

# Meeting Minutes

## Rebuilding Lives Funder Collaborative

Thursday, February 18, 2010

11:30 am – 12:30 pm

Community Shelter Board

### **Attendees**

*Members Attending:* Antonia Carroll, Steve Gladman, David Migliore, Susan Lewis Kaylor, Dennis Guest, Douglas Lay, Erika Clark Jones, Frank New, Joe McKinley, John Glacken, Jon Welty, Sally Luken, Suzanne Coleman-Tolbert, Terri Donlin Huesman

*Members Absent:* Charleta Tavares, Emily Savors, Eric Fenner, Jeffrey Lyttle, Kathy Werkmeister, Kim Stands, Phil Cass, Roger Cloern, Rollin Seward

*Guests:* Colleen Bain Gold (National Church Residences), Susan Weaver (Community Housing Network), Sue Villilo (Lutheran Social Services-Faith Mission), Tom Dobies (Columbus Metropolitan Housing Authority)

*Community Shelter Board Staff:* Tiffany Nobles, Dave Davis, Lianna Barbu, Paul Koehler

### **Welcome, Agenda Review & Introductions**

Steve Gladman welcomed the group. All attendees gave name and affiliation introductions.

RLFC Membership Change: Steve recognized Frank New of the Franklin County Board of Developmental Disabilities who will be retiring at the end of February. He welcomed Jeff Pattison who will be stepping in as the new representative for that entity.

Approval of December Meeting Minutes: David Migliore moved and John Glacken seconded that the minutes from the December 17, 2009 Rebuilding Lives Funder Collaborative (RLFC) meeting be accepted without any changes. Vote on motion: Unanimously approved; no abstentions.

### **Administrative Issues**

#### January Monthly Occupancy Report – including update on CMHA Section 8

Lianna mentioned that the January Monthly Occupancy Report was included in the meeting packet. She reported that the current Section 8 voucher freeze from Columbus Metropolitan Housing Authority (CMHA) is impacting the occupancy rates.

Tom Dobies reported that CMHA has a freeze on Section 8 units. Project-based vouchers cannot move with the person if they leave the unit. The current waiting list is frozen (no additions) but no one will be removed. New projects coming on line that have vouchers dedicated to them are Ballinger, Community Housing Network (CHN) Inglewood Court and National Church Residences

(NCR) Commons at Buckingham. When people leave a program – voluntarily or involuntarily – CMHA is able to keep these vouchers and use them for new households. CMHA has a 144,000 unit maximum for vouchers. If they operate at 98% capacity CMHA can receive bonus points from HUD. Unfortunately, there has been no indication that CMHA will receive additional vouchers any time soon.

Dennis Guest added that there about 140 vouchers left for any project-based programs. He recommended that before any developers who may need vouchers submit proposals to the RLFC, they should first speak with CMHA about subsidies to see if any are available. Steve thanked Dennis for CMHA's commitment to the project-based programs to date including the projects in the pipeline.

It was noted that the limited vouchers impacts the Increase Supportive Housing Units strategy.

## **Strategic Issues**

### Project Development - NCR Commons at Buckingham

#### *Project Update*

Colleen Bain Gold of NCR provided an update on the Commons at Buckingham (CAB) project. A written update was issued as a handout. Highlights of the update are as follows:

- Construction is on schedule and on pace to be completed in early July 2010
- Leasing timeline: 50 units in July, 5 units in August and 25 units in September
- CAB will serve as the third pilot of the Unified Supportive Housing System (USHS).
- Three-year CARF accreditation awarded initially; however, additional survey required for ODMH certification. Supplemental survey scheduled for April.
- Working on ODMH and ODADAS certification for Medicaid (pending supplemental survey in April).
- The Columbus Foundation committed \$25K toward Employment Specialist for the first year.
- Osteopathic Heritage Foundation awarded capacity building grant which included approximately \$10,000 to outfit the Resident Resource Center.
- NCR and Ruscilli have been donating surplus materials from the site to the construction management program at Columbus State Community College (CSCC).
- Abbott has been very cooperative with project management throughout construction by allowing access via their property.

Question asked about progress on ADAMH funding. Colleen explained that NCR has been in conversation with ADAMH about progress. Susan Lewis Kaylor of ADAMH confirmed that they are committed to finding the funding for the startup costs. There has been no commitment from ADAMH for any ongoing costs.

#### *FY10 Funding Request*

Lianna presented the FY10 Funding Request from NCR to CSB. A resolution outlining the request and background information was included in the meeting packet. NCR requested funding from CSB to cover program services during the lease-up period of April, May and June 2010. NCR will utilize the funds to hire program services staff to conduct lease-up activities and ensure client occupancy upon opening. Payment to NCR will be made solely on a reimbursement basis for case

management services directly associated with enrolling clients at Commons at Buckingham. It was noted that CSB has un-utilized FY10 funding available from another program and will not have to use contingency funds for this funding award. It was also noted that the CSB Board of Trustees approved NCR's funding request on February 9, 2010.

Erika Clark Jones moved and Suzanne Coleman-Tolbert seconded to approve the resolution for an FY10 funding award to NCR Commons at Buckingham. Vote on motion: Unanimously approved, no abstentions.

### Updates on RL Plan Strategies

*CSB 2009 Annual Report:* A copy of CSB's 2009 Annual Report was issued as a handout. Lianna mentioned that included in the report is a report card on the progress of the Rebuilding Lives Plan Strategies.

*Re-entry Housing Advocacy – Incarcerated Populations:* Sally Luken reported on the progress of the strategy. A projected timeline was included in the meeting packet and Sally highlighted some of the key plans. Highlights mentioned were as follows:

- By March 10, 2010 the data variables are expected to be finalized and made available for a data match.
- By May 12, 2010 the group expects to have knowledge on Evidenced Based Practices for frequent users of public systems and populations that are criminally involved.
- By June 9, 2010 it is expected that additional policy and advocacy implications will be gleaned from the data match presentation by Community Research Partners.
- From August through November 2010 draft sections for written recommendations and implementation plan will be completed.
- By December 8, 2010 final written recommendations and implementation plan will be delivered to CSB.

*Unified Supportive Housing System (USHS):* Lianna reported on the progress of the strategy. A written update was included in the meeting packet. Highlights mentioned were as follows:

- The second USHS pilot, the Move-Up Pilot, started implementation in January 2010. The pilot is moving slowed down due to CMHA's freeze on the vouchers for tenants who desire to move from their project-based units with their vouchers.
- The RL Leasing project started to accept clients in January 2010. Southeast, Inc. is the service provider for these units.
- The third USHS pilot project, NCR's Commons at Buckingham is scheduled to open in July 2010.
- USHS has started work on creating a Vacancy Management System for all the supportive housing units. A central database will be developed encompassing the characteristics of all the different supportive housing units in our community.
- CSB hired a new USHS Project Coordinator. Isolde Teba will be working as CSB's Planning and Analyses coordinator and half of her time will be dedicated towards developing and managing the USHS.

*Increase Supportive Housing Units:* Dave Davis reported on the progress of the strategy. A written update was included in the meeting packet. Highlights mentioned were as follows:

- Of the 240 planned units by new construction or rehab, there are 190 units – 155 of which are RL units – currently in the pipeline as of February 2010.
- Of the 520 planned units by master lease, 25 units are represented by the CHN Supportive Housing Leasing project in pipeline as of February 2010 and 30 units are in operation represented by Southeast, Inc. RL Leasing project.

*Access to Benefits – Benefits Partnership:* Dave reported on the progress of the strategy. A written update was included in the meeting packet. Highlights mentioned were as follows:

- In November 2009 the United Way of Central Ohio (UWCO) awarded CSB \$125,000 for the Benefits Partnership. This award will allow for the expansion of the project by the addition of one fulltime and possibly one part time Benefits Specialist.
- In December 2009 it became necessary to replace the original Benefits Specialist and this has caused some delay in program operations due to the training required for the new staff person. However, the YWCA (project sponsor) feels that they will be back up to speed and able to bring on the additional staff made possible by the UWCO grant.

*Centralized Point of Access for the Adult Shelter System (CPOA):* Dave reported on the progress of the strategy. A written update was included in the meeting packet. Highlights mentioned were as follows:

- The centerpiece of efforts to improve the adult emergency shelter system is moving forward after the CSB Board of Trustees accepted the proposal from Faith Mission to implement and manage the CPOA for the system.
- The two year pilot project will be funded through the Homelessness Prevention and Rapid Re-Housing Program (HPRP).
- Homeless individuals seeking services will have one point of contact.
- CSB and Faith Mission are currently working to complete the contracting process so that program implementation may begin.

*Coordinate Emergency Aid:* Joe McKinley reported on the progress of the strategy. UWCO has been working with FCDJFS on the strategy. They are still recruiting members for the planning collaborative group. Once the group is formed they will meet monthly over 3-4 months.

*Re-entry Housing Advocacy – Mental Health Population:* Susan Lewis Kaylor reported on the progress of the strategy. Since implementation in November, the program has housed 5 people from TVBH. They have additional folks identified for placement once inspections are completed.

**Next RLFC Meeting: Thursday, May 20, 2010 from 11:30 am – 2:00 pm.**