$94		Total UA		\$	94		
34	Elevator/HVAC Maintenance		\$9,896	\$165							
35	Pest Control		\$7,124	\$119							
36	Grounds/Landscaping		\$11,394	\$190							
37	Painting and Decorating (Turnover)		\$19,481	\$325							
38	Security Contract		\$10,560	\$176							
39	Real Estate Tax Operating Expense		\$0	\$0							
40	Insurance, Benefits, Mis. Taxes		\$54,180	\$903							
41	24/7 Front Desk		\$0	\$0							
42	TOTAL		\$481,206	\$8,020	\$7,126						
43			\$ -	\$8,020							
44			\$156,675	FHLB/unit variance:	(\$545)						
45			\$64,513								
46	Stablized Year PF					Debt Service Estimate					
47	Rent Subtotal			\$	745,200	Present Value		\$	1,160,865		
48	Less Vacancy		10.0%	\$	(74,520)	Interest Rate			9%		
49	Gross Income			\$	670,680	Term			18		
50	Operating Income			\$	670,680	Annual Debt Service Payments		\$	126,133.68		
51	Less Operating Expenses			\$	(481,206)	Initial DSCR			1.30		
52	Net Operating Income			\$	189,474	DSCR at End of Term					
53	Less Replacement Reserves		\$425 /Unit	\$	(25,500)						
54						Rent and Income Limits					
55	Less Asset Management Fee			\$	-	# Units	% Units	% AMI/ Income	% AMI/ Rent	Source	
56	Net Income Before Debt Service			\$	163,974	6	10%	30%	30%	City	
57	Less Annual Debt Service			\$	-	6	10%	35%	35%	HDAP	
58	Cash Flow After Debt Service			\$	163,974	24	40%	50%	50%	FHLB	
59						24	40%	60%	60%	FHLB/LIHTC	
60						60	100%	47%	47%		
61											
62											
63	Floor Area Breakdown		Based on TFP 2 (44 units)			Timing Assumptions					
64	Gross Square Footage of all Buildings		54,342			Closing		4/1/2026			
65	Commercial Space Condominium Areas		0			Construction Start		5/1/2026			
66	Commercial Areas and Fee-Driven Space		0			Construction Completion		8/1/2027			
67	Market Rate Unit Area		0			Placed In Service		9/1/2027			
68	Low Income Unit Area		35,347			Lease Up Per Month		15			
69	Managers Unit Area		0			100% Occupied		1/1/2028			
70	Common Area (Public)		5,936			Cost Cert		5/1/2028			
71	Common Area (Circulation)		5,998			8609 Filed					
72	Common Area (Social Work/Programmatic)		1,913			8609 Returned					
73	Limited Common Area (Private)		0			FHLB AHP Payment					
74	Support		2,030								
75	Tenant Storage		0								
76	Major Vertical Penetrations		1,575								
77	Structured Parking / Garage		0								
78	Basement		0								
79	Non-Low-Income floor area		0								
80	Low Income Floor Area		41,345								
81	% of Common Area		10.9%								
82	Net Rentable Square Footage		54,342								
83	Average Net Rentable SQFT per LI Unit		1,187								

13. Budgets

d) Annual services budget and budget narrative

13. BUDGETS

Service Budget

SERVICE INCOME

Source		Amount	Amount/Unit	Comments
\$ 329,546 0.249928321	HUD New Bonus CofC Funds	\$ 247,183	\$ 4,120	To be requested 9/2024
	Start Up Funding*	\$ -	\$ -	
	Medicare and Medicaid & SUD Service Funds	\$ 82,363	\$ 1,373	25% of Services for CofC Units
	CSB Funding	\$ -	\$ -	
	ADAMH	\$ 94,249	\$ 1,571	Estimate based on 20% of Admin., CM, and Service Needs Assessment
	Additional Funds Needed	\$ 53,525	\$ 892	To Be Determined
	TOTAL	\$ 477,320	\$ 7,955	

SERVICE EXPENSES

2.4

Item	Cost	Cost/Unit	FTE	Assumptions and Comments
Administrative	\$ 42,135	\$ 702		Non-staff/ non-transport direct exp
HMIS Expenses	\$ 6,074	\$ 101		Data input and HMIS management
Annual Assessment of Service Needs (HF)	\$ 28,150	\$ 469	.5 FTE Employees	Intake assistance
Assistance with Moving Costs	\$ 10,800	\$ 180		Move-In Kits
Case Management	\$ 110,526	\$ 1,842	2. FTE Employees	# of on-site Case Managers @\$20/hour w benefits
Manager of PSH (SSPM)	\$ 11,716	\$ 195	.15 FTE Employees	# of PSH Manager @\$29/hour w benefits
Outreach RN	\$ 18,863	\$ 314	.2 FTE Employees	@\$35/hour w benefits
Employment Assistance and Job Training	\$ 11,079	\$ 252	.18 FTE Employees	@\$23/hour w benefits
Housing Search and Counseling Services	\$ -	\$ -	. FTE Employees	@\$21/hour w benefits
Legal Services	\$ -	\$ -		
Clinical	\$ 1,344	\$ 22	.01 FTE Employees	# of Director of Clinical Operations @\$50/hour w benefits
Mental Health Services	\$ 19,919	\$ 453	.33 FTE Employees	# of on-site Clinical Service Coordinator @\$22/hour w benefits
Outpatient Psychiatric and Health Services	\$ 3,384	\$ 56	.01 FTE Employees	# of Psychiatrist @\$125/hour w benefits
Manager of SUD (CC)	\$ 7,123	\$ 119	.08 FTE Employees	# of SUD Manager @\$33/hour w benefits
Substance Abuse Treatment	\$ 13,263	\$ 301	.2 FTE Employees	# of on-site Case Managers @\$25/hour w benefits
Transportation	\$ 2,943	\$ 49		600 Bus Passes at \$4.90 per pass
Utility Deposits	\$ -	\$ -		
Indirect Costs	\$ -	\$ -		
Front Desk Staff	\$ 190,000	\$ 4,318	4.2 FTE Employees	# of on-site Front Desk Engagement @\$22/hour w benefits
TOTAL	\$ 477,320	\$ 7,955	7.9	

e) 10 Year Service Proforma

13. BUDGETS
Service Proforma

	1*	2*	3	4	5	6	7	8	9	10
<i>Service Revenues</i>										
HUD New Bonus CofC Funds	\$ 247,183	\$ 252,127	\$ 257,169	\$ 262,313	\$ 267,559	\$ 272,910	\$ 278,368	\$ 283,936	\$ 289,614	\$ 295,407
Start Up Funding*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Medicaid and Medicare	\$ 82,363	\$ 84,010	\$ 85,690	\$ 87,404	\$ 89,152	\$ 90,935	\$ 92,754	\$ 94,609	\$ 96,501	\$ 98,431
CSB Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ADAMH	\$ 94,249	\$ 96,134	\$ 98,057	\$ 100,018	\$ 102,018	\$ 104,059	\$ 106,140	\$ 108,263	\$ 110,428	\$ 112,636
Additional Funds Needed	\$ 53,525	\$ 54,595	\$ 55,687	\$ 56,801	\$ 57,937	\$ 59,096	\$ 60,278	\$ 61,483	\$ 62,713	\$ 63,967
TOTAL	\$ 477,320	\$ 486,866	\$ 496,603	\$ 506,536	\$ 516,666	\$ 527,000	\$ 537,540	\$ 548,290	\$ 559,256	\$ 570,441
<i>*Medicaid billing requires CARF and OHMAS certifications, therefore assumed no Medicaid funding for first 15 months.</i>										
<i>**Assumes a portion of the existing grant can be moved to Touchstone Field Place through YMCA applications.</i>										
<i>Service Expenses</i>										
Administrative	\$ 42,135	\$ 42,978	\$ 43,837	\$ 44,714	\$ 45,608	\$ 46,520	\$ 47,451	\$ 48,400	\$ 49,368	\$ 50,355
HMIS Expenses	\$ 6,074	\$ 6,195	\$ 6,319	\$ 6,446	\$ 6,575	\$ 6,706	\$ 6,840	\$ 6,977	\$ 7,117	\$ 7,259
Annual Assessment of Service Needs (HF)	\$ 28,150	\$ 28,713	\$ 29,287	\$ 29,873	\$ 30,470	\$ 31,080	\$ 31,701	\$ 32,336	\$ 32,982	\$ 33,642
Assistance with Moving Costs	\$ 10,800	\$ 11,016	\$ 11,236	\$ 11,461	\$ 11,690	\$ 11,924	\$ 12,163	\$ 12,406	\$ 12,654	\$ 12,907
Case Management	\$ 110,526	\$ 112,737	\$ 114,991	\$ 117,291	\$ 119,637	\$ 122,030	\$ 124,470	\$ 126,960	\$ 129,499	\$ 132,089
Manager of PSH (SSPM)	\$ 11,716	\$ 11,950	\$ 12,189	\$ 12,433	\$ 12,682	\$ 12,935	\$ 13,194	\$ 13,458	\$ 13,727	\$ 14,001
Outreach RN	\$ 18,863	\$ 19,240	\$ 19,625	\$ 20,018	\$ 20,418	\$ 20,826	\$ 21,243	\$ 21,668	\$ 22,101	\$ 22,543
Employment Assistance and Job Training	\$ 11,079	\$ 11,301	\$ 11,527	\$ 11,757	\$ 11,992	\$ 12,232	\$ 12,477	\$ 12,726	\$ 12,981	\$ 13,241
Housing Search and Counseling Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clinical	\$ 1,344	\$ 1,371	\$ 1,399	\$ 1,427	\$ 1,455	\$ 1,484	\$ 1,514	\$ 1,544	\$ 1,575	\$ 1,607
Mental Health Services	\$ 19,919	\$ 20,318	\$ 20,724	\$ 21,139	\$ 21,561	\$ 21,993	\$ 22,433	\$ 22,881	\$ 23,339	\$ 23,806
Outpatient Psychiatric and Health Services	\$ 3,384	\$ 3,451	\$ 3,520	\$ 3,591	\$ 3,662	\$ 3,736	\$ 3,810	\$ 3,887	\$ 3,964	\$ 4,044
Manager of SUD (CC)	\$ 7,123	\$ 7,266	\$ 7,411	\$ 7,559	\$ 7,710	\$ 7,865	\$ 8,022	\$ 8,182	\$ 8,346	\$ 8,513
Substance Abuse Treatment	\$ 13,263	\$ 13,528	\$ 13,799	\$ 14,075	\$ 14,356	\$ 14,644	\$ 14,936	\$ 15,235	\$ 15,540	\$ 15,851
Transportation	\$ 2,943	\$ 3,002	\$ 3,062	\$ 3,123	\$ 3,186	\$ 3,249	\$ 3,314	\$ 3,381	\$ 3,448	\$ 3,517
Utility Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indirect Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Desk	\$ 190,000	\$ 193,800	\$ 197,676	\$ 201,630	\$ 205,662	\$ 209,775	\$ 213,971	\$ 218,250	\$ 222,615	\$ 227,068
TOTAL	\$ 477,320	\$ 486,866	\$ 496,603	\$ 506,536	\$ 516,666	\$ 527,000	\$ 537,540	\$ 548,290	\$ 559,256	\$ 570,441
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Expense Inflation 2%



Via electronic mail only

June 4, 2024

Ryan Cassell
Community Housing Network, Inc.
1680 Watermark Drive
Columbus, OH 43215

Re: Deer Hill Place
AHT Loan No. 028-34

Dear Mr. Ryan Cassell:

I am pleased to inform you that THE AFFORDABLE HOUSING TRUST FOR COLUMBUS AND FRANKLIN COUNTY (the “Housing Trust”) has approved your request for the provision to the Community Housing Network, Inc., an Ohio corporation (the “Borrower”), of the following credit facility to assist with the site acquisition for new construction of up to 60 units of multifamily permanent supportive housing located at 3245 Morse Road in northeast Columbus, Ohio (the “Property”).

The Housing Trust’s obligation to honor this commitment is subject to the following terms and conditions:

TERMS:

Credit Facilities

The Housing Trust will agree to provide a predevelopment Loan in the amount of \$650,000.00 (the “Loan”) with respect to the Property. The obligation to fund the Loan shall be subject to all the other terms and conditions set forth herein, including satisfaction of all Pre-Closing Requirements set forth below.

Borrower

The Loan shall be the primary and unconditional obligation of the Borrower.

Rate

The interest payable on the Loan shall be a fixed rate of interest equal to three and a half percent (3.5%) per annum as applied to the principal amounts outstanding from time to time; but such rate shall be increased to six and a half percent (6.5%) during any time when an event of default exists under any Loan document and such event of default continues uncured.

Term

The Loan will be evidenced by a cognovit promissory note (the “Note”) and included and made a part of a loan agreement (the “Loan Agreement”). The Loan will be disbursed in accordance with the terms and conditions set forth in the Loan documents. The Loan term will be 24 months from the effective date as defined in the Loan Agreement.

Repayment

During the term, Borrower will make payments of interest only. At maturity, Borrower shall pay the outstanding principal balance and all accrued and unpaid interest from Borrower’s cash or proceeds from the construction loan closing.

Affordability Term

10 years from the issuance of the Certificate of occupancy.

**Commitment and Loan
Fees**

Loan Fee: \$6,500, plus the Fund’s costs in closing the Loan, due and payable upon execution of the Loan documents.

Subordination Fee: Not applicable.

Commitment Fee: \$750, as described below.

Late Charge

The late charge amount imposed will be 10% of the payment due (principal and interest) for any payments not received within 10 days of the due date.

**Prepayment and
Premium**

No premium due on prepayment.

CONDITIONS:

Collateral

Collateral shall be in the form of a first mortgage lien on the Property.

**Evidence of Additional
Financing**

The Housing Trust shall have no obligation to fund this Loan unless Borrower shall first supply commitments or other evidence, acceptable to the Housing Trust in its sole discretion, of the source and amount of all other financing needed for the acquisition of the Property.

Available Funding

The obligations of the Housing Trust to fund this Loan shall be conditioned upon the Housing Trust having available lending capacity.

**Recourse Status of
Borrower's Liabilities**

The Loan facility shall be fully recourse to the Borrower. Additionally, the Borrower shall indemnify the Housing Trust from any environmental liabilities that may arise out of the condition of the Property or its activities thereon.

Guaranty

The Loan facility shall be fully guaranteed by Community Housing Network, Inc. pursuant to an Unconditional Guaranty of Payment and Performance to be delivered to the Housing Trust at closing.

**Affordability
Commitment**

The Loan documents will contain a commitment on the part of the Borrower to certify to the Housing Trust, at least annually while the Loan is outstanding, that the income targeting requirements represented by Borrower in its application for funding of this Loan were met in the rental of the Property. Specifically, Borrower will commit to the following affordability terms:

Percentage of Units	AMI Level
50%	30%
50%	50%

The Loan documents will also require Borrower to comply with any applicable requirements imposed by reason of the Housing Trust's use of public funds to fund the Loan, such as prohibitions on certain discriminatory activities.

**Pre-Closing
Requirements**

Borrower shall provide, no later than 15 days after acceptance of this Commitment, the following documents, in form acceptable to the Housing Trust, if applicable:

1. Copies of a Certificate of Continued Existence, a filed partnership certificate and a copy of the partnership agreement for any Borrower or Guarantor that is a partnership; filed Articles of Organization, Certificate of Full Force and Effect and Operating Agreement for any Borrower or Guarantor that is a limited liability company; and Articles of Incorporation, Code of Regulations and Certificate of Good Standing for any Borrower or Guarantor that is a corporation;
2. Borrowing resolutions which identify those individuals by name and title that have the proper legal capacity and

- authority to enter into the transaction and execute the Loan documents on behalf of each Borrower and Guarantor;
3. Federal Tax I.D. number of each Borrower and Guarantor;
 4. Other documents which may be reasonably required by the Fund of any Borrower or Guarantor to assure compliance with this Commitment.

The Housing Trust shall have no obligation to fund an advance whenever there is a default under the Loan documents at such time as the advance is requested.

Closing Costs

Borrower agrees to pay all Loan closing costs including, but not limited to, fees associated with the Housing Trust's environmental counsel, legal counsel, recording fees, and all other reasonable expenses in connection with the preparation, closing and disbursement of the Loan. To the extent incurred, Borrower shall pay the foregoing expenses whether or not the Loan shall close or be funded.

Legal Counsel Approval

Satisfaction of the requirements of the Housing Trust's legal counsel and approval by such counsel of all documents in connection with this Loan will be required.

Commitment,
Acceptance and
Expiration

This letter and commitment shall not become effective until such time as the Housing Trust has received Borrower's unconditional written acceptance of the terms and conditions of this Commitment. Borrower's nonrefundable commitment fee is \$750 (the "Commitment Fee") which shall be paid on or before the Acceptance Date. A signed copy of this Commitment letter must be received by the Housing Trust, if at all, within thirty (30) days of the date of this letter (the "Acceptance Date"). The Loan must close by December 31, 2024, or this Commitment shall immediately become null and void without further notice.

The Housing Trust's obligation under this Commitment shall be subject to satisfaction of all conditions contained herein. The issuance of this Commitment shall not prejudice the Housing

Trust's rights of review and approval, including without limitation, of all documents and materials heretofore delivered to the Housing Trust by or on behalf of the Borrower.

This Commitment shall not be binding upon the Housing Trust unless it is accepted in writing by the Borrower as provided herein and delivered along with the nonrefundable Commitment Fee before the Acceptance Date. The terms of this Commitment, both prior to and after acceptance by Borrower, may be waived or modified only by a written instrument signed by the Housing Trust and shall survive the execution of the Loan documents, to the extent not inconsistent therewith. This Commitment shall be governed by the laws of the State of Ohio, without regard to the principles of conflict of laws. TIME IS OF THE ESSENCE IN THIS COMMITMENT LETTER. Upon signature by both parties hereto, any prior commitment shall be rendered null and void.

We are pleased to offer this financing and thank you for favoring the Housing Trust with this Loan and relationship opportunity.

Sincerely,



Lark T. Mallory
President and CEO

**THE TERMS AND CONDITIONS OF THIS COMMITMENT ARE ACCEPTED AND
AGREED TO ON THIS 6th DAY OF June, 2024.**

Community Housing Network, Inc.
an Ohio corporation

By: Samantha Shuler
Title: Chief Executive Officer

15. Additional Optional Documentation

<OPTIONAL> You may submit a limited number of maps, plans, and/or photographs, in 8 ½ x 11 format, which provide additional information about the project.

**DO NOT SUBMIT ADDITIONAL MATERIALS NOT
SPECIFICALLY REQUESTED IN THE APPLICATION**

<p>Columbus and Franklin County Continuum of Care Project Development Process Project Plan</p>

Submit the Project Plan to the Continuum of Care (CoC) within 90 days of receiving CoC approval for your Concept Paper or submit a Continuum of Care (CoC) project application, if applicable, per CoC competition deadlines. Community Shelter Board (CSB) will notify agencies regarding the appropriate process and deadline. Submit the Project Plan using the forms provided; the forms specify when you can add pages. Otherwise, do not submit additional pages or attachments not specifically requested. Prior to submitting a Project Plan, review the Information Packet and other related materials on CSB's website [here](#).

Project Plan Components

- < Cover sheet and authorization.
- < Project overview
- < Development plan
- < Operations and tenant selection plan
- < Supportive services plan
- < Program outcomes plan.
- < Staff Client Ratio Form, Table of Organization Chart, and Position Descriptions
- < Consumer involvement plan
- < Community outreach plan
- < Strategies for Innovative Provision
- < Implementation timetable
- < Budgets: Capital, annual operating, annual services, operating pro forma, services pro forma
- < Status of other funding
- < Evidence of funding and partner commitments
- < Additional optional documentation

Review and Approval

The CoC will review the Project Plan and approve the Plan via a formal resolution. If approved, the project sponsor will receive the CoC resolution and/or a conditional approval letter with the following information to assist in development of the project as it relates to CoC funding:

- < A CoC statement of support for the project.

- < Preliminary amount of CoC funds available for the project, including conditions.
- < Other sources of funding that the project sponsor should pursue.
- < Program expectations, project modifications, and process requirements to finalize the project and proceed to implementation; and
- < Timelines for next update.

Once the CoC conditionally approves the project, resubmit the Project Plan with relevant updates for subsequent CoC meetings, as requested. CoC members do not expect updates on every section of the application, but they do expect you to incorporate all changes into an updated Project Plan, particularly budgets and services. Failure to update the CoC could result in problems with rent subsidies and other funding. If the budget projections in the Project Plan vary significantly from the most recent update, it could result in less funding than requested or higher program expectations than proposed.

CoC approval of a final Project Plan is required for the final commitment of CoC funds and the execution of a contract with CSB.

Disapproval of Preliminary or Final Project Plan

The CoC will notify the applicant in writing if the CoC does not approve the Project Plan or determines that the project no longer meets the criteria established by the CoC. The CoC may take this action at any time if members determine that the project is not progressing in a timely manner; the project design does not meet the priorities, goals and design parameters of the community's plan to prevent and end homelessness; or the needs of the population or community have changed since initial submission.

Contact Kirstin Jones at kjones@csb.org or 614-715-2542 with any questions.

**Columbus and Franklin County Continuum of Care
Project Plan Application**

Application Checklist

Agency Name: Homefull

Project Name: Homefull Expansion PSH (Previous Motel)

- ☐ Concept Paper Submitted on 12/12
- ☐ CoC approval received on _____
- ✓ Initial Project Plan
- ☐ Quarterly Update, if quarterly update indicate #: _____
- ☐ Final Project Plan

Agency Self Check	CSB Check	Application Requirements & Assembly Order
X		Application checklist
X		Project Plan Cover Sheet & Authorization
X		Project Overview
X		Development Plan
X		Operations and Tenant Selection Plan
X		Supportive Services Plan and Supportive Services Table
X		Program Outcomes Plan
X		Staff Client Ratio Form, Table of Organization Chart, and Position Descriptions
X		Consumer Involvement Plan
X		Community Outreach Plan
X		Strategies for Innovative Provision
X		Implementation Timetable
X		Capital/Development Budget
X		Annual Operating Budget
X		10-year Operating Pro Forma
X		Annual Services Budget
X		10-year Services Pro Forma
X		Status of Other Funding Chart
X		Evidence of Funding Commitments
X		Tenant Selection Plan

1. Applicant and Project Information

Date: 8/13/24

Project Name: Homefull Dublin Granville PSH (Hotel-Motel)

	Total	Annual Services	Annual Operations	Development / Capital
CoC Funds	\$402,208	\$402,208	\$1,020,096	\$2,000,000
Other Funds	\$19,615,391	\$50,000	\$125,000	\$16,780,391
TOTAL PROJECT COST	\$20,017,599	\$452,208	\$1,145,096	\$18,780,391

Lead Organization (project sponsor):

Homefull

Mailing Address:

807 S Gettysburg Avenue Suite 201 Dayton Ohio 45417

Contact Person:

Tina M. Patterson

Telephone: 937-293-2945 ext 520 Fax: 937-293-8150 E-mail: Tinap@Homefull.org

Authorization

Acting as a duly authorized representative, I hereby affirm that the governing body of the below named organization has reviewed and accepts all the guidelines, requirements and conditions described in the Project Development Process Information Packet and wishes to be considered for assistance by the CoC.

Lead Organization: Homefull

Date:

12/12/2024

Authorized Signature: *Tina M. Patterson*

Name/Title: Tina M. Patterson CEO

Co-Applicant Organization: The Finch Group

Date:

12/12/2024

Authorized Signature: *Brad Carman*

Name/Title: Brad Carman President

Co-Applicant Organization: Buckeye Community Hope Foundation

Date:

12/12/2024

Authorized Signature: *Ian Maute*

Name/Title: Ian Maute, Director of Development

2. Project Overview <i>(Do not exceed the space provided)</i>	
Agency Name:	Homefull with Partners The Finch Group (TFG) and Buckeye Community Hope Foundation (BCHF)
Number of successful LIHTC deals in Ohio over the past 10 years as of the application deadline:	<input checked="checked" type="checkbox"/> 4 <input type="checkbox"/> 1 <input type="checkbox"/> 0
Program/Project Name:	Homefull Dublin Granville PSH
Proposal Summary:	<p>Homefull with project partner the Finch Group proposes to convert a current motel structure located at 1289 E. Dublin Granville Road Columbus, Ohio 43229 into a PSH with efficiency units and onsite supportive services, all designated for single adults experiencing homelessness. Homefull has secured 70 project-based vouchers from CMHA. Homefull will receive referrals from the COC's Unified Supportive Housing System (USHS) for homeless single adults who need permanent supportive housing. Homefull expects this population to enter with varying levels of income and benefits; from no income to pending or awarded SSI/SSDI to sporadic employment. This project will provide a safe living environment with onsite staffing 24 hours a day. Tenants will be provided onsite amenities including laundry, community space and case management. Homefull's supportive services proposes to offer a menu of opportunities and strategies to assist participants in moving toward independent living. This includes a combination of employment and job training opportunities with Homefull and community partners; expedited SSI/SSDI application via SOAR; and access to mainstream benefits. Homefull will meet and engage each new tenant with an orientation to available supportive services offered, to the PSH unit, and to nearby amenities.</p> <p>Homefull works with each participant to assess current level of functioning and daily living and strengths and areas for improvement, intentionally preparing households to maximize their ability to live as independent as possible. This Project will cost-efficiently and care-effectively assist the Columbus and Franklin County community to increase its supply of Permanent Supportive Housing.</p>

Population to be Served:	Chronic Homeless Individuals
Partners & Roles:	Homefull Owner, Co Developer, Property Manager, and Supportive Services Provider The Finch Group as Development Consultant and Buckeye Community Hope Foundation as Co Developer
Housing:	Motel Conversion 70 units Efficiencies
Program and Services:	PSH with onsite Supportive Services
Proposed Roll Out:	Currently taking referrals for open units and we will maintain units during construction to begin late 2025.
Community Outreach:	Homefull is highly engaged with the neighborhood community group and meets regularly in regards to our existing PSH and this proposed project that is located in the same community. The design elements were in consideration of their input. We will continue to stay engaged and communicate often as they are supportive of the project.

Budget Category	Brief description of how you will use CoC Funds
Capital Costs	The proposed development costs of \$18.78 million will be funded through a combination of sources: equity generated from Federal Low-Income Housing Tax Credits, \$2 million in funding from the City of Columbus to support the purchase of the motel, and developer financing.
Operating Costs	<p>The ongoing operating costs for the proposed development are estimated at \$1.2 million annually beginning in the first year of stabilized operations. These costs include expenses such as insurance, utilities, administrative costs, maintenance, audits, legal fees, and supportive services.</p> <p>The operating costs will be covered primarily by revenue from project-based vouchers, which are estimated to generate \$1.02 million annually to the project. A commitment for these vouchers has already been secured from the Columbus Metropolitan Housing Authority (CMHA).</p> <p>Additional operating funds will come from a \$125,000 grant from the Ohio Department of Development, which will help cover specific operational needs.</p>
Service Costs	Service costs total \$471,458, covering expenses for case management services. \$402,208 of this amount has been secured through Continuum of Care (CoC) funding. In addition, Homefull, certified by the Ohio Department of Mental Health and Addiction Services as a Medicaid

Service Provider, anticipates generating an additional \$50,000 in Medicaid funding through eligible billing activities to further support these costs. The remaining service costs will be covered by operating revenue, within the limits permitted by OHFA guidelines.		
CoC/CSB: Capital Cost Per Unit: \$28,571	CoC/CSB: Annual \$402,208 Services Cost Per Unit: \$5,745.82	CoC/CSB: Annual Operating Cost Per Unit: \$11,214.28
Total: \$18,780,391 Capital Cost Per Unit:\$268,291	Annual Services Cost Per Unit: \$6,735.11	Annual Operating Cost Per Unit: \$11,214.28

3. Development Plan

(You may use additional pages for this section)

a) Describe proposed site(s) or neighborhood(s) for housing and the status of site control and zoning. The CoC will give extra consideration to proposals that incorporate:

- < Developments in areas without previous housing credit development for the population to be served.
- < Developments that include the redevelopment of vacant or foreclosed properties.
- < Developments that have a high Opportunity Index Score; developments located in a Qualified Census Tract and contribute to a Revitalization Plan.
- < Please clearly state the development's Opportunity Index Score and/or whether it is located in a Qualified Census Track.

Homefull's proposed project with an Opportunity Index score of 85 is located in the neighborhood area of Columbus is known as Northland but sometimes called "North Columbus" and is home to approximately 97,000 residents. Covering a 25 square mile area, the neighborhood is now home to a bustling immigrant population that began increasing in the early 2000s as well as a mix of lifetime residents and young families. Approximately 40% of the population of Northland identify as Black, 30% White, 10% Hispanic/Latino, 7% Asian, 6% identify as 2 or more races, 1% American Indian/Indigenous, and the rest a mix of other races. From 2010 to 2020, the number of minority residents grew by 45% with now about 64% of the total population of the Northland area identifying as a minority group population. Specifically, immigrants from Nepal, Somalia, and Bhutan have increased in population in Northland. The Northland neighborhood has one of the only Somali shopping centers in the country for example.

The median age in the Northland area is 35 years for males and 37 for females and the average household size is 4.7 people. 49% of the households are families with 17% of the households being led by single mothers. Approximately 55% of the people who live in Northland were born in Ohio and 17% were born in another U.S. State, indicating approximately 26% were born in another country. About 1/3 of the population of the Northland Area have lived there for 5 years or more.

There are 3 public high schools in Northland. This includes one that is also a middle school and provides a specific welcoming atmosphere for students that are immigrants.

There is a mix of socio-economic demographics in the Northland Area. With 20% of the population below the poverty level, this is slightly higher than the Columbus area in total. The median income is reported at \$97,146.20% of the population in Northland reports having a Master's degree or higher and 37% have a Bachelor's degree. It is estimated that 48% of the population owns their home and 38% are currently renting, with the remainder being reported as vacant.

Bordering Worthington and New Albany, the neighborhood has an active community council and business group. The Northland Community Council meets regularly and includes local civic associations, home-owner groups, and a variety of other community groups and residents. A member group of the Northland Community Council, the Northland Area Business Association aims to promote the interests of business owners in the area and increase positive revitalization.

b) Describe the relationship of the site(s) to community facilities (transportation, shopping, recreation, employment, services, etc.). The CoC will give extra consideration to proposals that incorporate:

- < Developments within a half-mile of a grocery store, medical clinic, pharmacy, public library, and public park, a transit stop
- < Please clearly state the development's maximum linear distance to the positive land uses above.
- < Developments with no detrimental land use within a half-mile (junk or salvage yard, prison/jail, airport, adult video/theater, etc.).

Careful consideration was taken to assure access to amenities needed in the development and ongoing operations of a PSH. Additionally, the proposed site located at 1289 Dublin Granville Road is in close proximity to the following amenities:

Grocery stores:

Freetown Supermarket International Grocery - .3 miles away; 7 minute walk

Dollar General - .6 miles; 13 minute walk

Sandalwood Market - .9 miles; 20 minute walk

Kroger - 2.5 miles (on bus line 8- about 25 minute ride)

Save A Lot - 2.6 miles (on bus line 8 - about 32 minute ride)

Northland Market - 2.6 miles

Laundry:

North Meadows Laundry - .7 miles

Laundry Max – 1.4 miles

Bus stops:

Ste Rte 161 and Satinwood Dr. - .1 miles; 3 min walk (8/35/43 lines)

Ste Rte 161 and Ambleside Dr. - .2 miles; 4 min walk (8/35/43 lines)

Boardwalk St. and Shapter Ave - .5 miles; 13 min walk (4 line)

- c) Describe the number, type, and configuration of units. Housing units should be configured according to the following minimum size requirements:
- < SROs are not permitted.
 - < Efficiency units must exceed 450 square feet. One-bedroom units must exceed 450 square feet (service enriched).
 - < For one-bedroom units, the bedroom must be at least 120 square feet, rehabilitation 110 square feet.
 - < Contact CSB if you plan to develop units with 2 or more bedrooms.
- d) Describe on-site amenities and specify if the following will be provided to residents: property-wide Wi-Fi at no cost to residents, Energy Star-certified dishwasher, washer, and dryers in all units, exercise room, a minimum 400 square foot outdoor patio area for residents that is at least 50% covered, tenant credit reporting system participation, social areas, office space, common kitchen and dining areas, and parking. The maximum common area cannot exceed 20 percent of the total gross building square footage, excluding dedicated program space.
- e) This project involves the adaptive reuse of an existing motel to create efficiency units for single homeless adults. Each unit, measuring approximately 300 to 350 square feet, will include a private bathroom and independent heating and air conditioning systems. The development team, in collaboration with the architect, is finalizing designs to ensure compliance with OHFA standards. Due to the preexisting conditions of the structure, certain design exceptions will be sought to meet these requirements effectively, including an exception for minimum unit sizes and accessible path/entry. There is established precedent for OHFA to approve this type of exception for existing structures. Each unit will be fully furnished with a bed, dresser, table, chair, refrigerator, and microwave to provide immediate comfort and functionality for residents. The property will also feature common spaces for meetings and gatherings, onsite case management offices to deliver essential services, and ample parking for both residents and visitors. Describe development activity (e.g., acquisition/rehab; new construction). If the proposal includes rehabilitation of existing housing units or the adaptive reuse of a building, submit a capital needs assessment and a scope of work.

This project is under development that will include the purchase, and renovation of the 70 units to create more units and rehab for a better living environment. A Phase 1 Environmental is currently being conducted. A full scope of work is in development now.

- f) Describe which of the following designations the provider or partner will obtain and maintain prior to the building's lease up, (1) Certified Organization for Resident

Engagement & Services (CORES), (2) Professional Service Coordinator Program through The Ohio State University and the American Association of Service Coordinators, or (3) Ohio Board of Nursing certified community health worker's staff.

In alignment with the QAP, Homefull will obtain Certified Organization for Resident Engagement & Services (CORES). Additionally, Homefull is certified by the Ohio Department of Mental Health and Addiction Services as a Medicaid Service Provider and delivers Community Psychiatric Supportive Treatment Services to Medicaid eligible tenants.

4. Operations & Tenant Selection Plan *(You may use additional pages for this section)*

- a) Describe the target population, including their anticipated needs. Describe the expected breakdown of the population by income levels (AMI).

This project is designated for single adults experiencing homelessness. Homefull will receive referrals from the COC's Unified Supportive Housing System (USHS) for homeless single adults who need permanent supportive housing. Homefull expects this population to enter with varying levels of income and benefits; from no income to pending or awarded SSI/SSDI to sporadic employment. The breakdown will be 80% zero income, 20% at extremely low and or below 30% of AMI.) All will enter with a disability with primary diagnosis of addiction disorders combined with a severe and persistent mental health diagnosis. Many will be unlinked or loosely receiving behavioral health services through a community mental health provider. Approximately 20% will have physical disabilities as well. Approximately 10% or less will enter with income from employment. This project will house single adults from the homeless system who have been diagnosed with a disability that interferes with their ability to live stably and successfully on their own in the community. Specifically, it will serve some of the higher barrier clients in the homeless system who have not been successful at other sites. Chronically homeless adults are more likely to be housed here, as they have had longer terms of homelessness and likely need additional supports that a facility-based PSH with onsite staffing can offer. Additionally, approximately one third of the occupants will be age 55 or older which brings into play the need for additional supports due to the impacts of homelessness on health and aging. Racially and culturally, the occupants will be a mix of backgrounds as they represent the homeless system and larger community. Approximately 67% will be people of color. All genders will be represented although a higher percentage of occupants will be male-identified based on the need in the system.

- b) Describe how you will manage and operate the project, including staffing levels and maintenance/security plans. Attach a table of organization and position descriptions.

Homefull will manage this project similarly to the current Mediterranean PSH Project with onsite case management, property program management, contract employees/security, Homefull will provide a Property Manager/Program Manager, 2 case managers, access to a crisis worker, clinical supervision, security and after-hours

engagement staff.

- c) Describe the staff structure, including administrative/management, operations, and services staffing, as well as any contract staff from other agencies that will be located on site.

Homefull will provide 24-hour onsite coverage to the facility with access to services and maintenance immediately. Homefull contracts for security and after hours and weekends/holiday coverage with a third-party vendor.

- d) Describe admissions policies and procedures. Attach a copy of the tenant selection plan. The tenant selection plan must address in detail if there are any exclusions to acceptance (e.g., criminal history, sex offenders) and the rationale for exclusion. The CoC will give additional consideration to projects that propose minimal exclusionary criteria.

Tenants are selected through the Community Shelter Board (CSB) Unified Supportive Housing System (USHS). Each person of the age of 18 who wishes to participate in the Unified Supportive Housing System ("Applicant") must work with his or her emergency shelter case manager, rapid rehousing case manager, or homeless outreach worker to complete a Prospective Applicant File form to be submitted directly to CSB for homeless units. Homefull receives completed applications directly from CSB and reviews them to determine whether the applicant can meet the requirements of tenancy. Homefull will take all measures necessary to maintain alcohol-free and drug-free properties, but we do not make sobriety a condition for moving into or remaining in our agency's housing. Homefull moves individuals into our housing "as they are", without conditions or pressure. However, Homefull promotes recovery as the safest approach to stability, and we work tirelessly with tenants to lessen the harmful effects of mental illness and substance abuse. Our focus is on long-term life-altering behavioral change through the practice of engaging our tenants. Homefull reaches out to all tenants to understand each tenant's barriers to self-sufficiency, and then we encourage healthy choices and offer quality supportive services.

See Tenant Selection Plan

- e) Describe the plan for initial lease-up, including publicity materials, presentation/recruitment, and timeline.

Homefull will work with CSB and CMHA on the initial lease up to identify, screen and refer for housing. Coordination with housing inspection and move in will occur quickly with total lease up to occur within the first 2 months of occupancy of the project.

- f) Describe the rent structure (e.g., minimum monthly rent, how rent is calculated, whether there will be a work equity program).

Homefull will Master-lease the facility (until purchase) and sublease through leases with

tenants. Rent will be calculated based on tenant's income.

In general, a combination of factors determines the rent. Based on bedroom size, Homefull evaluates: the published fair market rent, the Housing Authority's payment standard if the unit carries a voucher, LIHTC restrictions if the units have tax credits associated and utility allowance information dependent on the unit.

Specifically for this facility, the rent for these efficiency units will be determined in collaboration with the Public Housing Authority (CMHA) that committed project-based vouchers and will be set through a Housing Assistance Payment Contract.

The amount of rent or occupancy charges owed by the program participant is calculated using the family's annual income less allowable deductions. PSH rent will not exceed either 30% of the household's monthly adjusted income or 10% of the households' monthly gross income or the portion of the household's assistance if any that is designated for housing costs. Generally, it is based on six factors:

1. Number of people in household
2. Age of people in the household
3. Anticipated income
4. Anticipated expenses
5. Anticipated allowances
6. Anticipated household-paid utilities.

There is no work equity plan.

g) Describe eviction and eviction prevention procedures.

Homefull views the overarching goal of housing stability as supported by a 3-pronged approach of affordable and accessible housing, affordable and accessible food, and obtaining/maintaining/increasing income. After a client is housed, their assigned Case Manager starts to foster a relationship between the client and the Homefull Property Management Team to be a support for the client and to foster open communication. By developing a case plan, the Case Manager and client work together on securing/increasing income. If the household has no income, referrals to employment or training programs are made and other potential sources of income are discussed. A budget is created and there is constant reinforcement of what bills should take priority. Other community referrals are made as needed, especially as they relate to housing and income. Additionally, the Case Manager helps the client/household to "settle in" to their new home, increase independence, and increase quality of life. The Case Manager has on-going conversations with the client that mirrors discharge planning in an effort to prepare the client for paying rent on their own, maximizing their community resources, and the eventual end to supportive services once they desire and or need less supportive services. The Case Manager continually monitors and assesses a client's housing stability through home visits and frequent conversations with the on-site Homefull Property Management Team.

When a lease violation occurs, Homefull initiates a process that allows the client to

correct the issue over time. For example, Homefull may issue a compliance notice rather than immediately initiating eviction notices. If the behavior continues, Homefull follows up with a 30-day notice to cure. The case manager and property management communicate regularly throughout this process. If the client disagrees about the violation, the case manager can assist in filing a grievance claim or scheduling a meeting with the property manager.

The case manager works with clients to develop a housing retention plan that addresses property management concerns and meets clients' needs. Services may be required at this point, including representative payee services, community mediation services, drug and alcohol treatment, anger management, and mental health services. The client may also be represented by the Legal Aid Society. Eviction action is used only as a last resort.

- h) Describe how the project collaborates with the community's Unified Supportive Housing System to target, engage, and house clients experiencing significant barriers to permanent supportive housing placement.

Housing is provided to persons who are homeless and disabled. The Unified Supportive Housing System (USHS) is the coordinated entry system for PSH. USHS was established by the Community Shelter Board (CSB); our PHA, Columbus Metropolitan Housing Authority (CMHA); and the Alcohol, Drug, and Mental Health Board of Franklin County (ADAMH) via an MOU effective March 1, 2008. USHS manages units funded through a variety of subsidies including PHA Housing Choice Vouchers, Mainstream Vouchers, Project-Based Vouchers, Emergency Housing Vouchers, CoC Leasing and Rental Assistance programs, and the HOME program.

All system PSH providers including Homefull and this project are contractually required to participate in USHS, independent of their type of rent subsidy. The CoC's practices are formalized in the Unified Supportive Housing System Vacancy Management and Lease Up Narrative Manual and Policies and Procedures.

USHS continuously screens clients for PSH using HMIS data. USHS prioritizes chronically homeless households, then disabled households based on their vulnerability and length of time homeless, using HUD's notice HUD CPD-16-11. USHS uses a monthly "hotlist" to identify clients who are potentially eligible for PSH based on their current homeless status, history of homelessness, and self-declared disability, along with the chronic homeless status. The USHS Manager proactively reaches out to the Provider Agency servicing the clients and asks them to complete a locally developed standardized assessment, a Severity of Service Needs Assessment (SSNA) for the respective clients alongside documentation required for housing. Provider Agencies can also submit this standardized assessment, the SSNA, for their clients that they believe should be prioritized for PSH to the USHS for scoring. Once the SSNA and the required documentation are submitted, the USHS Manager will score the SSNA and will place the client in the USHS Pool. The USHS Pool is a vulnerability-based pool, meaning that the client's position is based on the need for housing – the higher their SSNA score is, the higher their vulnerability and need for housing is.

Homefull submits vacancies to the USHS Manager. When a vacancy is submitted, the USHS Manager will fill the vacancy with a referral from the USHS Pool, starting with the client at the top of the pool, assessing the client's eligibility for the vacancy. The client

will be matched with the appropriate PSH for further eligibility assessment, also considering client's needs and preferences. Prompt assessments and use of HMIS data reduce the time it takes to link clients to the right housing program. To reduce the burden on people seeking assistance, PSH eligibility and application are centralized. There are no waitlists at PSH sites and no duplicative application processes. Once the client is referred to the PSH site, the Housing Provider, in this case Homefull, will work with the client and the Provider Agency servicing the client to make sure the client does meet all eligibility criteria, the client accepts the unit, all required documentation is in place and ultimately that the client signs the lease and successfully moves into the unit. The client does have the right to refuse the unit, or the Housing Provider has the right to refuse for the client for cause, in both cases the client will be returned to the USHS Pool for further referrals to other PSH sites.

5. Supportive Services Plan

(You may use additional pages for this section)

- a) Describe the number and characteristics of persons to be served (should match goals in Program Outcomes Plan).

Homefull expects to receive referrals for the 70 open units from the Unified Supportive Housing System (USHS) coordinated entry system for PSH for homeless single adults with a disability (primary substance abuse and mental health disorders) who are assessed as needing permanent supportive housing. Homefull expects this population to enter with varying levels of income and benefits from no income, to pending or awarded SSI/SSDI, to sporadic employment. We also expect the majority to enter reporting a desire, goal or plan to increase income. Homefull proposes to offer a menu of services and strategies to assist participants in improving independent living. This includes a combination of employment and job training opportunities with community partners; expedited SSI/SSDI application via SOAR; and access to mainstream benefits through on-line Ohio Benefit Bank. Homefull meets and engages each new tenant with an orientation to available supportive services offered, to the new PSH unit, and to nearby amenities. Homefull works with each participant to assess current level of functioning and daily living, strengths and areas for improvement; and prepares individuals to maximize their ability to live as independently as possible. The new PSH will cost-effectively and efficiently support the Columbus and Franklin County Continuum of Care by increasing the supply of permanent supportive housing through the adaptive reuse of an existing building.

This team receives direct supervision and mentoring from a Program Manager with oversight by Homefull's Executive Management. Homefull is certified by the Ohio Department of Mental Health and Addiction Services (MHAS) to provide Behavioral Health

Counseling & Therapy, Community Psychiatric Supportive Treatment, Mental Health Assessment & Education, and Referral & Information. These specific services are Medicaid billable.

- b) Describe the qualifications of the supportive services staff; including education, experience, and special skills they will use to serve the population. Describe the commitment of a local service provider, if applicable and available.

Based on specific scopes of practice Homefull staff has increasing levels of clinical credentialing and professional licensure and at minimum is trained as Qualified Mental Health Specialists (QMHS) and follow the National Association of Social Workers (NASW) Code of Ethics. This team receives direct supervision and mentoring from a Program Manager with oversight by Homefull's Executive Management. Homefull is certified by the Ohio Department of Mental Health and Addiction Services (MHAS) to provide Behavioral Health Counseling & Therapy, Community Psychiatric Supportive Treatment, Mental Health Assessment & Education, and Referral & Information. These specific services are Medicaid billable.

- c) Describe in-service and staff training (must meet [CSB Partner Agency Standards](#)). All staff at Homefull have a minimum level of training on homelessness, mental health, addiction, and case management services work. Homefull creates an extensive orientation schedule that incorporates a mix of classroom-style training, shadowing of experienced staff, and initial conducting of work while an experienced staff member or supervisor is present. This allows for a "training wheels" type of learning experience where staff gradually develop knowledge and then are able to implement that knowledge. In the first 90 days of employment, all new Case Managers complete a training series that earns them a Qualified Mental Health Specialist (QMHS) certificate. QMHS training includes a variety of case management skills training, addiction topics, mental health topics, community resources, and crisis de-escalation. Homefull adheres to all requirements of funding entities in providing professional training and supervision of client case management services by maintaining a staff composed of licensed and credentialed practitioners. Homefull case management services are supervised clinically by the Clinical Director. Regular supervisory meetings are scheduled to ensure the appropriateness of continued case management services for each individual client. Supervisors are qualified by:

- An advance degree in a human service field and a minimum of 2 years post-graduate professional experience; specialized training, and experience in alcohol and other drug use, diagnosis and treatment; and additional training in supervision; and/or
- Certification by the designated authority in the State as approved alcohol and/or drug counseling supervisors

Clinical personnel workloads support the achievement of client outcomes, are regularly reviewed, and are based on an assessment of the following:

- The qualifications, competencies, and experience of the worker, including the level of supervision needed
- The work and time required to accomplish assigned tasks and job responsibilities
- Service volume, accounting for assessed level of needs of new and current clients

d) Describe the proposed client-staff ratio for each shift.

Homefull proposes a case load of 35:1 with staffing levels overnight, weekends and holidays to have a mix of engagement style staff and security.

e) Describe the overall service delivery plan, including:

The service philosophy of Homefull is based on providing compassionate, individualized, culturally-sensitive, voluntary services designed to help tenants meet their own goals for self-sufficiency and self-determination. Joint Case Planning includes consideration of the functional abilities, formal and informal networks, social context, strengths and barriers. Based on the assessed and expressed needs of the household, case managers 'package together' different types of support to meet those needs. The case planning process identifies household issues and concerns that contribute to challenges and identify a pathway to resolution of those issues. Income supports and rent supplements are an important part of client-driven supports. Supportive services are offered through a coordinated effort among the service staff, community-based partners, and the tenants themselves –ensuring a healthy living environment for all. Homefull's interdisciplinary team of positive professionals focuses on helping participants to:

- strengthen residential and domestic stability,
- abide by leasehold obligations,
- increase incomes, benefits, employment and improve budgeting skills,
- develop and maintain individualized support systems,
- become good neighbors, and
- maximize their capacity for independent living.

Case management contact is based on individual needs and consists of daily, weekly, and/or monthly contacts. Service contacts may include office visits, home visits, a housekeeping inspection (in tandem w/ property management), case conferences, and, community-based appointments. Based on specific scopes of practice Homefull staff has increasing levels of clinical credentialing and professional licensure and at minimum is trained as Qualified Mental Health Specialists (QMHS) and follow the National Association of Social Workers (NASW) Code of Ethics.

Service Delivery and Case planning is an approach to providing service that identifies needs, sets goals and determines the priority actions that are to be taken by a client and the case manager. Case planning is a collaborative process between the individual and the case manager that includes assessment, planning, implementation and review. The purpose of case planning is to meet an individual's needs through communication and available resources. Case planning should be regularly reviewed and should capitalize on the client's strengths and formal/informal supports.

Case Plans are developed at the time of the first face-to-face contact between a consumer and Homefull staff member and is included in the consumer record. This case

plan will be revised and updated as needed or until the consumer is discharged from the program. Case Planning is an individual process and should acknowledge that every client has different goals and ideas of how to reach those goals.

- The Case Plan is an ongoing process throughout a client's access of services
- The choices of the client are central to the case planning process. It is considered a client-driven activity.
- It is important to use tools to enable you to write the plan as such. Some of these tools include engagement techniques, listening, motivational interviewing, and harm reduction.
- The Case Plan identifies the needs forming the basis of the Goals and Objectives along with the methods/services that will be used to attain them.
- The Case Plan should indicate times frames and who will do what.
- The Case Plan indicates strengths and assets relevant to achieving the stated Goals and Objectives.
- The Case Plan identifies the extent of the client's desire and motivation to change.

Content of a Comprehensive Case Plan –

- Specifies long-term goals
- Identifies measurable, short-term objectives
- Identifies services and other resources needed
- Identifies organizations and/or individuals who will provide the services and resources.
- Identifies the task and responsibilities of the case manager
- Identifies the tasks and responsibilities of the client
- Identifies the tasks of formal and informal supports
- Identifies the skills the person must learn
- Specifies starting and ending dates of services

Case Management Services are usually conducted in face -to -face sessions but can also occur by telephone. At all times, Case Management Services will be conducted in a manner that ensures privacy and security for the client. Case Management/Service Coordination should include, but not be limited to:

- Activities carried out in collaboration with the consumer
- Outreach to encourage the participation of the consumer
- Coordination of, or assistance with, crisis intervention and stabilization services, if needed
- Assistance with achieving goals for independence as defined by the consumer
- Optimizing resources and opportunities through community linkages and enhanced social support networks
- Assistance with accessing transportation
- Securing safe housing that is reflective of the abilities and preferences of the consumer
- Exploring employment or other meaningful activities
- Provision of, or linkage to, skill development services needed to enable the consumer to perform daily living activities, including but not limited to:

1. Budgeting
2. Meal Planning
3. Personal Care
4. Housekeeping and home maintenance
5. Other identified Needs

- ⟨ Eviction prevention and intervention to preserve tenancy.
- ⟨ Substance abuse issues, including relapse prevention.
- ⟨ Employment strategies that increase tenant income
- ⟨ Referrals to local jobs programs
- ⟨ Coordinated and expedited access to benefits (e.g., SSI, Medicaid)
- ⟨ Educational/vocational services
- ⟨ Counseling related to educational and vocational training programs.
- ⟨ Budgeting and money management
- ⟨ Physical and behavioral health care
- ⟨ Referrals to healthcare/wellness programs
- ⟨ Coordination with the criminal justice system/legal issues
- ⟨ Credit counseling and consultation.
- ⟨ Peer support
- ⟨ Leisure options

- f) Describe how you will coordinate services, including community-based services that complement on-site services. Describe engagement strategies.

Referrals to other community resources should be made when a consumer is determined to be ineligible or inappropriate to receive services provided by Homefull or when other resources are needed to meet the consumer's goals or stated needs or for service coordination. When it appears that a consumer could benefit from a referral to another agency or is in need of services not offered by Homefull the staff will initiate a Clinical Supervision request for appropriate assistance in meeting the consumer's needs. Reasons for the referral/recommendations or change in the current level of care will be reviewed with all parties. All activity surrounding the referral, including correspondence, is documented in the consumer's record.

If crisis intervention services are required, consumers are linked with local crisis response services like NetCare in Columbus. If emergency services are required, consumers are linked with a local hospital of their choice or in life-threatening emergency, staff will call -9-1-1 and collaborate with emergency personnel to obtain needed services for the consumer.

Case Management staff is required to follow up on referrals of consumers post-assessment to determine if services were accessed by the consumer and/or if additional assistance is required. For consumers on active caseloads, the Case Manager is responsible for follow-up to determine if services were accessed by the consumer and/or if further assistance is required. All follow-ups will be documented in the consumer's

clinical record.

- g) Describe the type and size of space you need to implement the service plan, including details about how the physical design of the building(s), the project site, and location will enhance the lives of residents specific to their particular needs.

Homefull will provide services onsite in offices that are equipped and designed appropriately for the delivery of case management services. Specifically, offices will be designed to safely accommodate space for private engagement with clients with fully equipped technology for immediate access to information needed to meet the needs of our clients. General information for community-based services and referrals will be available for both the case manager and clients. Offices are generally at minimum 10x10 with the ability to store immediate needs for clients, such as clothing, and household supplies.

- h) Describe the source(s) of funding for services and how you plan to sustain supportive service provisions over the life of the project.

Homefull has received COC funding and is certified by the Ohio Department of Mental Health and Addiction Services as a Medicaid Service Provider.

Complete the supportive services table below.

- ⟨ You may require participation in supportive services that are not disability-related as a condition of the program if clients are at or have been at imminent risk of eviction and services are necessary to maintain tenancy (e.g., protective payee). Describe how you will implement this provision.

Homefull's supportive services in Permanent Supportive Housing programs includes working on Housing Retention Plans with clients who are at risk of eviction. These Housing Retention Plans are a collaboration of our Housing and Services Teams working together to help clients maintain housing and prevent recidivism to homelessness. A case conference model is utilized and as part of it, a Housing Retention Plan is explored with the client engaged. Housing Retention Plans will include action steps related to each lease violation or reason an eviction is imminent. These could include seeking out a payee if non-payment of rent is an issue or it might include seeking additional support services for particular behavioral health issues that are leading to lease violations. Our Supportive Services Team will work with the client following the creation of a Housing Retention Plan to help implement and support the client working on the identified steps. Even with a Housing Retention Plan in place, multiple opportunities for correction are provided to ensure the client receives the support needed and the chance to learn from past behaviors. Homefull staff will also explore the option of transferring the client to another housing program if that is agreeable and helps avoid eviction. In some cases, a move to a higher level of care is needed and will help stabilize the client's housing.

- ⟨ While permanent supportive housing by definition makes social and other supportive services available to its tenants, participation in disability-related supportive services must not be mandatory and cannot be a stipulation of tenancy. Describe how you will implement this provision.

Homefull follows the Housing First model in all programs including our prevention

services, shelter case management, community case management, housing programs and support services. True to the Housing First model, Homefull aims to quickly and without extraneous barriers, connect referrals to our programs to housing. Our Supportive Services in Permanent Supportive Housing are offered to new tenants in our programs from day one; the assigned Case Manager often attends a lease signing, when possible, to introduce themselves and welcome the new tenant to their new home. All documentation and all communication with the client/tenant include that Supportive Services are not required for tenancy but are strongly encouraged. Homefull understands that the most vulnerable time for tenants in PSH is often the first couple of months after being newly housed. This is the most crucial time for Supportive Services to establish rapport with a client/tenant to help connect the client to a support network and ensure all basic needs are met successfully. For clients/tenants that do not engage in Supportive Services, a progressive engagement model is utilized. This can include regular check-ins to confirm they are meeting all their needs and if they have changed their mind about engaging more robustly in services.

- ⟨ Please note in the table below if the support services plan will include any of the following (two must be included at minimum):
 - ⟨ Before and/or after school care each weekday for the duration of the school year.
 - ⟨ Early childhood education
 - ⟨ Educational assistance programs
 - ⟨ Financial literacy, credit counseling, or other educational services
 - ⟨ Health promotion, nutrition, or wellness services
 - ⟨ Job training, search, and/or placement assistance, including employment services.
 - ⟨ Life skills training
 - ⟨ Transportation
 - ⟨ Legal Services

Supportive Services Table

Type of Service	Provider	Total persons provided with service annually	Typical duration/intensity of the service	Offered on-site (yes or no)
a) Case Management	Homefull	70	As needed	Yes
b) Legal Services	Legal Aid	10	As needed	No
c) Behavioral Health	Community Mental Health Providers	55	As needed	No

d) Financial Literacy	Financial institutions	20	6 times per year	Yes
e) Nutrition	Homefull	70	12 times per year	Yes
f) Transportation Assistance	Homefull/Community Providers	40	As needed	Yes
g) Job Training	Homefull/Community Providers	25	12 times per year	Yes
h) Life Skills Training	Homefull/Community Providers	70	As Needed and monthly	Yes

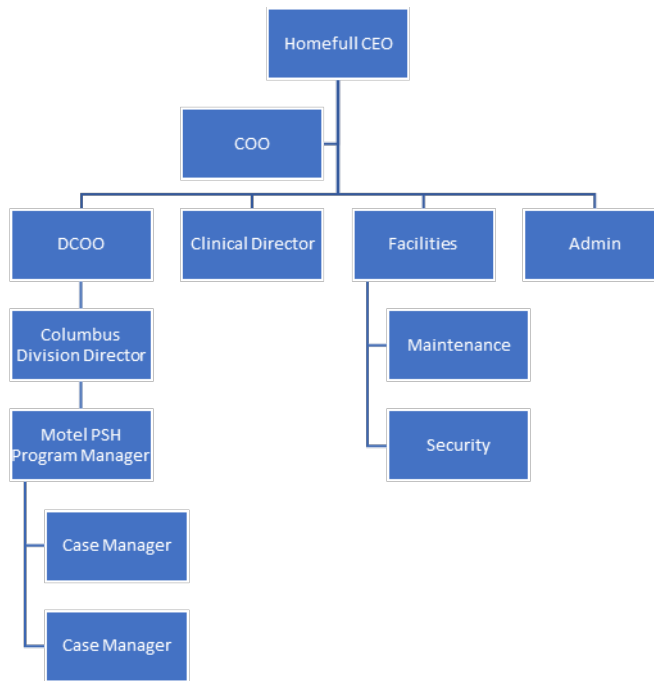
6. Program Outcomes Plan (POP)

POP instructions and forms are available on CSB's website [here](#). Contact CSB Chief Operating Officer Lianna Barbu for POP development.

Homefull is committed to meeting program outcome expectations according to the standards set by CSB, specific to supportive housing. These include persons served, housing stability, housing affordability at exit, exits to homelessness, occupancy rates in addition to the COC HUD standards.

7. Staff Client Ratio Form, Table of Organization Chart, and Position Descriptions

A sample table of organization is available on CSB's website [here](#).



8. Consumer Involvement Plan

(Do not exceed the space provided)

Review the Partner Agency Standards on CSB's website [here](#). Describe your plan for ensuring that clients are involved in the planning and development process. Address your strategy for gathering on-going client feedback, particularly as it relates to program improvements.

Homefull's approach to services is very collaborative in nature and a robust quality assurance plan includes utilizing consumer input via feedback surveys. Our policy manual specifies that a consumer survey is conducted regularly, verifying that Homefull is committed to collecting input from persons served. These annual surveys provide feedback on services, an understanding of how our clients are being treated by our staff, and input on diversity and inclusion. Our quality assurance team and agency leadership evaluate and discuss survey feedback to implement needed changes to address any low performing areas. This venue of feedback allows for anonymity as surveys are conducted by a team independent of the direct services staff that work with clients' day in and day out. Surveys can be completed via paper and collected or via phone with staff reading the survey aloud and filling in answers for clients.

Homefull also includes suggestion boxes at program sites for immediate input and collates information from trends in programs for client needs that might not be voiced in a suggestion box or survey. Additionally, we have a Board member who has lived experience and provides feedback at Board meetings about overall agency operations.

9. Community Outreach Plan

(You may use additional pages for this section)

Describe how you will develop a community outreach plan. The community outreach plan must address the nature of the development, location, design, and how you will notify the residents and businesses in the area. The plan could include involving local elected officials, Community Development Corporations, Community Housing Development Organizations, and community groups, or posting notices in libraries or other public places where residents may congregate. If a Community Housing Development Organization is involved, identify the organization and proposed communication. Social media, design charrettes, or notices in local papers are examples of methods to target your message. Submit a narrative with supporting documentation describing the plan, including:

- < Project Survey
- < Community Acceptance Strategy
- < Community Notification Questionnaire
- < Key Personnel Questionnaire
- < Real Estate Questionnaire
- < Letters of support from district legislators and/or local municipal entities (recommended, not required)
- < Other Project fact sheets

Guidelines and resources regarding the CSB Community Acceptance Plan and the local template for community outreach are available on CSB's website [here](#).

In the Northland community, Homefull has already been an active participant in the good-neighbor quarterly discussions because of the Mediterranean building location. Homefull leadership and 1111 Mediterranean management meet with the leadership of the Northland Community Council in these quarterly meetings to review highlights, discuss community concerns, and keep both groups abreast of developments with projects. With the 1289 Dublin Granville building addition, work with the Northland Community Council increased in earnest around this property by attending community meetings, educating the community about the Permanent Supportive Housing model, and the role that Homefull plays already in the community.

Homefull is committed to the Northland community and continued engagement of the good neighbor relationship. As a community-based provider, Homefull is actively engaged in working with people we serve to be good neighbors and members of the community.

The Dayton and Montgomery Homeless Solutions as the COC Lead and Collaborative Applicant have over the years required providers of PSH programs to develop Good Neighbor Agreements in communities where new PSH projects are being developed. Homefull as either a partner, or project lead on many PSH projects in Dayton has developed agreements with neighborhood committees, residents, district police and priority boards. This experience has included the creation of formal documents outlining expectations, mechanisms for formal communications and efforts to bridge the PSH and its tenants into the community. These formal efforts have led to great partnerships that continue throughout from site selection to move in and ongoing committee meetings. We expect to fully implement a Good

Neighbor agreement utilizing best practices gained from our experience in Dayton and across the country.

10. Strategies for Innovative Provision

(Do not exceed the space provided)

Detail innovative attributes of the proposal and demonstrate the project's commitment to innovation. Concepts must be original ideas, able to serve as a model for future developments, able to be replicated, and benefit the population to be served.

Utilizing an existing motel model to convert to permanent supportive housing is quickly becoming an innovative approach to repurposing existing motels that could be quickly converted to usable housing. Most of these motels are situated in communities where amenities are within close proximity.

11. Implementation Timetable

(You may use additional pages for this section and use landscape view if needed)

Provide a timeline that includes major actions steps necessary to move the project from the preliminary phase(s) to the final phase to completion. Include funding deadlines, development milestones, community acceptance targets, and the timeframe for lease-up. Customize the chart below for your project.

Activity	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Etc.
Pre-development team assembled	X							
Tax credit application due to the City of Columbus			X					
Tax credit application due to Franklin County			X					
Tax credit application due to Ohio Housing Finance Agency				2/25				
Application due to U.S. Dept of Housing & Urban Development (HUD)	Annual renewal							
All capital funding secured					9/25			
Community acceptance tool kit finalized								

Construction begins								12/25
Building passes life safety inspection								6/26
Key staff hired	X							
Etc.								

12. Budgets and Pro Forma

(You may use additional pages for this section)

Submit the budget forms below. Any format is acceptable as long as it provides the requested information. Required information includes budget line items (BLI), amount for each BLI, source(s) of funding for each BLI, total costs, and a budget narrative.

⟨ Capital/development budget and budget narrative.

See included budget

⟨ Annual operating budget and budget narrative

Annual operating budget is dependent on rents received from Project Based Vouchers and client portion of rents. Funding from the Ohio department of Development includes operation funding for security, engagement and property management activities. Rent Revenue will be used to fund utilities and maintenance. A annual reserve above and beyond annual operating expenses will be maintained for major mechanical needs.

See budget

⟨ 10-Year operating pro forma (operating cash flow) and narrative

See budget to demonstrate the operating cash flow from rents along with funding from the State of Ohio. These funds will provide for operating expenses that include security, maintenance and property management.

⟨ Annual services budget and budget narrative

See attached budget. Services include case management, supervision, and client assistance such as transportation, and other eligible supportive services expenses.

⟨ 10-year services pro forma (services cash flow) and narrative

Explain all expenses associated with each BLI and make clear the assumptions you used to determine the budgeted amounts. If you have a BLI for administrative overhead, submit an indirect cost allocation plan that explains the methodology for calculating the overhead rate. Specify whether the indirect cost allocation plan is federally approved.

Homefull does not have an approved indirect cost allocation.

Address revenue, whether the funding has been secured or is pending, time frames for funding, and any relevant limitations or funding parameters. This could include match fund requirements from other funders or funding that is designated for a particular use.

The 10-year proforma includes revenues from rents (both project-based vouchers and client's portion of rent. The budget allows for a vacancy variance to be included. Cost associated with the requirements of a LIHTC project such as legal and audit. A management fee to provide the property management responsibilities is included. Additionally, other maintenance responsibilities of utilities, pest control, unit turnover with a replacement reserve included is outlined in the 10-year proforma.

13. Status of Other Funding
(Do not exceed the space provided)

Complete the chart below and include this information in the budget narrative.

A. Capital and Development Costs				
Funding/Financing Source & Program	Type (1)	Amount	Status	Projected Cost Per Unit
OHFA	LIHTC	\$15,480,391	In development	\$221,148.44
City of Columbus	Grant	\$2,000,000	In Discussion	\$28,571.42
Homefull/TFG	Deferred Dev Fees	\$1,300,000	In development	\$18,571.42
B. Operations				
Funding/Financing Source & Program	Type (1)	Amount	Status	Projected Cost Per Unit
ODOD	Grant	\$125,000	Awarded	\$1,785.71
CMHA	Vouchers	\$1,020,096	Awarded	\$9,428.57

C. Services				
Funding/Financing Source & Program	Type (1)	Amount	Status	Projected Cost Per Unit
HUD COC	Grant	\$402,208	Awarded	\$5,745.82
Medicaid	Fee for service	\$50,000	Projected	\$714.28
Operating Revenue (as permitted by OHFA guidelines)	Operating Revenue	\$19,250	In development	\$275.00

(1) Funding type includes: grant, loan, equity, tax credits, etc. For loans, provide rate and term.

14. Evidence of Funding Commitments

Attach evidence of co-applicant for partner commitments and evidence of funding commitments. This can include copies of signed contracts, loan documents, letters of commitment and other documentation that demonstrate funder and partner guarantees.

See attached contracts and or awards as documentation of funding.

15. Additional Optional Documentation

<OPTIONAL> You may submit a limited number of maps, plans, and/or photographs, in 8 ½ x 11 format, which provide additional information about the project.

DO NOT SUBMIT ADDITIONAL MATERIALS NOT SPECIFICALLY REQUESTED IN THE APPLICATION

Capital Budget Development	
Source of Funds	
ODMHAS	\$0
OHFA LIHTC	\$15,480,391
City HOME	\$2,000,000
Deferred Developer Fee	\$1,300,000
FHLB AHP	\$0
Total	\$18,780,391
USE OF FUNDS	
Land Cost	\$ 1,000,000
Building Acquisiton	\$ 1,800,000
Site Work	\$ 250,000
Hard Construction Cost - REHAB	\$ 7,350,000
Contingency	\$ 1,170,000
Appliances/Carpeting	\$ 100,000
FFE	\$ 100,000
General Requirements	\$ 468,000
Contractor Overhead	\$ 156,000
Contractor Profit	\$ 468,000
P&P Bond	\$ 73,500
Tap Fees & Permits	\$ 73,500
Architect	\$ 600,000
Engineering	\$ 50,000
Cost Review	\$ 15,000
Developer Fee NP	\$ 2,600,000
Insurance	\$ 150,000
Environmental Study	\$ 35,000
Appraisal	\$ 10,000
Survey	\$ 10,000
Title and Recording	\$ 84,000
Relocation	\$ 70,000
GP Legal Fees	\$ 150,000
Accounting	\$ 20,000
Cost Certification	\$ 20,000
Developer Organizational	\$ 15,000
Market Study	\$ 6,500
Marketing Costs	\$ 10,000
Construction Loan Interest	\$ 750,000
Loan Costs (Const)	\$ 115,000
HFA Tax Credit App. Fees	\$ 5,000
HFA Tax Credit Res. Fees	\$ 105,000
HFA Loan Fee	\$ 11,600
HFA Monitoring Fees	\$ 168,000
Asset Management Fee	\$ 80,000
Soft Cost Contingency	\$ 150,000
Syndication Fee	\$ 35,000
PCNA	\$ 5,500
Operating Reserve	\$ 341,998
HDL Interest	\$ 158,793
Total	\$18,780,391

Homefull- 1289 Dublin Granville Road																			
OPERATING PRO-FORMA																			
	YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
ANNUAL RENT POTENTIAL		1020096	1040498	1061308	1082534	1104185	1126268	1148794	1171770	1195205	1219109	1243491	1268361	1293728	1319603	1345995			
ALLOWANCE FOR VACANCY		0.05	-56980	-52024.9	-53065.4	-54126.7	-55209.2	-56313.4	-57439.7	-58588.5	-59760.3	-60955.5	-62174.6	-63418.1	-64686.4	-65980.1	-67299.8		
OTHER INCOME GRANTS			0	0	0	0	0	0	0	0	0	0	0	0	0	0			
TOTAL INCOME			963116	988473	1008242	1028407	1048975	1069955	1091354	1113181	1135445	1158154	1181317	1204943	1229042	1253623	1278695		
OPERATING EXPENSES																			
ACCOUNTING AND AUDIT			8500	8755	9017.65	9288.18	9566.825	9853.83	10149.44	10453.93	10767.55	11090.57	11423.29	11765.99	12118.97	12482.54	12857.01		
ADMINISTRATIVE SALARY			130000	133900	137917	142054.5	146316.1	150705.6	155226.8	159883.6	164680.1	169620.5	174709.1	179950.4	185348.9	190909.4	196636.7		
ADMINISTRATIVE COST			38000	39140	40314.2	41523.63	42769.33	44052.41	45373.99	46735.21	48137.26	49581.38	51068.82	52600.89	54178.91	55804.28	57478.41	70 units	
ADVERTISING			5000	5150	5304.5	5463.635	5627.544	5796.37	5970.261	6149.369	6333.85	6523.866	6719.582	6921.169	7128.804	7342.669	7562.949		
LEGAL			5000	5150	5304.5	5463.635	5627.544	5796.37	5970.261	6149.369	6333.85	6523.866	6719.582	6921.169	7128.804	7342.669	7562.949		
MANAGEMENT FEE			58733	60494.99	62309.84	64179.13	66104.51	68087.64	70130.27	72234.18	74401.21	76633.24	78932.24	81300.21	83739.21	86251.39	88838.93		
Other Maintenance Costs			22000	22660	23339.8	24039.99	24761.19	25504.03	26269.15	27057.23	27868.94	28705.01	29566.16	30453.15	31366.74	32307.74	33276.97		
Landscaping			2500	2575	2652.25	2731.818	2813.772	2898.185	2985.131	3074.685	3166.925	3261.933	3359.791	3460.585	3564.402	3671.334	3781.474		
EXTERMINATING			7500	7725	7956.75	8195.453	8441.316	8694.556	8955.392	9224.054	9500.776	9785.799	10079.37	10381.75	10693.21	11014	11344.42		
Utilities			147000	151410	155952.3	160630.9	165449.8	170413.3	175525.7	180791.5	186215.2	191801.7	197555.7	203482.4	209586.9	215874.5	222350.7		
MAINTENANCE SALARY/CONTRACT			77000	79310	81689.3	84139.98	86664.18	89264.1	91942.03	94700.29	97541.3	100467.5	103481.6	106586	109783.6	113077.1	116469.4		
INSURANCE			70000	72100	74263	76490.89	78785.62	81149.19	83583.66	86091.17	88673.91	91334.12	94074.15	96896.37	99803.26	102797.4	105881.3		
Supportitive Services			72520	77507.5	79832.73	82227.71	84694.54	87235.37	89852.44	92548.01	95324.45	98184.18	101129.7	104163.6	107288.5	110507.2	113822.4		
Total			646483	665877.5	685853.8	706429.4	727622.3	749451	771934.5	795092.5	818945.3	843513.7	868819.1	894883.7	921730.2	949382.1	977863.5		
			9235.471																
CASH FLOW FROM OPERATIONS			316633	322595.5	322388.7	321977.9	321353.2	320504	319419.6	318088.6	316499.5	314640	312497.7	310059.4	307311.8	304240.7	300831.7		
REPLACEMENT RESERVE		425	29750	30642.5	31561.78	32508.63	33483.89	34488.4	35523.06	36588.75	37686.41	38817	39981.51	41180.96	42416.39	43688.88	44999.54		
		25																	
			0																
INFLATION RATE - INCOME		0.02																	
INFLATION RATE - EXPENSES		0.03																	

	Dublin Granville Services									
Support and Revenue										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Medicaid funding	\$50,000	\$59,044.16	\$68,269.20	\$77,678.75	\$87,276.48	\$97,066.17	\$107,051.66	\$117,236.85	\$127,625.75	\$138,222.42
COC	\$402,208	\$402,208	\$402,208	\$402,208	\$402,208	\$402,208	\$402,208	\$402,208	\$402,208	\$402,208
Total Support and Revenue	\$452,208	\$461,252.16	\$470,477.20	\$479,886.75	\$489,484.48	\$499,274.17	\$509,259.66	\$519,444.85	\$529,833.75	\$540,430.42
Personnel Expenses										
Payroll	\$313,225	\$319,489.95	\$325,879.75	\$332,397.34	\$339,045.29	\$345,826.20	\$352,742.72	\$359,797.57	\$366,993.53	\$374,333.40
Payrioll taxes	\$28,028	\$28,588.77	\$29,160.55	\$29,743.76	\$30,338.64	\$30,945.41	\$31,564.32	\$32,195.60	\$32,839.52	\$33,496.31
Payroll service	\$6,905	\$7,043.10	\$7,183.96	\$7,327.64	\$7,474.19	\$7,623.68	\$7,776.15	\$7,931.67	\$8,090.31	\$8,252.11
Employee retirement	\$4,468	\$4,557.36	\$4,648.51	\$4,741.48	\$4,836.31	\$4,933.03	\$5,031.69	\$5,132.33	\$5,234.97	\$5,339.67
Health insurance	\$50,775	\$51,790.50	\$52,826.31	\$53,882.84	\$54,960.49	\$56,059.70	\$57,180.90	\$58,324.51	\$59,491.01	\$60,680.83
Life & Disability insurance	\$2,843	\$2,899.86	\$2,957.86	\$3,017.01	\$3,077.35	\$3,138.90	\$3,201.68	\$3,265.71	\$3,331.03	\$3,397.65
Total Personnel Expenses	\$406,245	\$414,369.54	\$422,656.93	\$431,110.07	\$439,732.27	\$448,526.92	\$457,497.46	\$466,647.41	\$475,980.36	\$485,499.96
General Expenses										
Interest	\$1,215	\$1,239.30	\$1,264.09	\$1,289.37	\$1,315.16	\$1,341.46	\$1,368.29	\$1,395.65	\$1,423.57	\$1,452.04
Telephone	\$3,600	\$3,672.00	\$3,745.44	\$3,820.35	\$3,896.76	\$3,974.69	\$4,054.18	\$4,135.27	\$4,217.97	\$4,302.33
Computer expense	\$7,000	\$7,140.00	\$7,282.80	\$7,428.46	\$7,577.03	\$7,728.57	\$7,883.14	\$8,040.80	\$8,201.62	\$8,365.65
Office supplies	\$2,000	\$2,040.00	\$2,080.80	\$2,122.42	\$2,164.86	\$2,208.16	\$2,252.32	\$2,297.37	\$2,343.32	\$2,390.19
Printing	\$500	\$510.00	\$520.20	\$530.60	\$541.22	\$552.04	\$563.08	\$574.34	\$585.83	\$597.55
Paper/cleaning supplies	\$1,500	\$1,530.00	\$1,560.60	\$1,591.81	\$1,623.65	\$1,656.12	\$1,689.24	\$1,723.03	\$1,757.49	\$1,792.64
Insurance -directors	\$2,000	\$2,040.00	\$2,080.80	\$2,122.42	\$2,164.86	\$2,208.16	\$2,252.32	\$2,297.37	\$2,343.32	\$2,390.19
Travel	\$3,461	\$3,530.22	\$3,600.82	\$3,672.84	\$3,746.30	\$3,821.22	\$3,897.65	\$3,975.60	\$4,055.11	\$4,136.22
Total General Expenses	\$21,276	\$21,701.52	\$22,135.55	\$22,578.26	\$23,029.83	\$23,490.42	\$23,960.23	\$24,439.44	\$24,928.22	\$25,426.79
Program Expenses										
Client services	\$10,000	\$10,200.00	\$10,404.00	\$10,612.08	\$10,824.32	\$11,040.81	\$11,261.62	\$11,486.86	\$11,716.59	\$11,950.93
Total Program Expenses	\$10,000	\$10,200.00	\$10,404.00	\$10,612.08	\$10,824.32	\$11,040.81	\$11,261.62	\$11,486.86	\$11,716.59	\$11,950.93
Administrative	\$14,687	\$14,980.74	\$15,280.35	\$15,585.96	\$15,897.68	\$16,215.63	\$16,539.95	\$16,870.75	\$17,208.16	\$17,552.32
Total Expenses	\$452,208	\$461,251.80	\$470,476.84	\$479,886.38	\$489,484.10	\$499,273.79	\$509,259.26	\$519,444.45	\$529,833.34	\$540,430.00
Net income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Columbus and Franklin County, Ohio
Continuum of Care**

**Resolution to Prioritize Permanent Supportive Housing for the
2025 Ohio Housing Finance Agency Application**

WHEREAS the CoC Board recommends prioritizing CHN Deer Hill Place and Homefull Dublin Granville PSH for the 2025 OHFA tax credit application;

WHEREAS these projects are fully funded for supportive services through the HUD Continuum of Care grant;

THEREFORE, be it resolved that the CoC Board recommends to the CoC the following prioritization for the 2025 OHFA tax credit application process:

Project Name	Priority
CHN Deer Hill Place	1
Homefull Dublin Granville PSH	2

Approved by voice vote.

Witnessed by:

Michael Wilkos, Chair

January 29, 2025
Date

Continuum of Care Retreat Feedback Analysis

Question 1: What changes do you think the CoC should make to be more responsive to our current community conditions?

Several common themes emerge regarding changes the CoC should make to be more responsive to current community conditions. These themes reflect a desire for the CoC to become more inclusive, proactive, and strategic in its approach to addressing homelessness and related issues in the community. The responses indicate a need for broader engagement, improved communication and learning opportunities, and a more comprehensive approach that goes beyond the traditional scope of CoC activities.

1. Stakeholder Engagement and Representation

Diversifying and Expanding Membership

- Identify missing voices and communities not currently represented in the CoC.
- Increase involvement from diverse stakeholders, including immigrant communities, suburban communities, hospital systems, Ohio Rise, recovery and justice impacted communities, developers, women with families, justice system representatives, suburban communities, and faith-based organizations.

Strategic Onboarding

- Implement more strategic approaches to bringing new people into the CoC through training, onboarding, orientation, and education.
- Help new members, especially those with NIMBY (Not In My Backyard) attitudes, understand the issues through prolonged engagement.

2. Expanded Focus and Strategies

Prevention Efforts

- Increase focus on prevention strategies to address homelessness before it occurs.
- Create additional pathways for prevention efforts.

Advocacy and Policy

- Expand advocacy efforts beyond the current focus on HUD-funded programs.
- Address landlord-tenant issues, including interventions and mediation to prevent evictions.

3. Operational Improvements

Meeting Effectiveness

- Increase frequency of meetings.
- Focus on outcomes and progress.
- Ensure meetings are productive and engaging.

Subcommittee Structure

- Consider creating more or different sub-committees to address specific issues.

Coordination and Services

- Improve coordination of wrap-around services.
- Strengthen outreach efforts to create better pathways to housing for the unhoused.

4. Research and Analysis

- Landscape Analysis
- Conduct a comprehensive analysis to determine who is working in the space and identify potential new partner organizations.

5. Strategic Planning

- Use research to identify strategies for combating increased evictions and encouraging landlord-tenant mediations.

6. Diversity, Equity, and Inclusion (DEI)

- DEI Initiatives
- Embrace discomfort in addressing DEI issues within the CoC and its work.
- Bring in more immigrant communities and immigration services.

7. Resource Allocation

- Explore ways to encourage suburban communities to invest resources in urban communities.
- HUD isn't the only funder, so also focus efforts and communication on these other funding streams.

8. Innovation in Housing Solutions & Alternative Housing Models

- Consider innovative approaches like roommate matching programs.

Question 2: How does the CoC develop its own voice to advocate for people experiencing homelessness?

The CoC will develop a stronger, more unified voice in advocating for people experiencing homelessness. This approach combines clear messaging, inclusive representation, targeted education, strategic advocacy, compelling storytelling, and data-driven arguments to create a comprehensive and effective advocacy platform.

1. Unified Messaging and Branding

Developing a Cohesive Identity

- Create a tagline, mission statement, and logo for the CoC.
- Develop shared language and a unified message to ensure consistency in advocacy efforts.
- Rebrand as a collective, separate from Community Shelter Board.

Communication Strategy

- Develop a comprehensive communication plan.
- Coordinate CoC agencies to bring together marketing professionals for planning coordinated messaging.
- Write op-eds or articles about the CoC to increase public awareness.

2. Inclusive Representation

Lived Experience Voices

- Incorporate more voices of people with lived experience of homelessness.
- Include community voices beyond the "usual suspects" and what HUD requires.

Diverse Stakeholder Engagement

- Invite city council members, community members, and grassroots organizations to CoC meetings.
- Engage with various sectors, including Parks & Recreation departments.
- Ask for letters of support from smaller grassroots organizations.

3. Education and Awareness

Member Education

- Create social media campaigns.

Community Education

- Develop marketing strategies to educate the community and partners about the CoC's role.
- Share data on the "drivers" of homelessness in suburbs to highlight it as a county-wide issue.
- Fully utilize the 44 CoC members to educate the community and support legislation for increased funding.

4. Advocacy Strategies

Defining Advocacy Scope

- Clearly define what advocacy means for the CoC and when to use advocacy levers.
- Focus on systemic issues rather than symptoms.
- Address larger conversations around criminalizing homelessness and changing NIMBY rhetoric.

Active Participation

- Show up at city council meetings to voice concerns and proposals.
- Establish active committees that include voices beyond HUD requirements.
- Create sub-committees that meet more frequently to address specific issues.

5. Storytelling and Humanization

Personal Narratives

- Tell real stories, including those of children and youth experiencing homelessness.
- Use storytelling to highlight that homelessness can happen to anyone.
- Consider youth stories with sponsorships for greater impact.

6. Collaborative Approach

Partnership Building

- Promote collective buy-in among CoC members and the broader community.
- Coordinate efforts among CoC agencies for unified action.
- Align voices within the CoC to present a cohesive front.

7. Data-Driven Advocacy

Leveraging Information

- Share data on homeless drivers to educate suburban communities about the county-wide nature of the issue.
- Use research to provide credibility to advocacy efforts and position the CoC as an authority on homelessness.

SYSTEM INDICATOR REPORT

FY2025 Q1
7/1/24 – 9/30/24

Our Mission

To lead a coordinated, community effort to make sure everyone has a place to call home.

We thank our Partner Agencies for their assistance in collecting data and ensuring data accuracy for our community reports.

Way to go!

These programs met their goals for successful outcomes (number and percentage)



family homelessness
prevention



TAY homelessness prevention
TAY transition to home RRH
family RRH intensive
success bridge



shelter2housing



outreach
CCSID outreach



emergency housing
family RRH



family shelter
women's shelter
single adult RRH
family RRH



family center

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Overview

System and Program Indicator Reports are published quarterly and furnished to CSB trustees and the Continuum of Care. All reports are posted to www.csb.org. Results are also shared with CSB funders consistent with funding contracts and agreements.

The System and Program Indicator Report monitors the current CSB funded programs and some non-CSB funded programs that participate in our data system. The report evaluates each system and program based on a system or program goal, actual performance data, variances, and outcome achievements. Outcome achievement is defined as 90% or better of numerical goal or within 5 percentage points of a percentage goal, except where a lesser or greater value than this variance also indicates an achieved goal. Systems or programs which meet less than one-half of outcome goals are considered to be a “program of concern”. The following key is used to express outcome achievement status for each indicator:

Outcome Achievement:	Key
Outcome achieved	√
Outcome not achieved	≠
Outcome goal not applicable	N/A

System-level race and gender-based outcome disparities are included in the report. A disparity is defined as a demographic achieving a successful exit that is at least five percentage points less than the respective percentage of the demographic population served in each system.

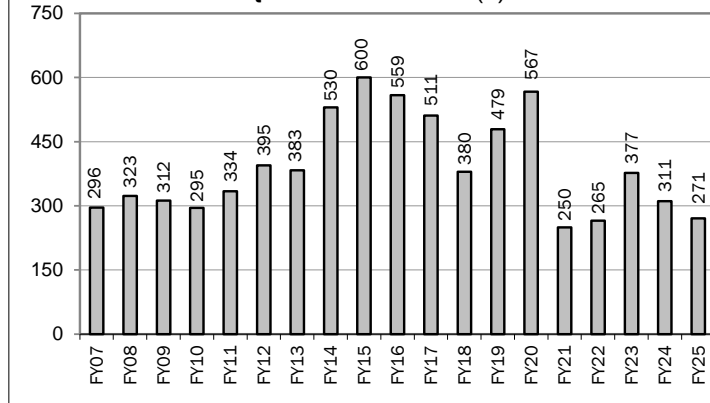
All data generated from the Homeless Management Information System (HMIS) and used in the report met CSB quality assurance standards, which require current and accurate data and a 95% completion rate for all required HMIS data variables.

Data included in the report is analyzed per the Evaluation Definitions and Methodology document that can be found at www.csb.org under the Publications section.

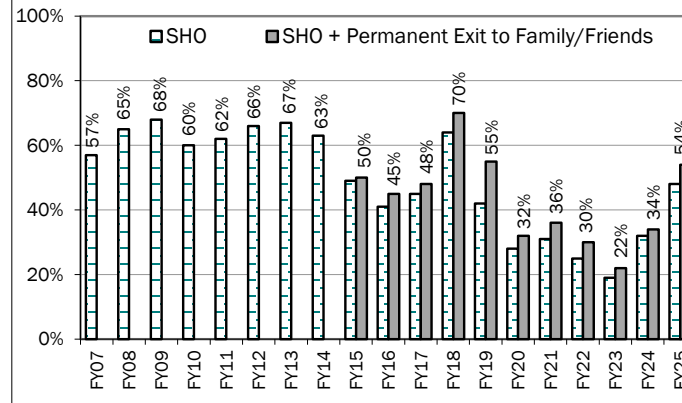
System and Program Indicator Report

FY25 EMERGENCY SHELTER	Households Served			Nightly Occupancy		Average Length of Stay (Days)			Successful Housing Outcomes ²					
7/1/2024 - 9/30/2024	Goal	Actual	Outcome Achievement	Capacity ¹	Actual	Goal	Actual	Outcome Achievement	Goal (#)	Actual	Outcome Achievement	Goal (%)	Actual (%)	Outcome Achievement
Family System ⁴	325	271	√ ³	114	152	75	118	≠	79	67	≠	50%	54%	√

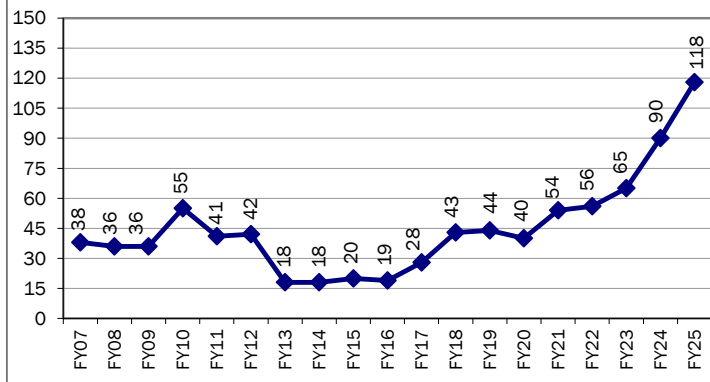
Q1 Household Served (#)



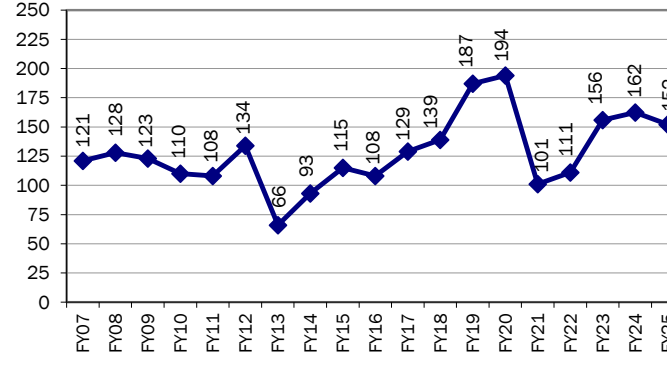
Q1 Successful Housing Outcomes (%)²



Q1 Average Length of Stay (Days)



Q1 Average Nightly Occupancy (#)



DEMOGRAPHICS	FY24 Qtr1	Δ	FY25 Qtr1
Households Served	311	↓	271
Percent Newly Homeless	70%	↑	76%
Clients Served	1114	↓	949
Adults Served	420		372
Adults 18-24 years (HoH)	N/A		26
Children Served	694		577
Children 0 - 5 years	249		241
Average Family Size	3.6		3.5
Average Number of Children	2.2		2.1
Average Age (HoH)	34		35
Gender - Female (HoH)	93%		93%
Gender - Male (HoH)	7%		7%
Veterans (U.S. Military) served	4		2
Veterans % of all adults	1%		1%
Average Monthly Household Income	\$896	↓	\$877
Percent Working at Entry	34%		35%
Percent of Households with No Income	49%	↓	46%
Average Monthly Income for Households with Income	\$1,752	↓	\$1,616
Race/Ethnicity - Black (HoH)	70%	↓	64%
Race/Ethnicity - White (HoH)	18%		20%
Race/Ethnicity - Multi-Racial (HoH)	7%		8%
Race/Ethnicity - Hispanic (HoH)	5%	↑	8%
Race/Ethnicity - Other (HoH)	0%		0%
Children 0 - 2 years	19%		21%
Children 3 - 7 years	32%		35%
Children 8 - 12 years	30%		28%
Children 13 - 17 years	19%		16%
Pregnant Persons Served	30	↓	20
Self-Reported Disability (HoH)	35%		36%
Franklin County Residents	84%	↑	86%

During the first quarter, we saw a large increase in average length of stay when compared to the same period of the prior fiscal year (from 90 to 118 days). This represents an all-time high and continues a trend dating back to FY2020. It is driven by a lack of available safe, decent, affordable housing that is making it very difficult to successfully move families out of shelter quickly. However, the success rate at exit increased significantly, from 34% a year ago and 22% two years ago to 54% currently, due to improved use of rapid re-housing resources. For the quarter, 271 families were served, down from 311 in the same period of the prior fiscal year. Since the system serves all families in need, this represents decreased demand, a positive development. 7% of families (18) had more than one shelter stay during the timeframe. An additional 141 families stayed in the Overnight shelter program only, waiting for a face-to-face shelter eligibility assessment. This is a 3% increase compared to the same reporting period of FY24 (137). These families subsequently either were helped to find an alternative to shelter or self-resolved.

¹ Overflow capacity is not included. The family emergency shelter system will expand capacity as necessary to meet the shelter needs of homeless families.

² Starting 7/1/15, Successful Housing Outcomes include permanent exits to family. Starting 7/1/18, Successful Housing Outcomes include permanent exits to friends.

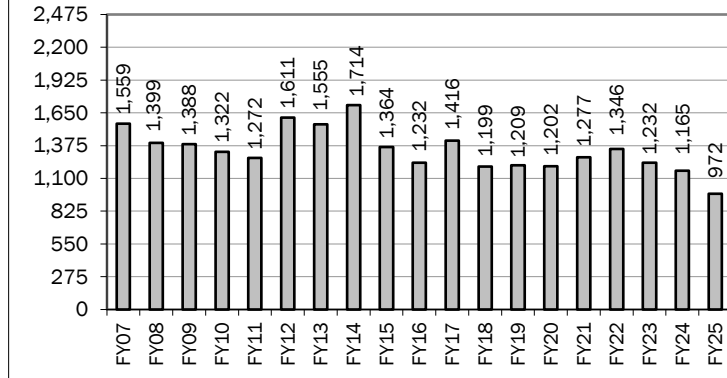
³ Shelters served all families that needed shelter. Successful housing outcome goal recalculated based on number of families served.

⁴ 5 households were served in the family system that had adult youth (age 18) with disabilities and no children (age 0-17). These households may be counted as single adults in other areas of this report.

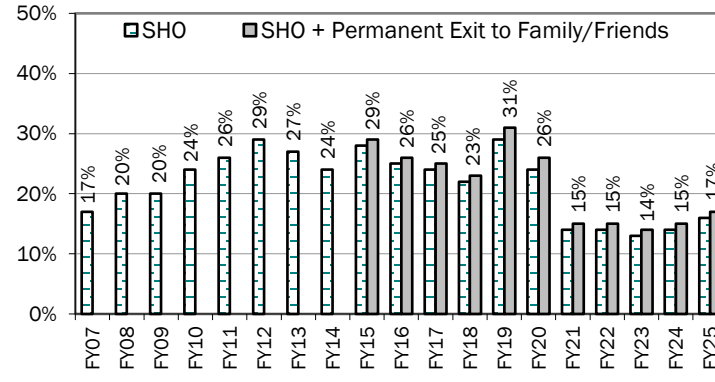
System and Program Indicator Report

FY25 EMERGENCY SHELTER	Households Served			Nightly Occupancy		Average Length of Stay (Days)			Successful Housing Outcomes ¹					
7/1/2024 - 9/30/2024	Goal	Actual	Outcome Achievement	Capacity ²	Actual	Goal	Actual	Outcome Achievement	Goal (#)	Actual (#)	Outcome Achievement	Goal (%)	Actual (%)	Outcome Achievement
Men's System	1,150	972	≠	427	450	70	83	≠	202	88	≠	28%	17%	≠

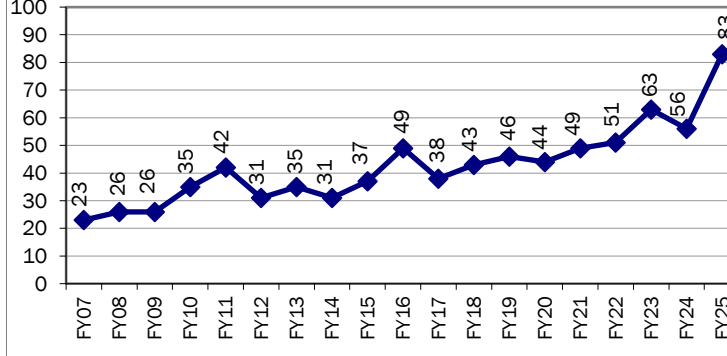
Q1 Households Served (#)



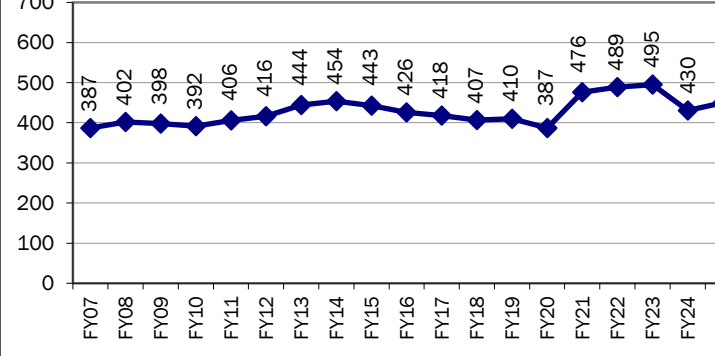
Q1 Successful Housing Outcomes (%)¹



Q1 Average Length of Stay (Days)



Q1 Average Nightly Occupancy (#)



DEMOGRAPHICS	FY24 Q1	Δ	FY25 Q1
Households Served	1165	↓	972
Percent Newly Homeless	54%	↓	50%
Average Age	48		48
Men as a percent of total single adults served	70%	↓	67%
Veterans (U.S. Military) served	122		132
Veterans % of all adults	10%	↑	14%
Percent of Households With No Income	45%	↑	52%
Percent Working at Entry	27%	↓	22%
Average Monthly Earned Income	\$798	↓	\$684
Average Monthly Income for Households with Income	\$1,462		\$1,428
Average Daily Waitlist Number	N/A		253
Race/Ethnicity - Black (HoH)	64%	↑	65%
Race/Ethnicity - White (HoH)	26%		26%
Race/Ethnicity - Multi-racial (HoH)	4%		3%
Race/Ethnicity - Hispanic (HoH)	5%	↓	4%
Race/Ethnicity - Other (HoH)	1%		2%
Adults 18 - 24 years ³	3%		3%
Adults 25 - 34 years ³	20%		20%
Adults 35 - 44 years ³	21%		19%
Adults 45 - 55 years ³	24%		25%
Adults 56 - 61 years ³	15%		17%
Adults 62+ years ³	18%	↓	17%
Self-Reported Disability (HoH)	71%		71%
Franklin County Residents	82%	↑	89%

During the first quarter, the average length of stay increased significantly when compared to the same reporting period of the previous fiscal year (from 56 to 83 days). Because of the increased length of stay coupled with fixed capacity, the number of single men sheltered decreased 17% and 253 men were on the waitlist, on average. The average length of stay and waitlist numbers are at all-time highs and the number served is at an all-time low. These numbers are driven by a lack of available safe, decent, affordable housing that is making it very difficult to successfully move individuals out of shelter quickly. 89% of men in shelter came from housing in Franklin County, up from 82% a year ago.

¹ Starting 7/1/15, Successful Housing Outcomes include permanent exits to family. Starting 7/1/18, Successful Housing Outcomes include permanent exits to friends.

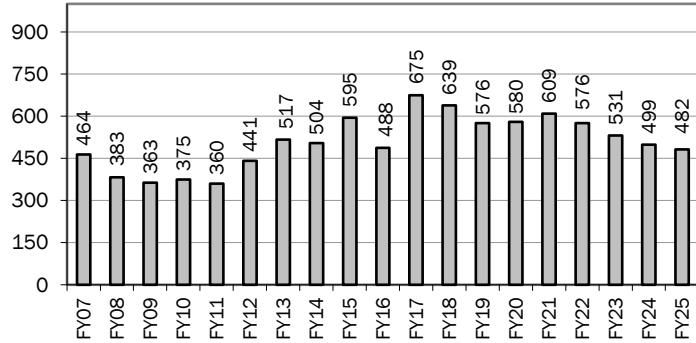
² Overflow capacity is not included.

³ Due to rounding percentages do not add up to 100%.

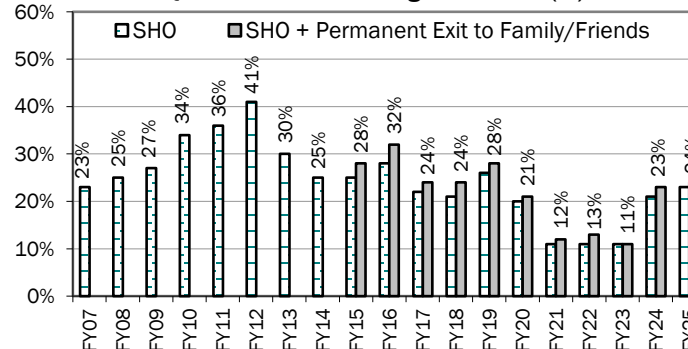
System and Program Indicator Report

FY25 EMERGENCY SHELTER	Households Served			Nightly Occupancy		Average Length of Stay (Days)			Successful Housing Outcomes ¹					
7/1/2024 - 9/30/2024	Goal	Actual	Outcome Achievement	Capacity ²	Actual	Goal	Actual	Outcome Achievement	Goal (#)	Actual (#)	Outcome Achievement	Goal (%)	Actual (%)	Outcome Achievement
Women's System	500	482	√	208	214	70	82	≠	82	65	≠	28%	24%	√

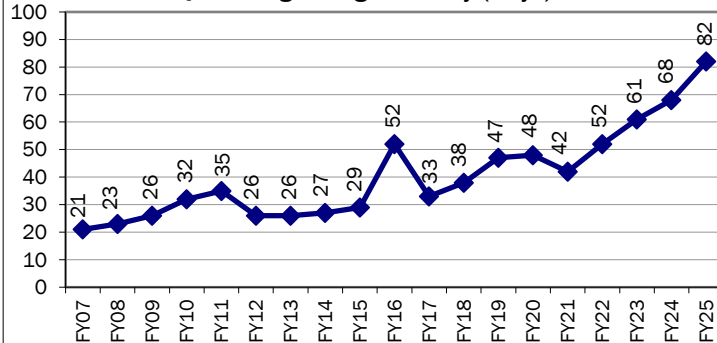
Q1 Households Served (#)



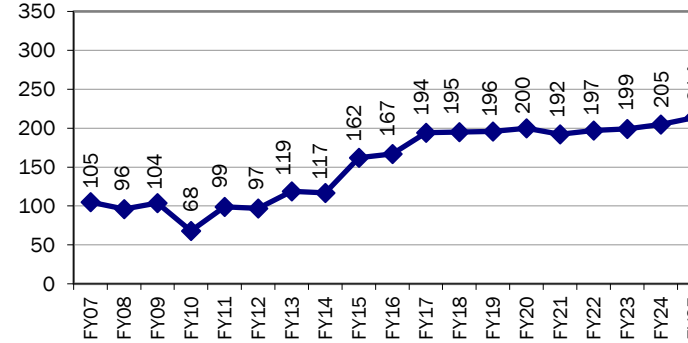
Q1 Successful Housing Outcomes (%)¹



Q1 Average Length of Stay (Days)



Q1 Average Nightly Occupancy (#)



DEMOGRAPHICS	FY24 Q1	Δ	FY25 Q1
Households Served	499	↓	482
Percent Newly Homeless	60%		59%
Average Age	46		45
Women as a percent of total single adults served	30%	↑	33%
Veterans (U.S. Military) served	11		3
Veterans % of all adults	2%	↓	1%
Percent of Households With No Income	42%	↑	46%
Percent Working at Entry	24%	↓	19%
Average Monthly Household Income	\$714		\$711
Average Monthly Income for Households with Income	\$1,232		\$1,309
Average Daily Waitlist Number	N/A		131
Race/Ethnicity - Black (HoH) ³	60%		59%
Race/Ethnicity - White (HoH) ³	30%		32%
Race/Ethnicity - Multi-racial (HoH) ³	6%		5%
Race/Ethnicity - Hispanic (HoH) ³	3%		4%
Race/Ethnicity - Other (HoH) ³	1%		1%
Adults 18 - 24 years	6%		7%
Adults 25 - 34 years	19%		20%
Adults 35 - 44 years	20%		22%
Adults 45 - 55 years	26%		26%
Adults 56 - 61 years	15%		12%
Adults 62+ years	14%		13%
Pregnant Persons Served	39	↓	25
Self-Reported Disability (HoH)	76%		76%
Franklin County Residents	83%	↑	87%

During the first quarter, the average length of stay increased significantly when compared to the same reporting period of the previous fiscal year (from 68 to 82 days). This represents an all-time high and continues a trend dating back to FY22. As a result, the waitlist had an average of 131 women on it, the highest level recorded historically. Lack of available safe, decent, affordable housing is making it very difficult to successfully move individuals out of shelter quickly. However, more efficient use of available beds (from 205 average beds used a year ago to 214 this quarter) limited the decline in total women served to 3%. The number of pregnant women served decreased by 36% compared to the same reporting period in FY24 (39), a positive development. Fewer working women (19%, down from 24%) and fewer women with income (54% down from 58%) on a percentage basis entered shelter when compared to a year ago. 19% of women (90) had multiple stays in shelter during the timeframe.

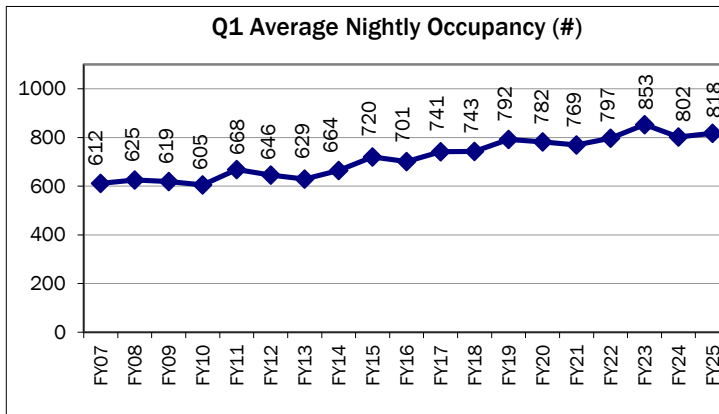
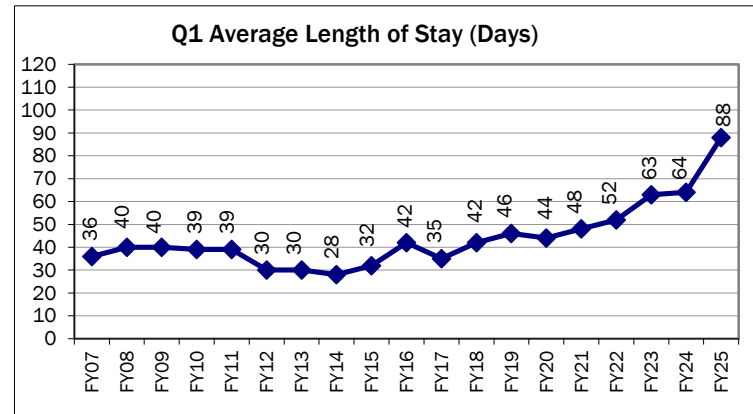
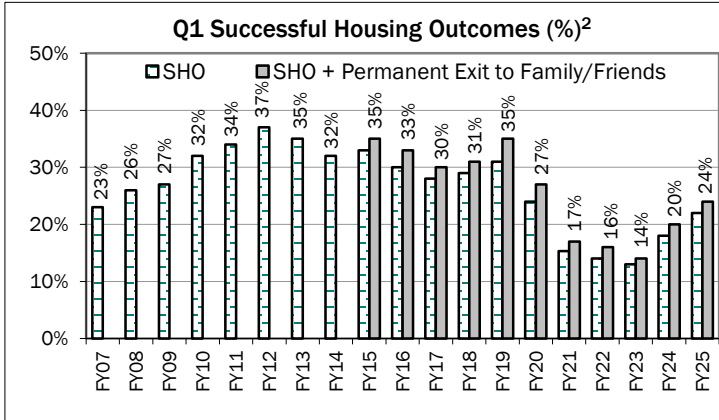
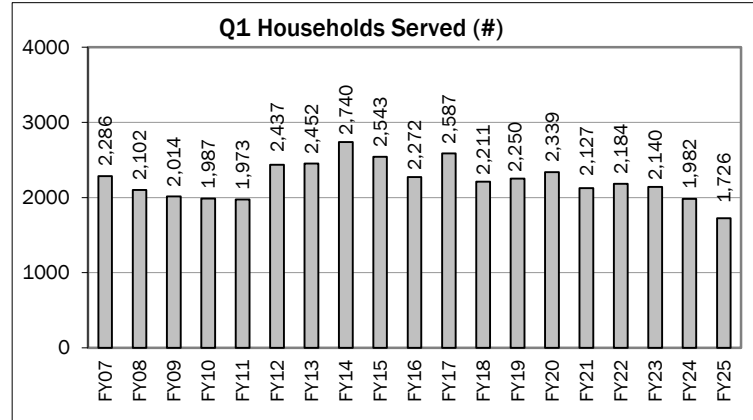
¹ Starting 7/1/15, Successful Housing Outcomes include permanent exits to family. Starting 7/1/18, Successful Housing Outcomes include permanent exits to friends.

² Overflow capacity is not included.

³ Due to rounding percentages do not add up to 100%.

System and Program Indicator Report

FY25 EMERGENCY SHELTER	Households Served			Nightly Occupancy		Average Length of Stay (Days)			Successful Housing Outcomes ²					
7/1/2024 - 9/30/2024	Goal	Actual	Outcome Achievement	Capacity	Actual	Goal	Actual	Outcome Achievement	Goal (#)	Actual (#)	Outcome Achievement	Goal (%)	Actual (%)	Outcome Achievement
Emergency Shelter System ¹	2,000	1,726	≠	749	818	72	88	≠	375	221	≠	30%	24%	≠



DEMOGRAPHICS	FY24 Q1	Δ	FY25 Q1
Households Served	1,982	↓	1,726
Percent Newly Homeless	58%	↓	56%
Clients Served	2,783	↓	2,403
Adults Served	2,089		1,826
Adults 18-24 years (HoH)	N/A		88
Children Served	694		577
Average Age (HoH)	45		45
Gender - Male (HoH)	60%		57%
Gender - Female (HoH)	40%	↑	42%
Gender - Other (HoH)	1%		1%
Veterans (U.S. Military) served	137		137
Veterans % of all adults	7%		7%
Percent of Households With No Income	45%	↑	49%
Percent Working at Entry	26%	↓	21%
Average Monthly Household Income	\$791	↓	\$728
Average Monthly Income for Households with Income	\$1,447		\$1,430
Average Daily Waitlist Number	N/A		384
Race/Ethnicity - Black (HoH) ³	63%		63%
Race/Ethnicity - White (HoH) ³	26%		27%
Race/Ethnicity - Multi-racial (HoH) ³	5%		5%
Race/Ethnicity - Hispanic (HoH) ³	4%		5%
Race/Ethnicity - Other (HoH) ³	1%		1%
Pregnant Persons Served	70	↓	45
Self-Reported Disability (HoH)	67%		67%
Franklin County Residents	83%	↑	88%

The average length of stay increased significantly (up 24 days) and the total clients served decreased significantly (down 13%) during the first quarter of FY25 when compared to the same period of FY24. Lack of available safe, decent, affordable housing is making it very difficult to successfully move people out of shelter quickly, leading to similar changes across all system components. The successful housing outcome rate increased 4 percentage points to 24%. The average income decreased to \$728 when compared to the FY24 annual rate of \$751, and the percent working at entry fell from the FY24 annual rate of 24% to 21%. The number of pregnant persons served decreased by 36% compared to the same reporting period in FY24 (70), a positive development.

¹ Includes single adult and family shelters. Excludes Huckleberry House Emergency Shelter and YMCA Family Overnight; total distinct households served including the youth shelter and overnight program is 1,974; total pregnant persons is 49.

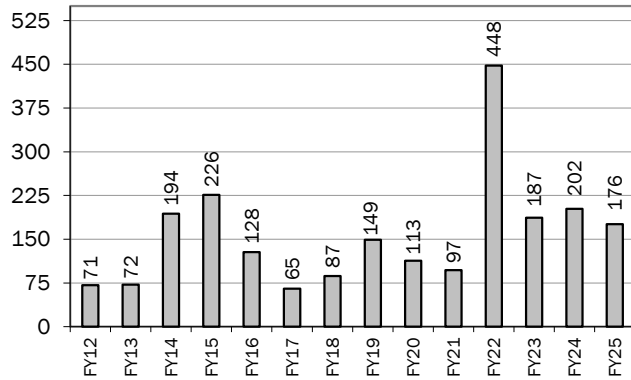
² Starting 7/1/15, Successful Housing Outcomes include permanent exits to family. Starting 7/1/18, Successful Housing Outcomes include permanent exits to friends.

³ Due to rounding percentages do not add up to 100%.

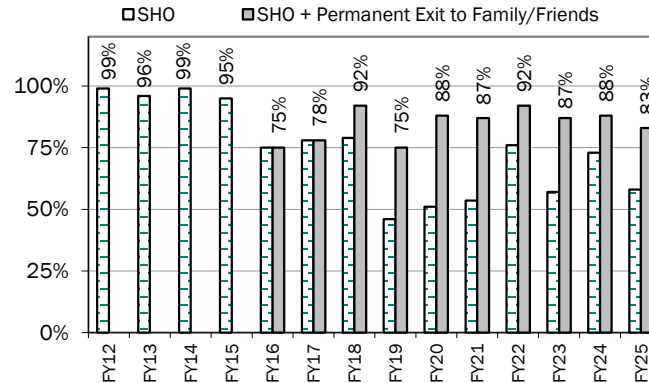
System and Program Indicator Report

FY25 Prevention	New Households Served			Households Served			Average Length of Participation (Days)			Successful Housing Outcomes ³					
7/1/2024 - 9/30/2024	Goal	Actual	Outcome Achievement	Goal	Actual	Outcome Achievement	Goal	Actual	Outcome Achievement	Goal (#)	Actual (#)	Outcome Achievement	Goal (%)	Actual (%)	Outcome Achievement
Prevention System ¹	220	176	≠	500	548	√	150	113	√	194	158	≠	85%	83%	√

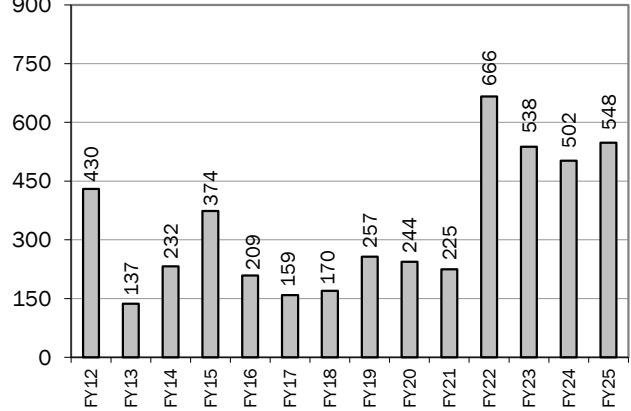
Q1 New Households Served (#)



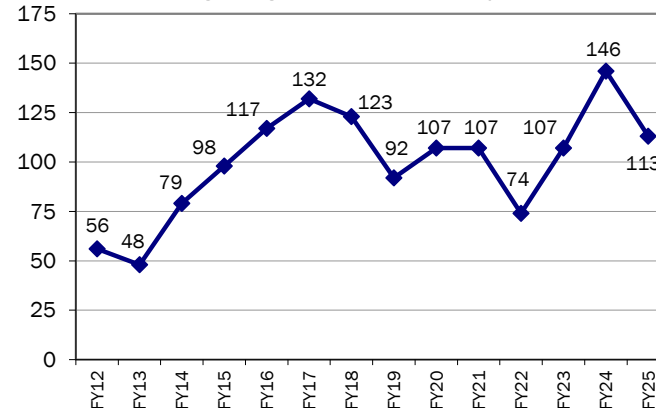
Q1 Successful Housing Outcomes (%)³



Q1 Households Served (#)



Q1 Average Length of Participation (Days)



DEMOGRAPHICS	FY24 Q1	Δ	FY25 Q1
Households Served	502	↑	548
Clients Served	1,510		1,554
Adults Served	577		627
Children Served	933		927
Average Age (HoH)	35		36
Gender - Female (HoH) ⁴	84%	↓	80%
Gender - Male (HoH) ⁴	16%		20%
Gender - Other (HoH) ⁴	0%		1%
Veterans (U.S. Military) served	64		96
Veterans % of all adults	11%	↑	15%
Percent of Households With No Income	39%	↓	36%
Percent Working at Entry	42%	↑	44%
Average Monthly Household Income	\$922	↑	\$1,057
Average Monthly Income for Households with Income	\$1,508		\$1,646
Race/Ethnicity - Black (HoH)	73%		74%
Race/Ethnicity - White (HoH)	18%		18%
Race/Ethnicity - Multi-racial (HoH)	5%		5%
Race/Ethnicity - Hispanic (HoH)	4%	↓	2%
Race/Ethnicity - Other (HoH)	0%		1%
Average Family Size ²	3.4		3.5
Average Number of Children ²	2.2		2.4
Adults 18 - 24 years (HoH) ⁴	20%	↓	17%
Adults 25 - 34 years (HoH) ⁴	42%		41%
Adults 35 - 44 years (HoH) ⁴	22%		23%
Adults 45 - 55 years (HoH) ⁴	9%		11%
Adults 56 - 61 years (HoH) ⁴	2%		4%
Adults 62+ years (HoH) ⁴	5%		5%
Self-reported Disability (HoH)	28%		28%
Pregnant Persons Served	53	↓	40

When compared to the same reporting period of the prior fiscal year, the prevention system operated more efficiently during the first quarter of FY25. The number of households served increased 9% and the average income increased from \$922 to \$1,057. The average length of participation in the program significantly decreased 33 days to 113, which lead to a modest decrease in the successful housing outcome (down 5 percentage points compared to a year ago). At exit, 58% of households are stable in their own housing and 25% decided to permanently move in with family/friends. The number of veterans served increased by 32 (50%), reflecting better use of veteran resources when compared to same reporting period of FY24 (64). The number of pregnant persons served decreased by 13 (26%) due in part to the closing of a prevention program dedicated to pregnant persons.

¹ System includes Gladden Community House prevention programs, Home for Families prevention programs, and VOAIO SSVF program for veterans.

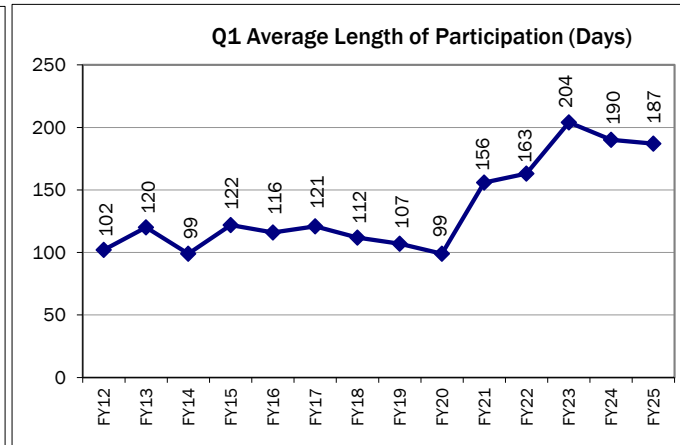
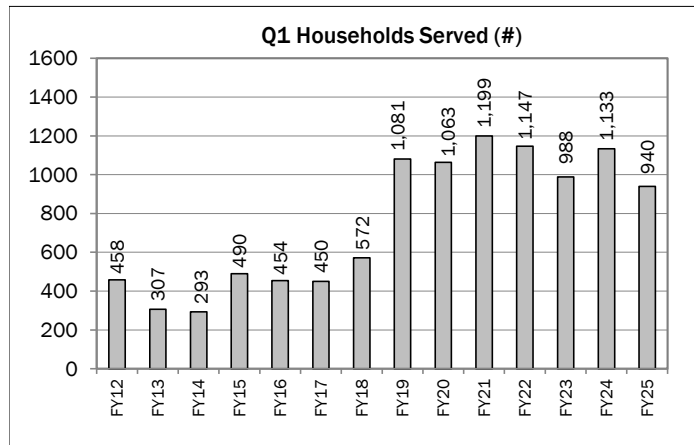
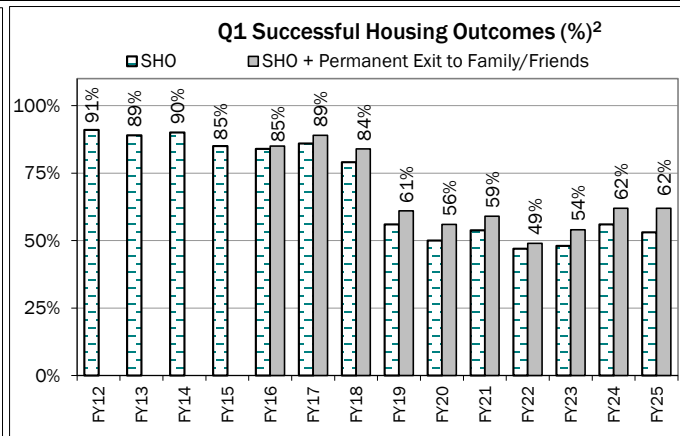
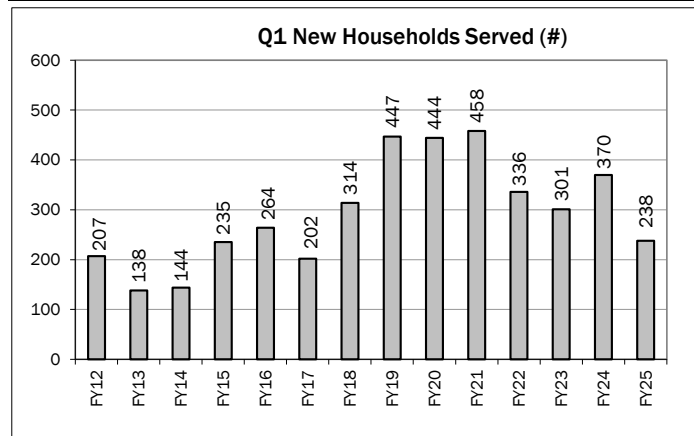
² Data refers to the families served.

³ Starting 7/1/15, Successful Housing Outcomes include permanent exits to family. Starting 7/1/18, Successful Housing Outcomes include permanent exits to friends.

⁴ Due to rounding percentages do not add up to 100%.

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FY25 Rapid Re-housing	New Households Served			Households Served			Average Length of Participation (Days)			Successful Housing Outcomes ²					
7/1/2024 - 9/30/2024	Goal	Actual	Outcome Achievement	Goal	Actual	Outcome Achievement	Goal	Actual	Outcome Achievement	Goal (#)	Actual (#)	Outcome Achievement	Goal (%)	Actual (%)	Outcome Achievement
Rapid Re-housing System ¹	186	238	√	758	940	√	240	187	√	106	173	√	60%	62%	√
Single Adults ³	-	179	-	-	658	-	-	176	-	-	104	-	-	56%	-
Families ³	-	59	-	-	282	-	-	209	-	-	69	-	-	75%	-



DEMOGRAPHICS	FY24 Q1 Family	Δ	FY25 Q1 Family	FY24 Q1 Singles ³	Δ	FY25 Q1 Singles ³
Households Served	370	↓	282	763	↓	667
Clients Served	1,254	↓	952	770	↓	667
Adults Served	451		338	770		667
Children Served	804		614	-		-
Average Age (HoH)	31		31	47		47
Gender - Male (HoH) ⁴	6%		6%	70%		63%
Gender - Female (HoH) ⁴	94%		94%	28%	↑	35%
Gender - Other (HoH) ⁴	0%		0%	1%		1%
Veterans (U.S. Military) served	5		9	230		229
Veterans % of all adults	1%	↑	3%	30%	↑	35%
Percent of Households With No Income	54%	↓	29%	48%	↓	46%
Percent Working at Entry	32%		34%	23%		22%
Average Monthly Household Income	\$640	↑	\$691	\$722	↓	\$702
Average Monthly Income for Households with Income	\$1,380		\$1,513	\$1,389		\$1,386
Race/Ethnicity - Black (HoH)	74%	↓	72%	60%	↓	59%
Race/Ethnicity - White (HoH)	13%		16%	29%		31%
Race/Ethnicity - Multi-racial (HoH)	7%		7%	4%		4%
Race/Ethnicity - Hispanic (HoH)	5%		4%	5%		4%
Race/Ethnicity - Other (HoH)	1%		1%	1%		2%
Average Family Size	3.4		3.4	-		-
Average Number of Children	2.2		2.2	-		-
Adults 18-24 years (HoH) ⁴	34%	↓	31%	13%	↑	17%
Adults 25 - 34 years (HoH) ⁴	36%		39%	14%		11%
Adults 35 - 44 years (HoH) ⁴	24%		22%	16%		16%
Adults 45 - 55 years (HoH) ⁴	4%		7%	22%		23%
Adults 56 - 61 years (HoH) ⁴	1%		1%	16%		13%
Adults 62+ years (HoH) ⁴	0%		0%	19%		19%
Self-reported Disability (HoH)	44%	↑	47%	77%	↓	69%
Pregnant Persons Served	28	↓	26	16	↓	4

During the first quarter, the number of households served decreased 17% when compared to the same reporting period of the previous year. Rapid Re-housing providers are reporting continued staffing issues and difficulty securing low-income, affordable housing. However, the success rate at exit and the length of participation were largely unchanged from the prior year. Substantially more family households (71%) had income than during the same reporting period of the previous year (46%), reflecting a change in targeting and contributing to a high 75% success rate (FY24 69%). The number of pregnant persons decreased by 14 (32%) when compared to the same reporting quarter of the prior fiscal year (44) due to lower need, a positive development. 35% of single adults in rapid re-housing were women, up from 30% a year ago. The self-reported disability rate decreased to 47% (FY24 48%) for families and to 69% (FY24 74%) for single adults when compared to the FY24 annual rate. The increased rate of women and decreased rate of disabled individuals both indicate more efficient targeting of resources.

¹ System includes HFF Rapid Re-housing programs, VOAIO Rapid Re-housing, TSA Rapid Re-housing, YMCA Rapid Re-housing programs, Homefull Rapid Re-housing program, LSS SSVF program, and VOAIO SSVF program.

² Starting 7/1/15, Successful Housing Outcomes include permanent exits to family. Starting 7/1/18, Successful Housing Outcomes include permanent exits to friends.

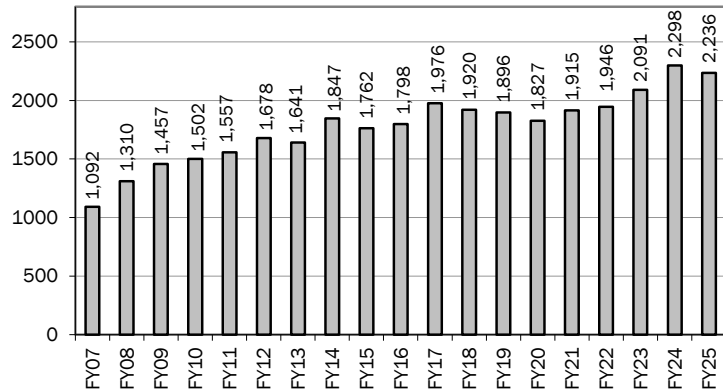
³ No outcome goals are set by subpopulation. Households with only adults are included in the single adult population.

⁴ Due to rounding percentages do not add up to 100%.

System and Program Indicator Report

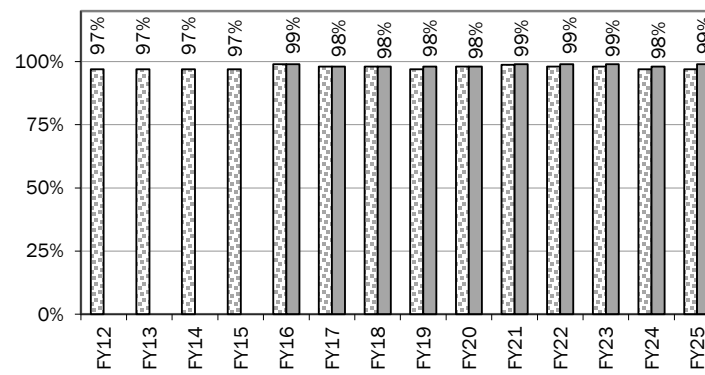
FY25 Permanent Supportive Housing (PSH)	Households Served			Occupancy Rate			Housing Stability (Months)			Successful Housing Outcomes ¹					
7/1/2024 - 9/30/2024	Goal	Actual	Outcome Achievement	Goal	Actual	Outcome Achievement	Goal	Actual	Outcome Achievement	Goal (#)	Actual (#)	Outcome Achievement	Goal (%)	Actual (%)	Outcome Achievement
Total PSH System	2,490	2,236	≠	95%	94%	√	24	47	√	2,366	2,193	√	95%	99%	√

Q1 Households Served (#)



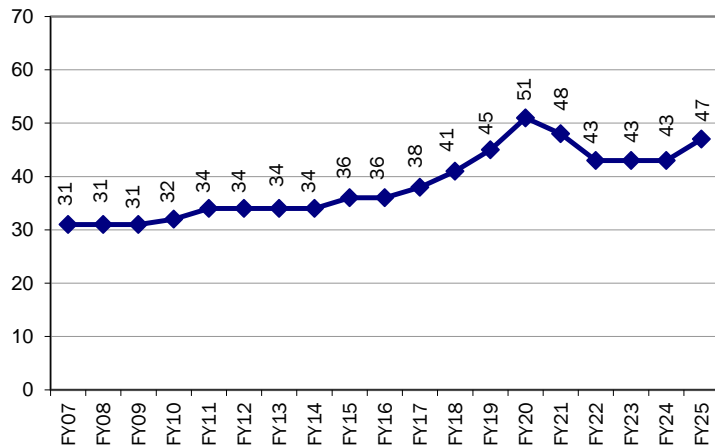
Q1 Successful Housing Outcomes (%)¹

□ SHO □ SHO + Permanent Exit to Family/Friends

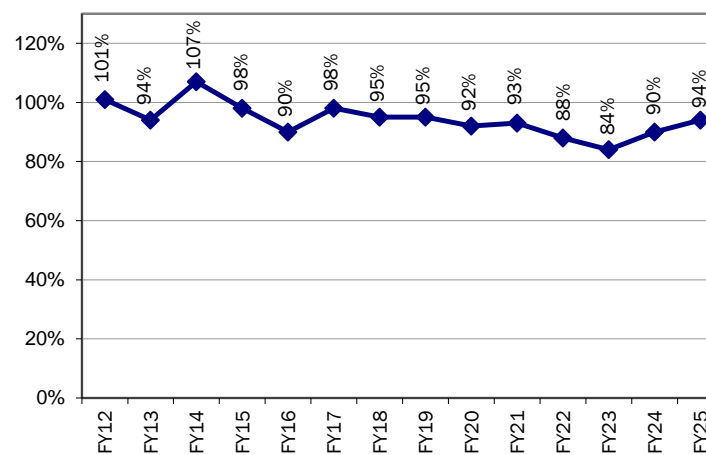


The system had a 3% decrease in numbers served. The occupancy rate increased 4 percentage points to 94%. Combined, these numbers are indicative of lower than typical turnover of units. The system success rate remains extremely high at 99%. The current capacity of Permanent Supportive Housing units in HMIS and reported on here is 2,301. VA VASH voucher capacity of 377 is not included.

Q1 Housing Stability (Months)



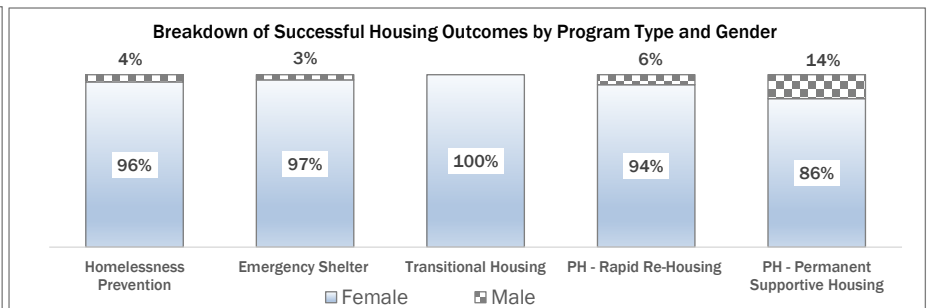
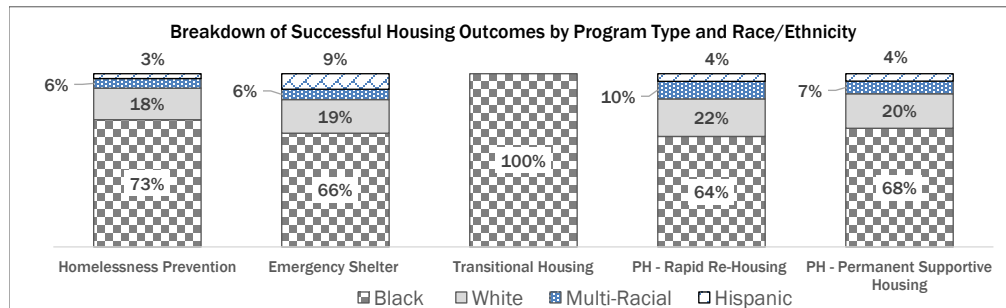
Q1 Occupancy Rate (%)



¹ Starting 7/1/15, Successful Housing Outcomes include permanent exits to family. Starting 7/1/18, Successful Housing Outcomes include permanent exits to friends.

System and Program Indicator Report

Special Populations Served: 7/1/2024 - 9/30/2024		Families Served by Program Type					
Families	Totals	Homelessness Prevention	Street Outreach	Emergency Shelter	Transitional Housing	PH - Rapid Re-Housing ³	PH - Permanent Supportive Housing
Youth Households (18 - 24)	186	52	0	16	12	72	62
Pregnant Youth Households (18 - 24)	27	9	0	4	1	13	3
Households (25+)	935	306	4	232	1	185	309
Pregnant Households (25+)	57	27	0	16	0	13	7
Total Households Served (#)	1,194	394	4	267	14	282	379
Total Households Entered	261	138	3	111	1	59	8
Total Households Exited	329	173	0	122	3	92	8
Successful Housing Outcomes (#) ¹	N/A	144	N/A ⁴	67	2	69	375
Successful Housing Outcomes (%) ¹	N/A	83%	N/A ⁴	55%	67%	75%	99%
Average Length of Shelter Stay (Days) ²	N/A	98	N/A ⁴	118	8	209	44
Average Length of Participation (Days) ²							
Housing Stability (Months) ²							
	DEMOGRAPHICS						
	Race/Ethnicity - Black (HoH)	74%	75%	64%	86%	72%	68%
	Race/Ethnicity - White (HoH)	17%	25%	20%	7%	16%	20%
	Race/Ethnicity - Multi-racial (HoH)	5%	0%	8%	0%	7%	7%
	Race/Ethnicity - Hispanic (HoH)	3%	0%	8%	7%	4%	4%
	Race/Ethnicity - Other (HoH)	1%	0%	0%	0%	1%	1%
	Gender - Male (HoH)	6%	25%	6%	7%	6%	14%
	Gender - Female (HoH)	94%	75%	94%	93%	94%	86%
	Gender - Other (HoH)	0%	0%	0%	0%	0%	0%
	Self Reported Disability	28%	100%	36%	57%	47%	95%
	Franklin County Residents	89%	100%	85%	93%	87%	95%



The system-wide number of families served decreased by 3% (FY24 1,226) when compared to the same reporting period of the prior fiscal year. The rate of families served in homelessness prevention services decreased by 5% (FY24 415), emergency shelter decreased by 14% (FY24 310), transitional housing decreased by 33% (FY24 21) and in rapid re-housing decreased by 24% (FY24 370) during the same timeframe. The number of families in permanent supportive housing increased by 15% (FY24 331) and transition age youth families in permanent supportive housing increased by 48% (FY24 44). The length of time families spent in emergency shelter increased significantly, when compared the same reporting period of FY24 (90). The rate of Black/African American families and women-headed families served system-wide is substantially disproportionate compared to the Franklin County population and to the Franklin County population in poverty. From an outcomes perspective, the homelessness system did not substantially address these disparities.

¹ Successful outcomes measure for Street Outreach. No families were served by Street Outreach for the reporting period.

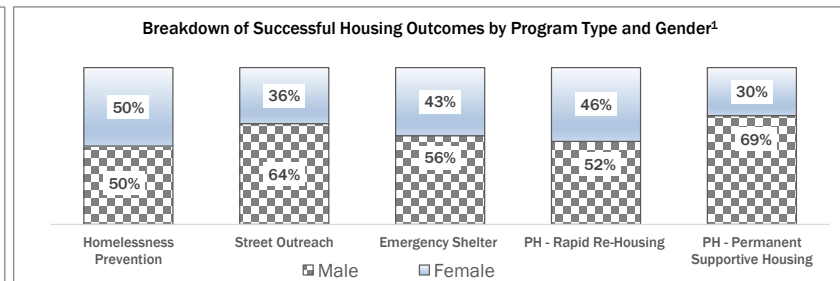
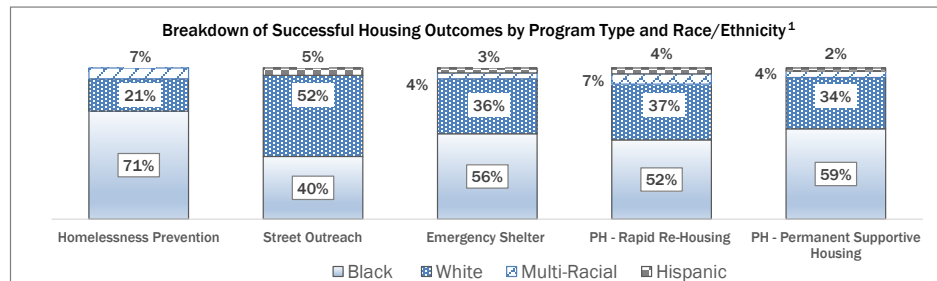
² Average Length of Shelter Stay (Days) is measured for Emergency Shelter. Average Length of Participation (Days) is measured for Street Outreach, PH - Rapid Re-Housing and Homelessness Prevention. Housing Stability (Months) is measured for PH - Permanent Supportive Housing and Transitional Housing.

³ PH - Rapid Re-Housing households with adults only were excluded from totals.

⁴ Program didn't have any household exits; unable to calculate measure.

System and Program Indicator Report

Special Populations Served: 7/1/2024 - 9/30/2024		Single Adults Served by Program Type					
Single Adults	Totals	Homelessness Prevention	Street Outreach	Emergency Shelter	Transitional Housing	PH - Rapid Re-Housing	PH - Permanent Supportive Housing
Unaccompanied Youth under 18 ⁴	12	0	7	0	6	0	0
Households with only Children under 18 ⁴	1	0	0	0	1	0	0
Pregnant Unaccompanied Youth under 18 ⁴	4	0	2	4	0	0	0
Unaccompanied Youth (18 -24)	300	23	24	58	46	108	83
Pregnant Unaccompanied Youth (18 -24)	12	2	2	4	1	1	2
Households without Children (18 - 24)	1	1	0	0	0	0	0
Pregnant Households without Children (18 - 24)	0	0	0	0	0	0	0
Single Adult (25+)	3,913	117	316	1,378	0	540	2,001
Pregnant Single Adult (25+)	28	1	4	21	0	3	0
Pregnant Households without Children (25+)	2	1	0	0	0	0	1
Households without Children (25+)	111	9	1	4	0	6	92
Total Households Served (#)	4,369	154	356	1,466	54	658	2,177
Total Households Entered	1,148	38	139	792	14	177	36
Total Households Exited	976	17	111	800	7	187	64
Successful Housing Outcomes (#) ¹	N/A	14	42	154	1	104	2,133
Successful Housing Outcomes (%) ¹	N/A	82%	38%	19%	14%	56%	99%
Average Length of Shelter Stay (Days) ²	N/A	274	120	83	8	176	53
Average Length of Participation (Days) ²							
Housing Stability (Months) ²							
	DEMOGRAPHICS						
	Race/Ethnicity - Black (HoH) ³	73%	33%	63%	87%	59%	59%
	Race/Ethnicity - White (HoH) ³	18%	56%	28%	4%	31%	34%
	Race/Ethnicity - Multi-racial (HoH) ³	6%	6%	4%	4%	4%	4%
	Race/Ethnicity - Hispanic (HoH) ³	1%	4%	4%	6%	4%	2%
	Race/Ethnicity - Other (HoH) ³	2%	2%	1%	0%	2%	1%
	Gender - Male (HoH) ³	55%	53%	66%	31%	63%	69%
	Gender - Female (HoH) ³	44%	46%	33%	67%	35%	30%
	Gender - Other (HoH) ³	2%	0%	1%	2%	1%	1%
	Self Reported Disability	49%	99%	77%	96%	69%	97%
Franklin County Residents	90%	88%	89%	93%	85%	94%	



The system-wide number of **single adults served decreased 5% (FY24 4,601)** when compared to the same reporting period of the prior fiscal year. The number of single adults in the following types of programs increased: **street outreach by 3% (FY24 347)**, and **homelessness prevention by 77% (FY24 87)**. The following programs experience a decreased in number served: **emergency shelter by 13% (FY24 1,673)**, **rapid re-housing by 14% (FY24 763)** and **permanent supportive housing by 7% (FY24 2,331)** when compared to the same reporting period of the prior fiscal year. The rate of Black/African American single adults served system-wide is substantially disproportionate compared to the Franklin County population and to the Franklin County population in poverty. From an outcomes perspective, the homelessness system did not substantially address these disparities.

¹ Successful outcomes measure for Street Outreach.

² Average Length of Shelter Stay (Days) is measured for Emergency Shelter. Average Length of Participation (Days) is measured for Street Outreach, PH - Rapid Re-Housing and Homelessness Prevention. Housing Stability (Months) is measured for PH - Permanent Supportive Housing and Transitional Housing.

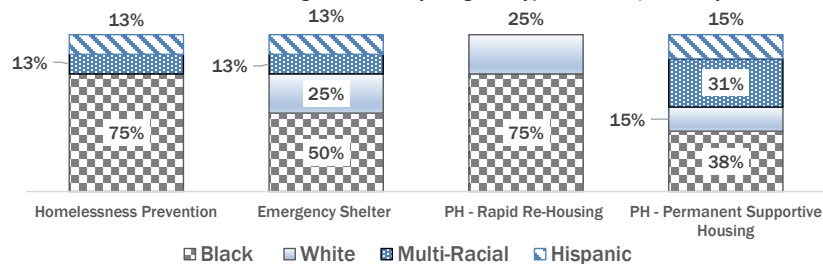
³ Due to rounding, percentages do not add up to 100%.

⁴ Individuals served in programs not dedicated to minors. Typically, clients are within a couple months of turning 18.

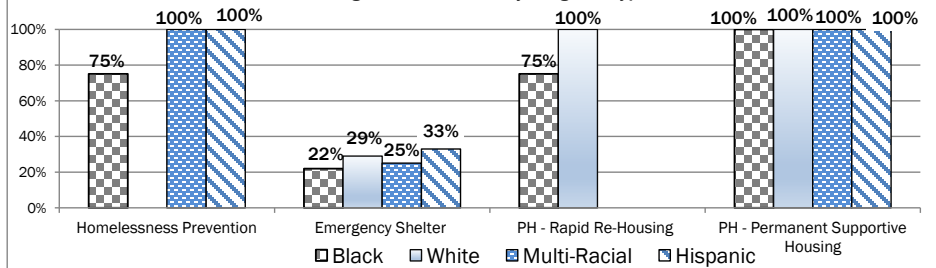
System and Program Indicator Report

Special Populations Served: 7/1/2024 - 9/30/2024		Pregnant Persons Served by Program Type					
Pregnant Persons	Totals	Homelessness Prevention	Street Outreach	Emergency Shelter	Transitional Housing	PH - Rapid Re-Housing	PH - Permanent Supportive Housing
Unaccompanied Youth (under 18)	4	0	2	4	0	0	0
Unaccompanied Youth (18 -24)	12	2	2	4	1	1	2
Single Adults (25+)	28	1	4	21	0	3	0
Parenting Youth Households (18-24)	27	9	0	4	1	13	3
Parenting Households (25+)	58	27	0	16	0	13	7
Households without Children (25+)	2	1	0	0	0	0	1
Total Households Served (#)	127	40	8	49	2	30	13
Total Households Entered	48	8	6	32	0	10	3
Total Households Exited	44	10	2	32	0	5	0
Successful Housing Outcomes (#) ¹	N/A	8	0	8	N/A ³	4	13
Successful Housing Outcomes (%) ¹	N/A	80%	0%	25%	N/A ³	80%	100%
Average Length of Shelter Stay (Days) ²	N/A	98	26	47	N/A ³	186	18
Average Length of Participation (Days) ²							
Housing Stability (Months) ²							
	DEMOGRAPHICS						
	Race/Ethnicity - Black (HoH) ⁴	75%	63%	61%	100%	60%	38%
	Race/Ethnicity - White (HoH) ⁴	13%	25%	22%	0%	23%	15%
	Race/Ethnicity - Multi-racial (HoH) ⁴	3%	13%	8%	0%	10%	31%
	Race/Ethnicity - Hispanic (HoH) ⁴	10%	0%	8%	0%	7%	15%
	Race/Ethnicity - Other (HoH) ⁴	0%	0%	0%	0%	0%	0%
	Self Reported Disability	13%	75%	46%	100%	33%	85%
	Franklin County Residents	98%	75%	90%	100%	87%	92%

Breakdown of Successful Housing Outcomes by Program Type and Race/Ethnicity¹



Successful Housing Outcomes Rate by Program Type and Race¹



The system-wide number of **pregnant individuals served decreased 20% (FY24 159)** when compared to the same reporting period of the prior fiscal year. The number of pregnant individuals served by **homelessness prevention decreased by 25%** due to the closing of a program dedicated to pregnant persons (FY24 53), **emergency shelters decreased by 30% (FY24 70)** and **rapid re-housing decreased by 32% (FY24 44)**. The number served by **permanent supportive housing increased by 30% (FY24 10)** and **street outreach increased by 14% (FY24 7)** when compared to the same reporting period of the prior fiscal year. The rate of Black/African American women served system-wide is substantially disproportionate compared to the Franklin County population and to the Franklin County population in poverty. Also, the rate of BIPOC pregnant persons in all program types except street outreach exceeds 70% of the population served in the respective program types. From an outcomes perspective, the homelessness system did not substantially address these disparities.

¹ Successful outcomes measure for Street Outreach.

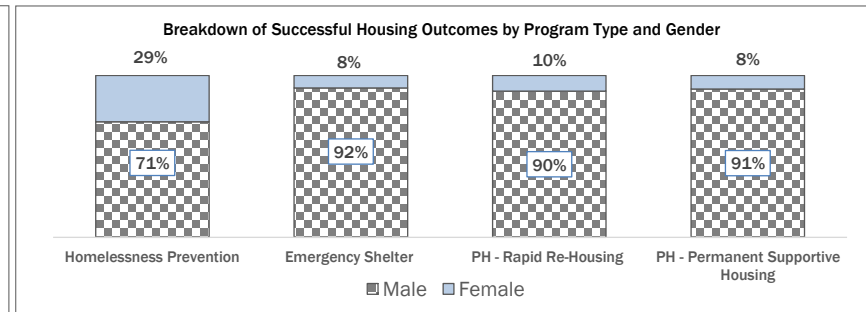
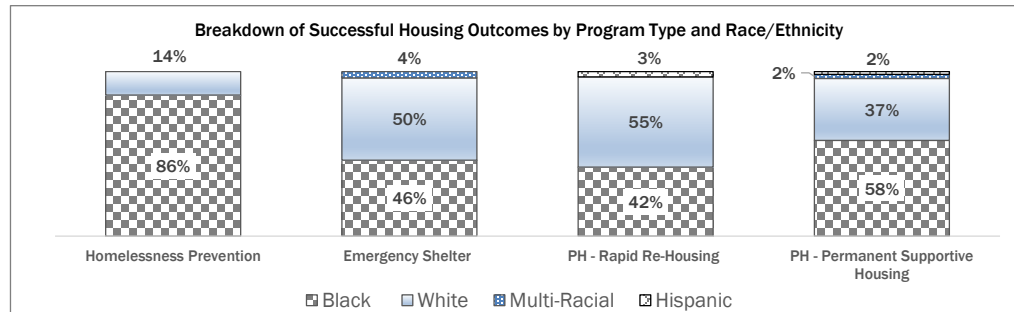
² Average Length of Shelter Stay (Days) is measured for Emergency Shelter. Average Length of Participation (Days) is measured for Street Outreach, PH - Rapid Re-Housing and Homelessness Prevention. Housing Stability (Months) is measured for PH - Permanent Supportive Housing and Transitional Housing.

³ Program didn't have any household exits; unable to calculate measure.

⁴ Due to rounding, percentages do not add up to 100%.

System and Program Indicator Report

Special Populations Served: 7/1/2024 - 9/30/2024		Veterans Served by Program Type					
Veterans (All Adults)	Totals	Homelessness Prevention	Street Outreach	Emergency Shelter	Transitional Housing ⁴	PH - Rapid Re-Housing	PH - Permanent Supportive Housing ³
Unaccompanied Youth (18 -24)	2	2	0	1	0	0	0
Single Adults (25+)	823	81	2	134	0	229	511
Parenting Youth Households 18-24	2	1	0	0	0	0	1
Parenting Households (25+)	52	12	0	2	0	9	29
Total Households Served (#)	879	96	2	137	0	238	541
Total Households Entered	87	26	0	72	0	46	9
Total Households Exited	88	10	0	67	0	49	10
Successful Housing Outcomes (#) ¹	N/A	7	N/A ⁴	26	N/A ⁴	31	532
Successful Housing Outcomes (%) ¹	N/A	70%	N/A ⁴	39%	N/A ⁴	63%	99%
Average Length of Shelter Stay (Days) ²	N/A	358	N/A ⁴	75	N/A ⁴	255	67
Average Length of Participation (Days) ²							
Housing Stability (Months) ²							
	DEMOGRAPHICS						
	Race/Ethnicity - Black (HoH)	72%	100%	53%	N/A	51%	57%
	Race/Ethnicity - White (HoH)	20%	0%	43%	N/A	43%	37%
	Race/Ethnicity - Multi-racial (HoH)	5%	0%	1%	N/A	2%	3%
	Race/Ethnicity - Hispanic (HoH)	0%	0%	2%	N/A	3%	2%
	Race/Ethnicity - Other (HoH)	3%	0%	1%	N/A	1%	1%
	Gender - Male (HoH)	78%	100%	98%	N/A	94%	91%
	Gender - Female (HoH)	21%	0%	2%	N/A	6%	8%
	Gender - Other (HoH)	1%	0%	0%	N/A	0%	1%
	Self Reported Disability	63%	50%	78%	N/A	57%	86%
Franklin County Residents	88%	50%	78%	N/A	76%	92%	



The system-wide number of **veterans served decreased by 1%** when compared to the same reporting period of the prior fiscal year (FY24 888). The number of **veterans served in prevention programs decreased by 50% (FY24 64)**. The number of veterans served in **permanent supportive housing decreased by 3% (FY24 558)** and **street outreach by 80% (FY24 10)** when compared to the prior fiscal year. The number of veterans served in **emergency shelter (FY24 137)** and **rapid re-housing (FY24 235)** remained flat. The VOA GPD Transitional Housing program closed as of 9/30/23, decreasing the capacity of veterans programming by 40 beds. The rate of Black/African American veterans served system-wide is substantially disproportionate compared to the Franklin County veteran population. From an outcomes perspective, the homelessness system did not substantially address these disparities.

¹ Successful outcomes measure for Street Outreach.

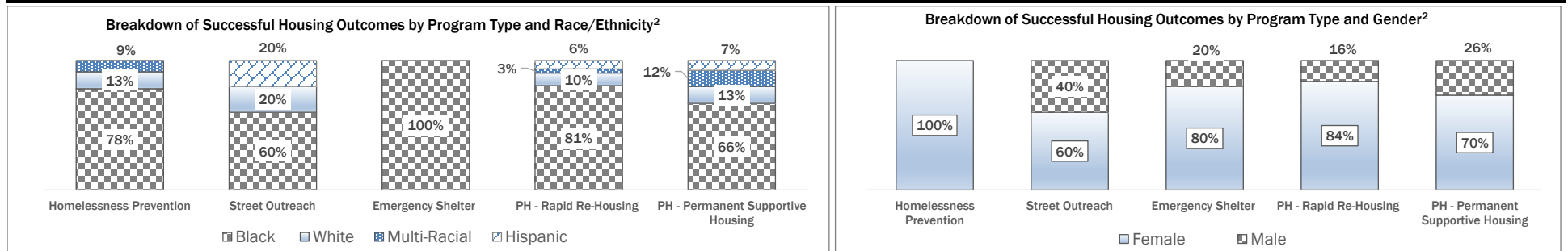
² Average Length of Shelter Stay (Days) is measured for Emergency Shelter. Average Length of Participation (Days) is measured for Street Outreach, PH - Rapid Re-Housing and Homelessness Prevention. Housing Stability (Months) is measured for PH - Permanent Supportive Housing and Transitional Housing.

³ VASH vouchers are included under the PH - Permanent Supportive Housing category.

⁴ No Household exits; unable to calculate measure.

System and Program Indicator Report

Special Populations Served: 7/1/2024 - 9/30/2024		Transition Age Youth Served by Program Type					
Transition Age Youth ¹	Totals	Homelessness Prevention	Street Outreach	Emergency Shelter	Transitional Housing	PH - Rapid Re-Housing	PH - Permanent Supportive Housing ³
Unaccompanied Youth under 18	117	0	9	112	6	0	0
Parenting Youth Households Under 18	1	0	0	0	1	0	0
Unaccompanied Youth 18-24	312	26	26	62	47	109	85
Parenting Youth Households 18-24	212	61	0	20	13	85	65
Total Pregnant Persons Served	43	11	4	12	2	14	5
Total Households Served	638	87	36	194	67	194	149
Total Households Entered	215	31	25	151	15	33	7
Total Households Exited	234	28	10	155	9	61	5
Successful Housing Outcomes (#) ²	N/A	23	5	5	2	31	148
Successful Housing Outcomes (%) ²	N/A	82%	50%	10%	22%	51%	99%
Average Length of Shelter Stay (Days) ³	N/A	100	29	73	8	210	27
Average Length of Participation (Days) ³							
Housing Stability (Months) ³							
	DEMOGRAPHICS						
	Race/Ethnicity - Black (HoH) ⁴	83%	69%	62%	87%	78%	66%
	Race/Ethnicity - White (HoH) ⁴	8%	11%	14%	4%	9%	13%
	Race/Ethnicity - Multi-racial (HoH) ⁴	7%	11%	11%	3%	6%	12%
	Race/Ethnicity - Hispanic (HoH) ⁴	2%	8%	7%	6%	5%	7%
	Race/Ethnicity - Other (HoH) ⁴	0%	0%	6%	0%	2%	2%
	Gender - Female (HoH) ⁴	90%	69%	60%	72%	74%	70%
	Gender - Male (HoH) ⁴	10%	31%	37%	27%	24%	26%
	Gender - Other (HoH) ⁴	0%	0%	3%	1%	2%	5%
	Self Reported Disability	22%	59%	48%	88%	56%	98%
	Franklin County Residents	95%	91%	91%	93%	92%	96%



The number of **transition age youth served system-wide remained flat (FY24 635)** when compared to the same reporting period of the prior fiscal year. The number of youth served **decreased in homelessness prevention by 11% (FY24 98)** and **rapid re-housing by 12% (FY24 221)**. Youth served **increased in permanent supportive housing by 8% (FY24 138)** and **street outreach by 300% (FY24 9)**. The increase in street homelessness is alarming. Households served in **transitional housing (FY24 67)** and **emergency shelter (FY24 196)** remained flat. The number of pregnant youth served systemwide decreased by 23% (FY24 56). The rate of Black/African American youth and female youth served system-wide is substantially disproportionate compared to the Franklin County population and to the Franklin County population in poverty. From an outcomes perspective, the homelessness system did not substantially address these disparities. In addition, the high rate of homeless Black/African American and female transitional age youth show a system failure that must be addressed with urgency.

¹ Includes unaccompanied and pregnant/parenting youth where all adult members are between 18 - 24 years of age and unaccompanied/parenting youth under 18.

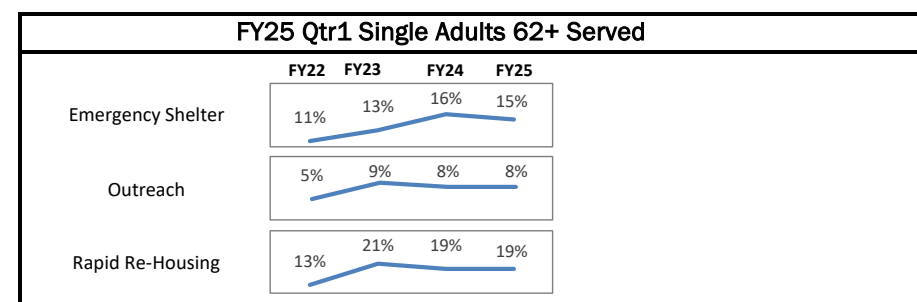
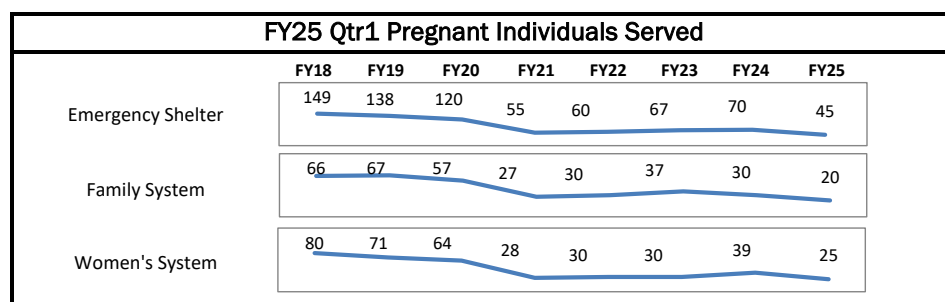
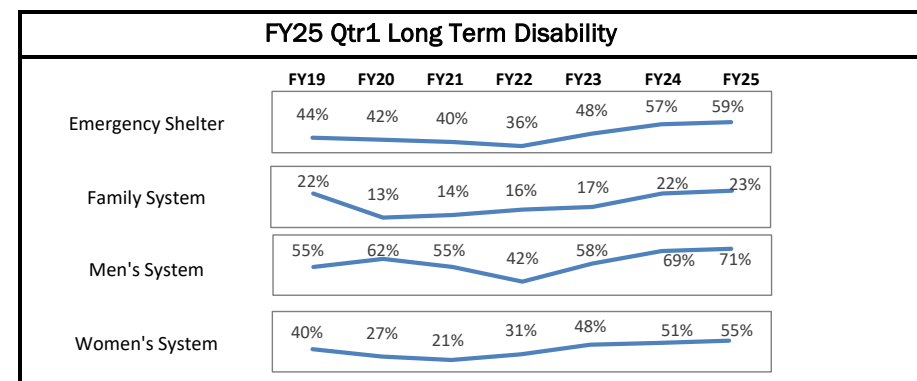
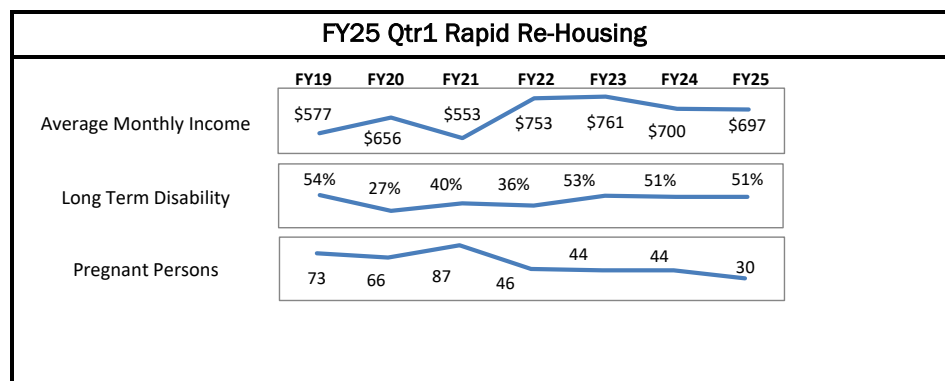
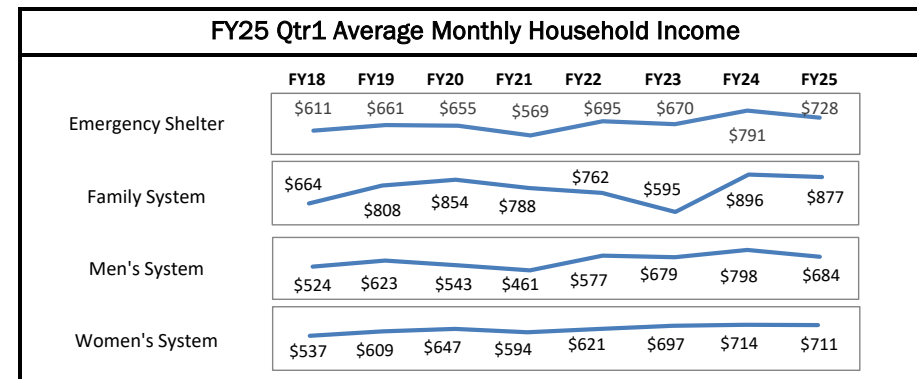
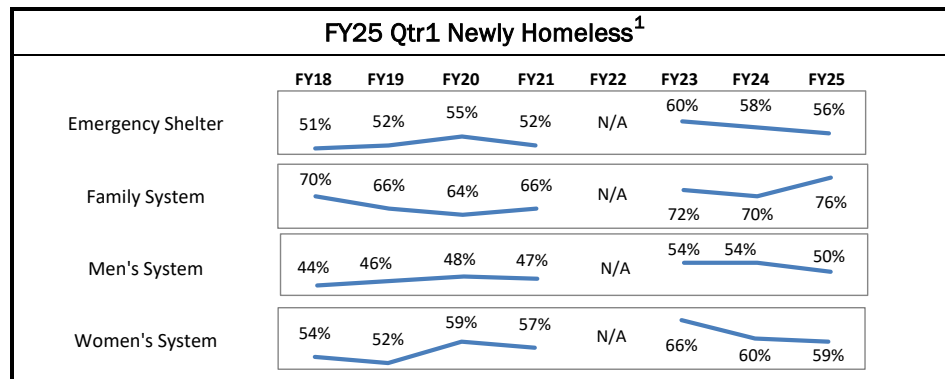
² Successful outcomes measure for Street Outreach. Unaccompanied youth served by Huckleberry House were excluded from Emergency Shelter successful housing outcomes.

³ Average Length of Shelter Stay (Days) measured for Emergency Shelter. Unaccompanied youth served by Huckleberry House were excluded from Emergency Shelter Average Length of Stay calculation. Average Length of Participation (Days) measured for Street Outreach, PH - Rapid Re-Housing and Homelessness Prevention. Housing Stability (Months) measured for PH - Permanent Supportive Housing and Transitional Housing.

⁴ Due to rounding, percentages do not add up to 100%

System and Program Indicator Report

Emergency Shelter and Rapid Re-housing Trends Appendix : 7/1/2024 - 9/30/2024



¹ Did not access a homeless program in the past two years. FY22 data not available due to system migration.

² Exited successfully but returned to shelter within 180 days of successful exit.



Community Shelter Board leads a coordinated, community effort to make sure everyone has a place to call home in Columbus and Franklin County, Ohio.

CSB was founded in 1986 on the vision that no one should be homeless in our community, for even one night. As the system leader for the prevention of and response to homelessness in Central Ohio, CSB funds and coordinates care across 17 partner agencies providing outreach, homelessness prevention, emergency shelter, and housing programs to help low-income families and single adults facing homelessness in Franklin County regain housing stability. Over the past 10 years alone, CSB's system of care has housed more than 35,000 people.

CSB is funded by the City of Columbus, the Franklin County Board of Commissioners, the U.S. Department of Housing and Urban Development, the State of Ohio, United Way of Central Ohio, The Columbus Foundation, Nationwide Foundation, American Electric Power Foundation, and many other public and private investors.

Final Project Scores and Ranking - Competition Results

Subgrantee and Project Name	Grant Number	Project Score	Project Status accepted/ rejected/ Reduced Reallocated/ Fully Reallocated	Project Rank	Amount Requested from HUD	Amount Awarded by HUD	Variance
YHDP CHN Youth PSH	OH0693U5E032302	16	Accepted	N/A	\$134,058	\$140,314	\$6,256
YHDP NCR Youth PSH	OH0779U5E032302	12	Accepted	N/A	\$212,283	\$222,897	\$10,614
YHDP HFF RRH	OH0695U5E032302	12	Accepted	N/A	\$976,447	\$1,094,897	\$118,450
YHDP HFF Transition to Home	OH0694U5E032302	16	Accepted	N/A	\$1,744,369	\$1,883,518	\$139,149
YHDP Huckleberry House TAY CARR	OH0692U5E032302	16	Accepted	N/A	\$224,000	\$234,182	\$10,182
CHN Knoll View Place	OH0759U5E032300	N/A	Accepted	1	\$262,551	\$274,485	\$11,934
CHN Poplar Fen Place	OH0728U5E032200	N/A	Accepted	2	\$252,064	\$263,785	\$11,721
LSS CHOICES Joint TH-RRH	OH0761U5E032300	N/A	Accepted	3	\$1,006,648	\$1,121,432	\$114,784
NCR Berwyn East	OH0727U5E032301	N/A	Accepted	4	\$338,633	\$355,565	\$16,932
YMCA McKinley Manor	OH0760U5E032300	N/A	Accepted	5	\$262,450	\$274,398	\$11,948
CHN Briggsdale	OH0078U5E032316	20	Accepted	6	\$185,605	\$194,321	\$8,716
CHN East Fifth	OH0088U5E032316	20	Accepted	7	\$232,914	\$243,798	\$10,884
CHN Family Homes	OH0082U5E032316	20	Accepted	8	\$13,310	\$13,932	\$622
CHN Inglewood	OH0410U5E032311	20	Accepted	9	\$60,247	\$63,062	\$2,815
CHN Safe Haven	OH0097U5E032316	20	Accepted	10	\$188,951	\$197,786	\$8,835
CHN Southpoint	OH0281U5E032315	20	Accepted	11	\$213,546	\$223,595	\$10,049
CHN Terrace	OH0092U5E032316	20	Accepted	12	\$135,549	\$141,883	\$6,334
Equitas TRA	OH0080U5E032316	20	Accepted	13	\$1,025,343	\$1,264,983	\$239,640
HFF RRH J2H	OH0074U5E032312	20	Accepted	14	\$355,997	\$421,148	\$65,151
Homefull Isaiah	OH0075U5E032313	20	Accepted	15	\$2,450,660	\$2,957,044	\$506,384
Homefull SRA	OH0083U5E032316	20	Accepted	16	\$1,276,437	\$1,532,264	\$255,827
Maryhaven Chantry	OH0090U5E032316	20	Accepted	17	\$183,196	\$191,757	\$8,561
NCR Buckingham	OH0394U5E032313	20	Accepted	18	\$172,375	\$180,994	\$8,619
NCR Grant	OH0085U5E032316	20	Accepted	19	\$172,376	\$180,995	\$8,619
NCR Third	OH0372U5E032312	20	Accepted	20	\$172,375	\$180,994	\$8,619
NCR Van Buren Village	OH0470U5E032307	20	Accepted	21	\$64,200	\$67,410	\$3,210
RI-NCH DV SSO-CE	OH0729U5E032301	20	Accepted	22	\$195,057	\$204,810	\$9,753
VOA Family PSH	OH0094U5E032316	20	Accepted	23	\$626,653	\$750,505	\$123,852
YMCA Touchstone	OH0445U5E032311	20	Accepted	24	\$237,170	\$248,683	\$11,513
CHN Marsh Brook	OH0630U5E032305	16	Accepted	25	\$254,000	\$265,839	\$11,839
CHN Parsons	OH0093U5E032316	16	Accepted	26	\$331,658	\$347,156	\$15,498
CHN Wilson	OH0101U5E032316	16	Accepted	27	\$66,279	\$69,376	\$3,097
Homefull Leasing	OH0312U5E032312	16	Accepted	28	\$1,967,688	\$2,366,264	\$398,576
Homefull TRA	OH0084U5E032316	16	Accepted	29	\$3,222,108	\$3,924,432	\$702,324
Huckleberry House TLP	OH0099U5E032316	16	Accepted	30	\$232,135	\$232,135	\$0
YWCA WINGS	OH0102U5E032316	16	Accepted	31	\$257,848	\$270,264	\$12,416
CSB HMIS	OH0087U5E032316	N/A	Accepted	32	\$164,070	\$172,274	\$8,204
Homefull TRA Mainstream/EHV	OH0076U5E032316	16	Accepted	33	\$867,351	\$908,157	\$40,806
YMCA DV RRH	OH0617U5E032305	16	Accepted	34	\$1,592,806	\$1,878,926	\$286,120
CHN Deer Hill Place	new	48	Accepted	35	\$543,803	\$543,803	\$0
CSB RRH	new	43	Accepted	36	\$1,855,966	\$0	-\$1,855,966
CSB HMIS Expansion	new	35	Accepted	37	\$100,000	\$100,000	\$0
Netcare SSO-CE	new	34	Accepted	38	\$180,000	\$0	-\$180,000
RI-NCH DV RRH	new	43	Accepted	39	\$733,457	\$0	-\$733,457
RI-NCH DV CE Expansion	new	37	Accepted	40	\$993,393	\$0	-\$993,393
CoC Planning		N/A	Accepted	N/A	\$1,116,570	\$1,116,570	\$0
CoC UFA		N/A	Accepted	N/A	\$669,942	\$669,942	\$0
Total					\$ 28,524,538	\$ 27,990,575	\$ (533,963)

Projects not scored are exempted because they are too new to be scored or an HMIS only, COC Planning or UFA project.

Columbus & Franklin County Ohio Continuum of Care

2025 Meeting Schedule

Member Meetings

- **June 11th:** 2:30 - 5:00 PM
- **September 25th:** 2:30 - 5:00 PM
- **October 23rd:** 2:30 - 5:00 PM