

# Meeting Minutes

## Rebuilding Lives Funder Collaborative Meeting

May 30, 2012

1:00 pm – 2:00 pm

Community Shelter Board

Attendees:

*Rebuilding Lives Funder Collaborative Members:* Michelle Heritage, Antonia Carroll, Carla Williams-Scott, Bryan Brown, Susan Lewis Kaylor, Deborrah Armstrong, Douglas Lay, Erika Clark Jones, Jeff Pattison, Jeffrey Lyttle, Jonathan Welty, Kathy Werkmeister, Kim Stands, Rollin Seward, Steve Gladman, Frankie Nowlin, Adam Ruege

*Community Shelter Board Staff:* Lianna Barbu, Erin Maus

### **Welcome and Introductions**

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

### **Administrative Issues**

#### **Minutes from 2/23/12 meeting**

Michelle Heritage reminded the group that the February 23<sup>rd</sup> meeting minutes were included in the packet. No changes were noted. Susan Lewis Kaylor made a motion to approve the minutes from the 2/23/12 meeting as presented. Bryan Brown seconded the motion. The motion was unanimously approved.

#### **FY12 Quarter 3 System & Program Indicator Report**

Lianna Barbu reviewed the FY12 Quarter 3 System & Program Indicator Report that was included in the meeting packet.

Lianna Barbu noted the following highlights:

- The Family Emergency Shelter System served 11% more households than during the same period last year. At this same time the Family Emergency Shelter System had a reduction in shelter capacity due to the Tier II shelters transitioning to direct housing. Overall, successful housing outcomes are very good.
- The Men's Emergency Shelter System is listed as a system of concern due to the inability to meet 3 of the 5 measured outcomes. The Average Length of Stay is currently reported at 38 days, which did not meet the outcome goal. However, this number has been decreasing over time. The system did experience a 6% increase in the number of individuals served. The Percent Newly Homeless is at 24%. This indicates that less new individuals are entering shelters. This also shows more individuals are cycling through the system without exiting successfully.
- The Women's Emergency Shelter System had a 14% increase in the number of individuals served. Similar to the Men's Emergency Shelter System, the Percent Newly Homeless was

reported at 33%. However, the Women's Emergency Shelter System had an excellent Average Length of Stay reported at 27 days.

- The Emergency Shelter System (all 3 systems combined) is listed as a system of concern due to the low performance of the men's system. There was a 7% increase in the number of households served. The system was unable to meet the Average Length of Stay measure; however this number continues to decrease. It appears that this measure might be met next year.
- The Permanent Supportive Housing – Rebuilding Lives Units served 5% more individuals during this reporting period. This is due to the system adding additional capacity.
- The Permanent Supportive Housing – Rebuilding Lives and Non Rebuilding Lives units combined have a total of 1554 units. There has been a decrease in the number of households served. Lianna Barbu explained this is due to a drop in occupancy rates from 99% last year to 97% this year. This is not expected to continue.
- The Direct Housing/Rapid Re-housing System had very high rates of success at 91%. There were a high number of households served but this is due to the stimulus money. This number is expected to decrease next year.

### **Approve CSB Awards for Supportive Housing & Adopt Funding Strategy**

#### **Resolution 1: Funding Strategy and Supportive Housing Funding Awards for FY13**

Lianna Barbu explained that this resolution states that the RLFC agrees with the funding strategy for supportive housing for FY13. She pointed out that the only decrease in planned revenue is ODOT. All others are stable or increasing. The changes in expenses are the two new projects coming on line this fiscal year. Inglewood Court will begin in spring of 2013 and will receive a prorated amount. NCR's Commons at Third will begin June 29, 2012 and will therefore receive full funding.

Erika Clark Jones asked about the County and Tenant Based funding reductions. Lianna Barbu explained that these are not actual reductions. The county funding is shown differently due to the timing the money being used and how it is used. The Tenant Based funding is only a shift, showing better provider budgeting.

Lianna Barbu reviewed the Unit Cost Matrix which was included in the meeting packet. It was questioned what is embedded in the 3 categories (Front Desk, Service and Operations). Lianna Barbu explained that Front Desk is the actual front desk staff. Service Cost is the case management and service provision. Operations are everything else in order to maintain the program. Erika Clark Jones mentioned that the report is useful to be presented from a funder perspective.

Steve Gladman made a motion to approve Resolution 1 as presented. Erika Clark Jones seconded the motion. The motion was unanimously approved.

#### **Resolution 2: Resolution to Approve FY13 Supportive Housing Funding**

Lianna Barbu explained this resolution allows CSB to contract with providers for front desk staff, operating and services for Rebuilding Lives units for FY13.

Carla Williams-Scott made a motion to approve Resolution 2 as presented. Rollin Seward seconded the motion. The motion was unanimously approved.

### **Project Development**

#### **VOAGO Concept Paper proposal**

Lianna Barbu explained VOAGO proposes a new single building with 100 units of supportive housing. Of the 100 units, 60 would be Rebuilding Lives units. 12 of the 60 RL units are chronic

homeless units, 20 units are dedicated for ADAMH clients. The remaining units are for the general low income, disabled population.

Environmental and zoning approval is scheduled for August 1<sup>st</sup>. In October VOAGO must apply for tax credits. VOAGO notes they are anticipating capital funding from City and County. CMHA has committed 100 Section 8 vouchers for the project.

Questions and concerns on the proposed project

- Is there a secured site?
  - It was explained that VOAGO currently does not have a secured site. They are looking on the west side and the near east side. VOAGO has discussed land bank options with the city and county.
  - Once a site is identified they will be reaching out to the community for acceptance.
- Without the land secured, will VOAGO be able to meet the timeline?
  - They might not be able to meet the timeline. However, this is the only project on the table. If it is not approved, the community will not have a project to OHFA this year.
- Will VOAGO lease or purchase the land?
  - CSB is unsure at this time. CMHA thinks that they are looking for an option to purchase.
- Is there a preference for a site?
  - Michelle Heritage explained that it would be a good opportunity for the near east side to have a wonderfully maintained and monitored project like this.
- It was suggested to develop a second fall back project in case this one cannot be completed.
  - Michelle Heritage explained this is difficult given costs involved. It is extremely expensive for a provider to complete the amount of work required and ultimately not have the project approved. Currently, VOAGO's next steps are to develop a project plan. They will need to present the plan to numerous groups for their approval as well so the project is vetted multiple times prior to final approval and commitment of funds.
- Douglas Lay asked if there will be any preference for veterans.
  - Michelle Heritage explained the data does not show that the community needs additional veterans only units.
  - Douglas Lay stated he feels the preference should be included.

Michelle Heritage explained that approving this resolution will allow VOAGO to continue the process of working on developing the project plan.

Steve Gladman made a motion to approve Volunteers of America of Greater Ohio New Permanent Supportive Housing Concept Paper as presented. Carla Williams-Scott seconded the motion. The motion was unanimously approved.

## **Adjourn**