## CONTINUUM OF CARE (CoC) BOARD (AMENDED)

**JULY 17, 2019 | 3:00 – 5:00PM**

SUPERIOR ROOM, LEARNING RESOURCE CENTER | 4135 WASHTENAW AVE. ANN ARBOR

<table>
<thead>
<tr>
<th>TIME</th>
<th>AGENDA ITEM</th>
</tr>
</thead>
<tbody>
<tr>
<td>3:00pm</td>
<td>1. Call to Order</td>
</tr>
<tr>
<td>3:01pm</td>
<td>2. Welcome/Introductions</td>
</tr>
<tr>
<td>3:03pm</td>
<td>3. Public Comment <em>(limited 2 minutes per person)</em></td>
</tr>
<tr>
<td>3:05pm</td>
<td>4. Approval of Agenda <em>(ACTION)</em></td>
</tr>
<tr>
<td>3:06pm</td>
<td>5. Approval of Minutes <em>(ACTION)</em></td>
</tr>
<tr>
<td>3:08pm</td>
<td>6. Approval of Executive Committee Membership *(ACTION) – Morghan Williams Boydston, OCED</td>
</tr>
<tr>
<td>3:15pm</td>
<td>7. Emergency Solutions Grant (ESG) and CoC Funding Updates</td>
</tr>
<tr>
<td></td>
<td>a. Emergency Solutions Grant Funding – Anna O’Toole, OCED</td>
</tr>
<tr>
<td></td>
<td>i. Michigan State Housing Development Authority (MSHDA) and U.S. Department of Housing and Urban Development (HUD) ESG Updates</td>
</tr>
<tr>
<td></td>
<td>ii. Delegate Authority to Executive Committee <em>(ACTION)</em></td>
</tr>
<tr>
<td></td>
<td>b. HUD CoC Notice of Funding Availability Update – Anna O’Toole, OCED</td>
</tr>
<tr>
<td></td>
<td>i. Presentation and Selection of HUD CoC Bonus Project Strategy <em>(ACTION)</em></td>
</tr>
<tr>
<td></td>
<td>ii. Approval of HUD CoC Ranking Policies <em>(ACTION)</em></td>
</tr>
<tr>
<td>3:55pm</td>
<td>8. CoC Systems Collaboration &amp; Efforts</td>
</tr>
<tr>
<td></td>
<td>a. Built for Zero Update – Morghan Williams Boydston, OCED</td>
</tr>
<tr>
<td></td>
<td>b. Youth Homelessness Efforts – Pam Cornell-Allen, Ozone House</td>
</tr>
<tr>
<td></td>
<td>c. Shelter Association of Washtenaw County (SAWC) Update – Dan Kelly, SAWC</td>
</tr>
<tr>
<td></td>
<td>d. Washtenaw Housing Alliance (WHA) Update – Amanda Carlisle, WHA</td>
</tr>
<tr>
<td></td>
<td>e. Ann Arbor Affordable Housing Fund – Mirada Jenkins, OCED</td>
</tr>
<tr>
<td>4:35pm</td>
<td>9. OCED Updates</td>
</tr>
<tr>
<td></td>
<td>a. MSHDA Housing Update – Anna O’Toole, OCED</td>
</tr>
<tr>
<td></td>
<td>i. Approval of CoC Letters to MSHDA <em>(ACTION)</em></td>
</tr>
<tr>
<td></td>
<td>b. Youth Emergency Shelter Regulations – Lindsey Crandle, OCED</td>
</tr>
<tr>
<td></td>
<td>i. Approval of CoC Letter to Governor Whitmer <em>(ACTION)</em></td>
</tr>
<tr>
<td></td>
<td>c. Michigan’s Statewide Plan to End Homelessness – Anna O’Toole, OCED</td>
</tr>
<tr>
<td>4:45pm</td>
<td>10. Board Member Updates/Issues</td>
</tr>
<tr>
<td>4:55pm</td>
<td>11. Public Comment <em>(limited 2 minutes per person)</em></td>
</tr>
<tr>
<td>5:00pm</td>
<td>12. Adjournment</td>
</tr>
</tbody>
</table>
CoC Executive Committee Selection

Per the CoC governance charter, the Washtenaw County CoC Board shall have two co-chairpersons and a secretary, selected into leadership by the CoC Board members annually by a majority vote. Co-chairs and secretary serve one-year terms. The CoC Executive Committee shall include these three officers in conjunction with committee chairs. The OCED designee cannot serve in a leadership capacity within the CoC Board. Co-chairs are responsible for the following:

- At least one chairperson should preside at all CoC meetings and CoC Board meetings.
- Engage in other activities relevant and appropriate to its purpose, charge, and powers.
- Ensure the maintenance of all records of all CoC Board proceedings, including all other task forces/committees (with the assistance of OCED staff).
- Ensure the dissemination of meeting minutes to each member of the CoC Board to be approved at the next meeting.

Current Action Needed:
Re-confirmation of Executive Committee members through December 2019.

Motion:
The CoC Board re-confirms the Executive Committee to serve through December 2019.

Delegate Authority to the Executive Committee for 2019 ESG Application

Earlier this spring, the U.S. Department of Housing and Urban Development (HUD) announced its 2019 Emergency Solutions Grant (ESG) funding allocations. The allocation for Washtenaw County is $178,973. HUD’s state counterpart, the Michigan State Housing Development Authority (MSHDA), released its Emergency Solutions Grant (ESG) Notice of Funding Availability (NOFA) on May 24, 2019. As of July 12, 2019, Washtenaw County had not been informed of its total MSHDA ESG allocation. Please see Exhibit 1 for 2018 allocation information.

On July 11, MSHDA sent notification of an extension of the ESG application due date to July 24, 2019. The FRT will meet on July 18 to finalize MSHDA and HUD ESG funding recommendations. Given that that the timelines for ESG funding recommendations and CoC Board meeting dates do not align, staff recommends that the CoC Board delegates authority to the Executive Committee to approve the 2019 ESG funding recommendations.

Current Action Needed:
Delegate authority to the Executive Committee to approve ESG funding recommendations for 2019.

Motion:
The CoC Board delegates authority to the Executive Committee to approve FRT funding recommendations.

2019 HUD CoC Bonus Project Strategy

For the past several years, HUD’s CoC funding competition has allowed communities to apply for Bonus Projects (new projects that have not previously received CoC funding or an expansion of renewal projects). The Washtenaw County CoC has historically designated all Bonus Project funds for one project application and has not been awarded funding for a Bonus Project since 2015. In order to maximize the CoC’s chances of receiving funding for a Bonus Project during the 2019 funding competition, OCED staff have developed potential new strategies based on an analysis of HUD’s approval of Bonus Projects in previous years (Exhibit 2).
Current Action Needed
Select a bonus project strategy for the 2019 HUD CoC funding competition.

Motion
The CoC Board approves Option [A, B, or C] as the bonus project strategy for the 2019 HUD CoC funding competition.

2019 HUD CoC Ranking Policy Approval
Each year, HUD requires all new and renewal CoC funding competition applications to be ranked according to a CoC-approved, community ranking policy. The attached 2019 Ranking Policies (Exhibit 3) were drafted per recommendations from the Washtenaw Housing Alliance (WHA) Operations Committee (OC), a committee of the CoC, and need to be approved by the CoC Board. The Ranking Policies mirror those submitted last year, aside from a change in the ranking of Bonus Projects. Last year, the CoC ranked, in the order of score, family permanent support housing (PSH) followed by individual PSH. This year, the WHA OC recommends ranking Bonus Projects in the order shown in Exhibit 3.

Current Action Needed:
Approve the 2019 Ranking Policies that will be used to rank new and renewal projects during the 2019 CoC funding competition.

Motion:
The CoC Board approves the recommended 2019 Ranking Policies for the 2019 CoC funding competition.

Approval of CoC Letters to MSHDA
In Washtenaw County, MSHDA has designated Community Management Associates (CMA) and RPI Management as Housing Choice Voucher (HCV) Housing Agents. These agencies are responsible for assisting the community’s HCV clients once they are pulled for vouchers, in partnership with CoC providers.

With both CMA and RPI, the CoC has experienced a lack of communication, collaboration with provider agencies, and urgency in serving clients, creating significant concerns among the community. In an earlier attempt to address issues with CMA related to a recent HCV pull, the CoC wrote a letter to CMA and MSHDA to request a meeting between all three parties. Despite meeting to discuss next steps and improvements, communication and timeliness issues with CMA continue.

RPI Management was designated as a Housing Agent for Washtenaw County in early 2019. Since then, provider agencies have experienced aggressive, unprofessional behavior and poor communication on RPI’s part which has negatively affected HCV clients in the community. In addition, the local RPI office in Dixboro, MI is not centrally located nor on a bus line, making it difficult to access for clients.

Current Action Needed:
Approve the CoC to draft and send letters to the Housing Agents and MSHDA to resolve ongoing issues with the County’s HCV Housing Agents, RPI and CMA.

Motion:
The CoC Board approves the writing of letters to MSHDA.
Approval of CoC Letter to Governor Whitmer

While compiling the Youth Homelessness & Housing Instability Resource Survey Report in 2018, several policy barriers were brought to the CoC’s attention. One such barrier requires that youth under the age of 18 obtain parental permission before receiving shelter services from Ozone House. It appears that this regulation is in place due to an oversight in child care institution licensing which places Youth Emergency Shelters in the same licensing category as Group Child Care Homes. Several of the licensing requirements are inappropriate for Youth Emergency Shelters as they serve a unique group of youth with very different sets of circumstances.

In an effort to remove this parent signature requirement, OCED asks that the CoC Board approve the writing of a letter to Governor Whitmer requesting action on this issue. The letter will include a request for short-term action by mandating MDHHS to create a way for Youth Emergency Shelters to bypass this requirement when serving youth, and a long-term action by advocating for an amendment to Act No. 116 of the Public Acts of 1973 to include Youth Emergency Shelter as a type of Child Care Institution.

Current Action Needed:
Approve the CoC to draft and send a letter to Governor Whitmer requesting action to remove the parent signature requirement for Youth Emergency Shelters in Michigan.

Motion:
The CoC Board approves the writing of a letter to Governor Whitmer.
CONTINUUM OF CARE (CoC) BOARD
MAY 15, 2019 | 3-5PM
LEARNING RESOURCE CENTER | 4135 WASHTENAW AVE. ANN ARBOR (AMENDED)

Members Present: Linda Rama, Dan Kelly, Jan Little, Jean Carlberg, Jim Mogensen, Jillian Rosen, Tarah Hearns (attending for Zachary Fosler), John Hieftje, Kathy Wyatt, Tony DeGiusti, Amanda Carlisle, Susan Wyman, Pam Smith, Rhonda Weather, Jimena Loveluck, Heather Linky, Alice Seipel, Marla Conkin, Shamar Herron, Pam Cornell-Allen (attending for Krista Girty)

Members not in Attendance: Shawn Dowling, Greg Dill, Jason Forsberg, Renee Smith, Marci Scalera

Staff & Presenters: Teresa Gillotti (OCED), Morghan Williams Boydston (OCED), Anna O’Toole (OCED), Lindsey Crandle (OCED), Lauren Velez (Avalon)

Public: Nicole Schalow (MSHDA), Jessie McShane (Child Care Network), Annie Hyrila (Avalon), Eric Hendershot (HAWC), Annette Sobocinski (Child Care Network), Tish Wu (Legal Services)

<table>
<thead>
<tr>
<th>TIME</th>
<th>AGENDA ITEM</th>
</tr>
</thead>
<tbody>
<tr>
<td>3:00pm</td>
<td>1. Call to Order</td>
</tr>
<tr>
<td></td>
<td>J. Hieftje called the meeting to order at 3:06</td>
</tr>
<tr>
<td>3:01pm</td>
<td>2. Welcome/Introductions</td>
</tr>
<tr>
<td></td>
<td>We welcome Anna O’Toole, the newly-hired Policy Specialist for the Continuum of Care at OCED.</td>
</tr>
<tr>
<td>3:03pm</td>
<td>3. Public Comment (limited 2 minutes per person)</td>
</tr>
<tr>
<td></td>
<td>No public comment given.</td>
</tr>
<tr>
<td>3:05pm</td>
<td>4. Approval of Agenda (ACTION)</td>
</tr>
<tr>
<td></td>
<td>J. Mogensen moved to approve the amended agenda. K. Wyatt seconded. There was no further discussion and the motion carried with no opposition.</td>
</tr>
<tr>
<td>3:06pm</td>
<td>5. Approval of Minutes (ACTION)</td>
</tr>
<tr>
<td></td>
<td>A typo was found in section (8); currently says “better leadership teams” instead of “Veteran leadership teams.” J. Carlberg requested that members absent from the board meetings also be listed in the minutes. J. Carlberg moved to approve the amended minutes. R. Weathers seconded. There was no further discussion and the motion carried with no opposition.</td>
</tr>
<tr>
<td>3:08pm</td>
<td>6. Discussion on Equity Research Plan (ACTION) - Morghan Williams Boydston &amp; Lindsey Crandle, OCED</td>
</tr>
<tr>
<td></td>
<td>Report out on Los Angeles’ recent report on black homelessness (see Board Packet for a detailed summary of this report).</td>
</tr>
</tbody>
</table>

The CoC has created a Racial Equity Research Plan to understand how experiences differ between white and black people experiencing homelessness in Washtenaw County. Members participated in a pair-and-share with results to be emailed to M. Williams Boydston. Some concerns included funding for conducting research and adding to existing staff responsibilities. Another concern presented related to the use of “people of color” or “African American” as these are two separate terms; it was suggested that the CoC determine which group is being targeted in this research plan and adjust the language accordingly. Other suggestions...
included conducting interviews with a wide range of ages as experiences may be different for the different age groups.

A. Carlisle moved to approve the Research Plan; D. Kelley seconded. There was no further discussion and the motion carried with no opposition.

3:20pm

7. Homelessness Annual Report – Morghan Williams Boydston, OCED
(see Board Packet for the Executive Summary) The full report for 2017 is expected within the next week and will be posted to the CoC website. The data shows that literal homelessness has declined and the number of people with new homelessness is lower now than ever before, and fewer people are returning to homelessness. We hope to turn around the 2018 report by the Fall. There will be some widjets in the full electronic document that highlight certain issues and subpopulations.

3:25pm

8. CoC Systems Collaboration & Efforts–
   a. Built for Zero Update-Morghan Williams Boydston, OCED
      We are very close to ending Veteran homelessness (only 31 people on the CHP list). We have set a date in July to end veteran homelessness. Once we eliminate veteran homelessness, the CoC will need to get approval from USICH to publicly claim that we have ended veteran homelessness.
      After this happens, we can apply the tactics used for veteran homelessness towards chronic homelessness. The next project we have begun is coordinating with hospitals to look at diversion techniques and incorporate them across the system. We are trying to establish collaboration with the county court alternatives. (See handout in packet for more information). We will also be working on recruiting landlords to engage them around veteran housing and offering supports.

      Youth Homelessness Efforts – Krista Girty, Ozone House (presented by Pam Cornell-Allen)
      Yesterday we submitted the YHDP application, which was a big effort. This program supports communities in having a coordinated response to youth homelessness (defined as being age 24 or younger and unaccompanied). This year HUD is giving $75 million to 25 communities (17 of which apply to urban areas). This year the YHDP added a new focus on Racial Equity. This year we have started the Youth Homelessness Committee, which we did not have last year. We were applying for a certain amount of money, not specific projects and strategies, as these will be identified if we receive the grant with technical assistance from HUD. We expect to hear back sometime this summer.

      Ozone House is now offering screening hours for youth to complete the TAY-SPDAT assessment. At this time, Ozone staff let youth know what types of housing opportunities they may be eligible for and get on the wait list if there are no resources immediately available. Staff are located at both Ozone House locations and screening hours will be posted on the website soon. For agencies referring youth to these hours, it would be helpful if they brought identification but no documentation is required as Ozone will work with youth to obtain the needed documents.

   b. SAWC updates – Dan Kelly, Shelter Association of Washtenaw County
      (see Board Packet handout for details)
      SAWC is already thinking about next winter and the warming shelters. SAWC had a record occupancy this winter, most likely due to the polar
vortexes. Capacity is 113, and one night had 114 which led to an emergency offsite location. SAWC is noticing some emerging themes in an increase in opioid and substance use, youth using the shelter, and human trafficking survivors. This past year SAWC served 8 survivors of human trafficking though the actual number is likely much higher as many individuals won’t disclose this information or seek assistance. Of these 8 individuals, all were women, most were younger, 2 were pregnant, half still had contact with the person they were fleeing, and nearly all had police involvement. They are working with Sanctum House and Sparrow Freedom Project to develop partnerships linking human trafficking survivors to resources, law enforcement to report incidences, as well as the University of Michigan Human Trafficking clinic and Eastern Michigan University for training SAWC staff on how to address the safety and needs of these clients. Jewish Family services was identified as a potential resource on this issue.

SAWC is also in a pilot program with U of M on opioid issues. All staff are now trained on administering Narcan. The disability rate continues to skyrocket in the shelter (45% to 65% in the last few years) and SAWC is seeing higher medical acuity among these individuals.

c. SIM/CHRE – Lauren Velez, Avalon Housing; Amanda Carlisle, WHA
The State Innovation Model/Community Health Innovation Regions (SIM/CHRE) is a State-funded program that offers 25 HCV’s through MSHDA and support coordination funding through MDHHS to reduce the frequent use of high-cost emergency Medicaid services through housing services. This innovation is taking place in 4 counties across the state, including Washtenaw, Muskegon, and Traverse City. The target population is individuals and families experiencing literal homelessness and frequently using Medicaid emergency services (ER visits). MDHHS provides a list of individuals which is reviewed by the CHP committee. We currently have 20 households in housing (4 families) with 5 households remaining. The goal was 25 but the program has been able to serve 26.

One individual in this program was camping outside for over 6 years. He was not comfortable using the warming centers, shelters, or other supportive services so he wasn’t on the CHP list. He was brought to their attention and moved into housing a few months later. His case manager is working with him to address some of his ongoing health issues to reduce ER visits. The program is also working with a family of 11 (10 children) and they were able to move into housing. The Doctor is able to come into the home to provide medical services, because the mother was unable to get all of the kids to doctor appointments because of childcare and transportation barriers. Washtenaw County is doing very well with this project compared to other counties due to the higher collaboration and communication on this project.

d. Trump Proposal to Evict Undocumented Immigrants from Subsidized Housing – Jimena Loveluck, Washtenaw Health Department; and Amanda Carlisle, WHA (ACTION)
This ruling would prevent families of mixed immigration status from receiving subsidized housing. Currently they can receive supports if there is one citizen or resident in the household. There is a thought that this would only apply to new households seeking supports, but existing households may not want to stay given the greater scrutiny on their
documentation status. HUD estimates that this would impact 108,000 people, 55,000 of whom are children. If this rule goes into effect, it would also place a financial burden on local governments to step in and replace housing supports for these families. This rule has been published and there is an extended comment period in effect until July 9. There have already been a lot of comments and pressure on Ben Carson to not allow this rule to go in place, but we don't know if it will be stopped given the current political climate.

The CoC Board indicated interest in submitting a comment. The next CoC Board meeting occurs after the comment period ends so J. Mogensen moved to create a resolution that authorizes the Executive Committee to approve a letter on behalf of the CoC Board. A. Carlisle seconded. There was no further discussion and the motion carried without opposition.

e. Anticipated NOFA Dates for ESG & COC – Morghan Williams Boydston, OCED

MSHDA-ESG still has not been released for FY2019. There was a slight increase of HUD ESG funds from last year; this needs to be approved by the Board of Commissioners before it is published. We are also still waiting for the HUD-CoC application to be released.

4:10pm 9. Washtenaw Housing Alliance Update – Amanda Carlisle, WHA
(See the Board Packet for more information)

The city of Ann Arbor is creating a task force to determine what happens at the Library Lot and they are currently accepting applications. A. Carlisle encouraged interested parties to apply. The city held a reception on May 6 regarding affordable housing, climate action, and safety. This meeting showed great partnership among these topics. A. Carlisle urges members to contact city council members and ask them to fully fund affordable housing in the millage budget.

4:15pm 10. Policy Specialist Update – Morghan Williams Boydston, OCED

Anna O'Toole has started as the Policy Specialist at OCED. She graduated from the University of Michigan with a BA in International Studies and Spanish. She is coming to us from Washington D.C. where she worked for the Migration Policy Institute on a broad range of intersection fields.

4:20pm 11. Board Member Updates/Issues

J. Mogensen reports that the AATA will be presenting part 2 of its fair study tomorrow evening and releasing the 300-page report. It is important for us to know this since SMART and A-RIDE have changed their board policies to allow them to make changes more quickly. The new government structure does not allow the public to go to sub-committee meetings anymore which means sudden changes could be made without much public awareness. There will be public comment periods. They are looking at fairs, ridership, and routes, which impact people served by our housing and homelessness agencies.

S. Herron thanked this community (nonprofits and human service agencies) for stepping up and providing opportunities for the youth summer employment program in a way that the private sector did not.

D. Kelly announced that the Michigan Coalition against Homelessness had Advocacy day on April 15th trying to change discrimination in housing applications. Advocacy building the housing trust fund to increase affordable housing and funding for shelters. We hope for some legislative changes
around a Landlord risk mitigation fund and income equity to come out of this event. Also, SAWC received an announcement of a $100,000 grant for the recuperative care pilot program which will begin towards the end of the summer.

J. Little announced that Michigan Ability Partners submitted a grant for the Homeless Veterans Reintegration Program and thanked the Executive Committee for signing off on a letter of support from the CoC. MAP hopes to receive a 3-year grant with opportunities for renewal to offer income to homeless veterans.

4:25pm 12. Public Comment *(limited 2 minutes per person)*

No public comment given.

4:30pm 13. Adjournment

J. Hieftje adjourned the meeting at 4:33pm
2019 ESG Funding Updates
Washtenaw County Continuum of Care
July 12, 2019

Washtenaw County receives Emergency Solutions Grants (ESG) funding from HUD and MSHDA for the staffing of coordinated entry roles, as well as prevention and rapid re-housing (RRH) direct assistance. The 2019 ESG allocations are as follows:

- HUD ESG: $178,973 (an increase of $12,714 from 2018 funding)
- MSDHA ESG: $451,625 (an increase of $18,396 from 2018 funding)
- **Total ESG: $630,598** (an increase of $31,110)

2018 Funding Allocations:
The following table includes the 2018 ESG funding decisions, as well as information about how ESG funding is used by the agency to support the coordinated entry system.

<table>
<thead>
<tr>
<th>AGENCY &amp; ROLE</th>
<th>2018 AWARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salvation Army (Housing Access for Washtenaw County)- Intakes, family literally homelessness assessments, prevention assessments, direct assistance administration, shelter and permanent housing referrals</td>
<td>$481,773</td>
</tr>
<tr>
<td>Ozone House- Intakes and assessments for unaccompanied youth</td>
<td>$29,204</td>
</tr>
<tr>
<td>SafeHouse- Intake and assessments for survivors of domestic violence</td>
<td>$26,394</td>
</tr>
<tr>
<td>Shelter Association of Washtenaw County- Single adult literally homeless assessments</td>
<td>$42,000</td>
</tr>
<tr>
<td>Office of Community &amp; Economic Development- Grant administration; CoC lead entity</td>
<td>$20,117</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$599,488</strong></td>
</tr>
</tbody>
</table>
HUD CoC Funding Competition: Bonus Project Options
Washtenaw County Continuum of Care

For the past several years, HUD’s CoC funding competition has allowed communities to apply for Bonus Projects. The Washtenaw County CoC has historically dedicated all eligible Bonus Project funds to one project application. Unfortunately, with this approach, the CoC has not been awarded funding for a Bonus Project since 2015 despite obtaining a very high CoC score in the funding competition.

This year, the Washtenaw CoC may apply for up to $290,312 in Bonus Project funds. In order to maximize the CoC’s chances of receiving funding for a Bonus Project during the 2019 funding competition, OCED staff have developed potential new strategies based on HUD’s approval of Bonus Projects in previous years and the minimum score required to receive Bonus Project funding in 2018. Applying that analysis to this year’s Bonus Project funding amount, OCED presents the following options:

<table>
<thead>
<tr>
<th>Option</th>
<th>Amount of Bonus Project 1</th>
<th>Amount of Bonus Project 2</th>
<th>Potential Score (at maximum Bonus Project 1 amount)</th>
<th>Meets 2018 Score Threshold?*</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>≤ $210,000</td>
<td>≥ $80,312</td>
<td>69.04</td>
<td>YES</td>
</tr>
<tr>
<td>B</td>
<td>≤ $210,000</td>
<td>N/A</td>
<td>69.04</td>
<td>YES</td>
</tr>
<tr>
<td>C</td>
<td>$290,312</td>
<td>N/A</td>
<td>66.53</td>
<td>NO</td>
</tr>
</tbody>
</table>

*In 2018, Bonus Projects that scored above 68 points were awarded funding.
Each year, the U.S. Department of Housing and Urban Development (HUD) requires all new and renewal applications submitted as a part of the annual Continuum of Care (CoC) funding competition to be ranked according to a CoC-approved, community ranking policy. The 2019 Ranking Policy was drafted per recommendations from the Washtenaw Housing Alliance Operations Committee (OC), a committee of the CoC, and approved by the CoC Board on Month/Date/Year.

Washtenaw County CoC is committed to the below ranking policy for the 2019 CoC Funding Competition.

Projects will be ranked in the following order:

1. Infrastructure projects (HMIS)
2. PSH Renewals ranked by score* (high to low) in the following order:
   a. Projects with agency-owned units and Leasing Projects
   b. Project-based rental assistance (PRA)
   c. Sponsor-based rental assistance (SRA)
   d. Tenant-based rental assistance (TRA)
3. RRH Renewals ranked by score* (high to low)
4. Renewals that do not have a full 12 months of Annual Performance Report (APR) data**
5. Projects created through reallocation in the following order: PSH for families, PSH for Individuals
6. Bonus projects ranked by score* (high to low) in the following order:
   a. Projects with agency-owned units and Leasing Projects
   b. Project-based rental assistance (PRA)
   c. Sponsor-based rental assistance (SRA)
   d. Tenant-based rental assistance (TRA)
7. Domestic Violence (DV) Bonus project for RRH serving survivors of domestic violence, dating violence, and stalking

*Projects with equal scores are ranked by higher Section 2 Component: Program Outcome rubric score. If there is still a tie in score, projects will be ranked by higher Section 3 Component: Compliance rubric score.
** Newly implemented projects that do not have a full 12 months of APR data are exempt from outcome scores

Guidance for projects that straddle Tiers:

If a project, once listed in ranked order, straddles the Tier 1/Tier 2 funding line, the following policy will apply:

If a project straddles the line (i.e. a portion of the project budget falls within Tier 1 and a portion within Tier 2), that agency will be asked if the project would still be feasible if only funded for the Tier 1 amount. Agency submits feasibility plan in writing for review by the Funding Review Team (FRT). The FRT reviews this plan and decides whether to accept it based on whether the project would be feasible at the reduced amount.

- **IF YES:** If project agrees and feasibility plan is accepted by the FRT, the project is submitted straddling the two Tiers.
- **IF NO:** If project indicates it would not be feasible at a reduced amount or the FRT does not accept the feasibility plan, the project will be dropped so that it wholly fits into Tier 2 and the next ranked project will have the same opportunity to show feasibility straddling the line. This process is continued until a viable project is placed into Tier 1 amount. The FRT will do everything it can to ensure the full amount of Tier 1 funding is utilized.
90 Day Lookback: Federal Benchmarks for Ending Veteran Homelessness

**Benchmark A**
End Chronic & Long-Term Homelessness Among Veterans

**Target:** Zero Veterans experiencing long term or chronic homelessness without an offer for a permanent housing intervention

1/3 Veterans
At end of measurement period (Veteran entered system on 6/26)

Jan-19: 4, Feb-19: 2, Mar-19: 0, Apr-19: 0, May-19: 0, Jun-19: 1

**Benchmark B**
Veterans Have Quick Access To Permanent Housing

**Target:** Average time from identification to housing is 90 days or less

100 Days
On average for 24 housed Veterans


**Benchmark C**
Community has sufficient permanent housing capacity

**Target:** Number of homeless Veterans moving into permanent housing is greater than or equal to the number of Veterans entering homelessness

3 Fewer Vets
Moving into permanent housing than entering homelessness


Benchmarks taken from Criteria and Benchmarks for Achieving the Goal of Ending Veteran Homelessness, developed by: United States Interagency Council on Homelessness.
WHA Update to the Washtenaw County CoC Board
July 9, 2019

WHA AND PARTNER UPDATES

- The Sister Yvonne Gellise Fund for Permanent Supportive Housing Services (SYG Fund) is an endowment at the Ann Arbor Area Community Foundation established in 2011 to provide funding for permanent supportive housing services to eliminate homelessness for people with the greatest need, in keeping with recommendations from Washtenaw County’s Blueprint to End Homelessness. The SYG Fund, which has a current market value of approximately $4 million, is intended to work in partnership with federal, county and community efforts to stabilize the funding of supportive services to keep people permanently housed, and provides annual distributions to agencies providing permanent supportive housing services. This week, we launched a new video about the SYG Fund which features former Executive of St. Joseph Mercy Health System Sister Yvonne Gellise, former Washtenaw County Administrator Bob Guenzel, Michigan Ability Partners CEO Jan Little, Avalon Housing Executive Director Aubrey Patino, and two tenants served in permanent supportive housing. The goal is to grow the SYG Fund to $5 million by the end of December 2019. You can find the video, and more information about the SYG Fund, at the website www.sygfund.org.

- Many of our CoC partners worked with The Center for Health and Research Transformation (CHRT) to submit an application to utilize State Innovation Model (SIM) housing funds, which are offered as part of the SIM/CHIR work. We received notice in June that our application had been approved and we will begin work on this immediately. The proposal included a request to fund system modeling for the homeless system a care as well as other projects, including technical assistance and training to better implement homelessness diversion in our homeless system of care. As a reminder, the system modeling will help us project the homeless system’s need for emergency shelter and transitional housing beds, rapid re-housing slots, and permanent housing units, and for which sub-populations/geographies.

- Please SAVE THE DATE for a Harm Reduction in Policy & Practice Conference we are co-sponsoring on Tuesday, November 19th from 8am-4pm at Washtenaw Community College (WCC) – Morris Lawrence Building. Other sponsors include: Washtenaw Health Plan; Washtenaw County Health Department; and, WHI CareNet. The Conference is intended to push the envelope on the discussion and implementation of harm reduction principles in Washtenaw County and the audience will include social workers, nurses, physicians, behavioral health specialists, law enforcement providers, and, other community stakeholders. Session topics will include:
  - Engaging with People Who Use Drugs
  - Police and Social Work Together
  - Building Design & Inclusive Zoning
  - Exposure to New Models
We are seeking additional sponsors for the Conference, including *but not limited to* law enforcement agencies; hospitals and healthcare organizations; and, behavioral health providers. Please reach out if you are interested in sponsoring the Conference (non-monetary sponsors are welcome!).

- In the News: The following articles about housing/homelessness recently appeared in local and national news:
  - “Why Democratic Presidential Contenders Are Discussing Affordable Housing” on NPR (6/18/19)
  - “Ann Arbor City Council opts to buy $260K property with eye on affordable housing” in MLive (6/19/19)
  - “Fund makes public appeal to raise $1 million for supportive housing services in Washtenaw County” in Concentrate (6/19/19)
  - “50 Michigan school districts with the most homeless students” in MLive (6/21/19)
  - “Ann Arbor needs more affordable housing, but how?” in Crain's Detroit Business (6/23/19)
  - “Ann Arbor OKs contract for community-driven Y Lot concepts” in MLive (7/2/19)

**ADVOCACY EFFORTS**

There are a couple advocacy updates since we last met, described below. Please sign-up for our email newsletters (bottom of webpage) and "Like" us on Facebook in order to stay current with all of our advocacy efforts.

- **NLIHC's Out of Reach 2019 Report:** In June 2019, the National Low-Income Housing Coalition released the annual Out of Reach Report for 2019, which documents the significant gap between renters’ wages and the cost of rental housing across the United States due to the lack of affordable housing throughout the nation. The report highlights the "housing wage" – what a full-time worker in a given community must earn to afford a modest rental home. The state of Michigan ranks 29th in most expensive housing wage, noting that $17.25 is the housing wage – the hourly wage needed to afford a 2-bedroom rental unit at fair market rent (FMR); that equates to someone needing to work 73 hours per week at minimum wage. The Ann Arbor Metropolitan Service Area’s (MSA) housing wage is the highest in the state, at $21.92.

- **City of Ann Arbor votes down Brightdawn Village Development:** At its June 3 City Council meeting, the Ann Arbor City Council voted down this proposed development on Burton Road in southeast Ann Arbor that would have provided 40-units of affordable housing (20 units at 60% AMI and 20 units at 80% AMI) out of a total of 160-units.
PREFACE

The Ann Arbor Affordable Housing Fund was first proposed in the City of Ann Arbor Housing Policy adopted by City Council in July, 1989. The Affordable Housing Fund guidelines were developed by the Community Development Department and approved by the Housing Policy Board in February, 1991 and by the Ann Arbor City Council in April, 1991. Since its inception, the Housing and Human Services Advisory Board (HHSAB) has recommended and City Council has approved a range of housing projects with the vast majority targeted for residents with the lowest incomes. There have been very few projects approved which are targeted toward residents whose incomes fall within the range of 50% to 80% of median income because of the intent of the HHSAB to serve those with the greatest needs.

STATEMENT OF PURPOSE

The Ann Arbor Affordable Housing Fund is established for the promotion, retention and creation of long term affordable housing for households with incomes less than 60% of the City's median income. Further, the Fund is established to improve housing conditions for City of Ann Arbor residents, with priority given to those whose income is at or below 30% of the median household income.

It is the goal of the City to provide a full range of housing opportunities to all its citizens. It is the intent of the City to administer this fund in a flexible manner in order to best meet the housing needs of the City.

The Ann Arbor Affordable Housing Fund is established to provide and distribute financial support in the form of loans, grants or other forms of financial assistance to individuals, organizations or projects that create, retain, rehabilitate or preserve long term affordable housing.

ESTABLISHMENT OF FUND

The Mayor and City Council established by resolution a special revenue account under the name "Ann Arbor Affordable Housing Fund" with revenues specifically dedicated to the Affordable Housing Fund by City Council, any donations from public and private sources, and any federal, state or other funds so designated. It is the intention of the City Council that the Affordable Housing Fund be a dedicated fund in perpetuity for the purposes set out above. Principal and interest from loan repayments, proceeds from grant repayments, forfeitures, reimbursements, and all other income from Fund activities are deposited in the fund. Funds repaid to the City from any of the above sources shall be administered subject to applicable federal, state and city requirements. All funds in the account earn interest at least at the same rate as the City's pooled investments managed by the City Treasurer. All interest earnings from the account are reinvested and dedicated to the account. All appropriated funds in the Affordable Housing Fund are available for eligible program expenditures.

DISTRIBUTION AND USES OF FUNDS

Funds in the Affordable Housing Fund are used to meet the housing needs of individuals and families with incomes less than 60% of the City's median income. Projects to be funded may include pre-development feasibility analysis, rental assistance, technical assistance to nonprofit housing providers, administration of affordable housing programs, new construction, rehabilitation, conversion of housing for use by lower income residents, or acquisition of land or property for use as low income housing.

It is the City's intent that the terms of its loans and grants be established so that the deepest City subsidies go to housing targeted to the lowest income households.

All distributions of principal, interest and other assets of the Affordable Housing Fund are made in furtherance of the purposes set out above, including disbursements from interest earnings necessary to support the Affordable Housing Fund's operations.

ELIGIBILITY REQUIREMENTS FOR PROJECTS UNDER $25,000

Project applications are available from the Washtenaw County Office of Community & Economic Development (OCED) and may be submitted at any time during the program year. OCED will review and approve these proposals as an administrative function and will follow the City's procurement guidelines.

ELIGIBILITY REQUIREMENTS FOR PROJECTS $25,000 OR GREATER

OCED will make an application available to any entity interested in financial support from the Ann Arbor Affordable Housing Fund. OCED may periodically issue a Request for Proposals for Ann Arbor Affordable Housing funds and other housing funds as they become available. Applications should
normally follow that process, although emergent need applications may be considered at any time during the year. OCED and the Housing and Human Services Advisory Board (HHSAB) will review all applications, regardless of how they are submitted. A recommendation will be made to the Mayor and City Council, which will make the final decision to approve the proposal.

Disbursements may be made to non-profit corporations, municipal corporations, for-profit corporations, partnerships, limited equity cooperatives, or to individuals. All projects must be decent, safe and sanitary and meet the Housing Quality Standards as established by the Department of Housing and Urban Development, and the local Code. The City has a priority on using Affordable Housing Fund dollars on projects within the City limits, but will allow for Fund dollars to be used outside the City limits.

Financial assistance shall not be awarded by the Affordable Housing Fund to any corporation, partnership or individual in default according to Section 14.3(e) of the City Charter at the time of final consideration in payment of property taxes, or whose subject property has violations of the City Housing or Building codes or is in violation of the zoning ordinance relating to the subject project. Consideration shall be given to projects which propose correction of the above-mentioned violations. Priority is to be given to projects which address the following:

X the perpetual affordability of units;
X projects which serve predominantly individuals and families with incomes less than 30% of the City's median income.

APPLICATION REQUIREMENTS

Applications must be submitted for each project and include the following:

1. Amount of the request; type of assistance requested (i.e. grant, loan)
2. Project narrative that includes:
   a. the project location
   b. whether the project is a new or existing structure
   c. the number of units (both new and replacement)
   d. percentage of extremely low or very low income benefit (defined as number of households making less than 30% (extremely low) and 50% (very low) and 60% of the current Ann Arbor median income as established by HUD)
   e. period of time which lower income benefit is guaranteed
   f. provisions to insure that units will be occupied by low income individuals initially and throughout the project life
   g. willingness to accept persons holding Section 8 certificates/vouchers
   h. the project schedule or timeline (which shows the length of time required to complete the project)
   i. the project's current permitting status
   j. a description of any supportive services provided by the project
   k. how the project is consistent with the most recent housing needs assessment goals;
3. Description of organization that includes:
   a. organization history
   b. other projects completed
   c. history in managing other rental property including conditions of buildings
   d. applicant's performance on other similar projects, or unique or special organizational characteristics which would indicate the capacity to carry out housing activities;
4. Description of population to be served;
5. Financial documentation that describes the fiscal health of the organization;
6. Project pro forma and budget that includes:
   a. complete financial package
   b. amount and type of project funding that is committed and secured
   c. cost effectiveness of project in terms of meeting need (both total cost per unit and total Trust funds per unit)
   d. utilization of Affordable Housing Funds to leverage other funding sources whenever possible, particularly other subsidized or below market sources;
7. And/or other information as requested by the HHSAB through application forms as updated from time to time by the Board.

This information shall be reviewed by OCED staff and presented to the HHSAB for consideration. The HHSAB will forward projects to City Council for which it recommends final consideration. The HHSAB may waive provisions of the criteria in order to recommend a project if it is deemed to serve an overriding public purpose.

Reconsideration of a project will be allowed if a new application is submitted with substantially different information from the previous application.
TERMS AND CONDITIONS

Affordable Housing Funds can be awarded in any form determined advisable by the HHSAB, subject to applicable state and federal laws and regulations, including but not limited to: low interest loans with terms determined by the "gap financing" needed to make the project feasible; a deferred loan which requires repayment under conditions defined for the project; or other types of financial assistance determined to be appropriate and necessary for the project. In general, the City has flexibility in how to award funds, either as a grant or as a loan.

When funds from the Affordable Housing Fund are awarded for acquisition, construction, or rehabilitation, the owner must sign an enforceable affordability agreement relating to the long term affordability of the unit, for a period of at least twenty years. Annual reporting is also required.

Repayments to the City are deposited into the Affordable Housing Fund and reused for other eligible Affordable Housing Fund projects.

ADMINISTRATION OF THE FUND

The HHSAB, as appointed by the Mayor and City Council, administers the Affordable Housing Fund as specified herein. The HHSAB review applications and make recommendations to City Council on the allocation of the Affordable Housing Fund for requests of $25,000 or greater. The number of members, tenure of office, duties, manner of calling meetings and other tasks of the HHSAB are stated in the Bylaws approved by the HHSAB.

The City Council makes final decisions on the allocation of Affordable Housing Funds of $25,000 or greater. City Council shall take action on recommendations of the HHSAB. A typical review of an application will take no more than thirty (30) days as long as all of the required information is included in the application. City Council will, in most cases, take action on recommendations of the HHSAB at their next scheduled meeting. The Office of Community & Economic Development provides staff assistance to the HHSAB. This includes: maintaining the financial and other records of the Fund; assisting prospective applicants for Affordable Housing Fund support in the preparation of their applications; monitoring the use of the monies distributed to applicants to assure ongoing compliance with the purpose of the Fund and the conditions under which the monies were granted or loaned; reporting periodically, but not less than every twelve (12) months to the City Council regarding the operation and activity of the Fund.

For a copy of the application form, contact:
The Office of Community & Economic Development
P.O. Box 8645
Ann Arbor, Michigan 48107
Applications are also available through the OCED website at www.ewashtenaw.org or call (734) 544-6748.

Last revised: October, 1997
Last revised: November 9, 2006
Last revised: October 20, 2014
ANN ARBOR AFFORDABLE HOUSING FUND PROJECT APPLICATION

Applications must be submitted for each project either by email to Mirada Jenkins at jenkinsm@washtenaw.org or by hard copy to Attn: Mirada Jenkins, Washtenaw County Office of Community & Economic Development, 415 W. Michigan Avenue, 2nd Floor, Ypsilanti, MI 48197.

Applications must include the following information and/or documentation:

1. Funding request that includes:
   a. amount requested; and
   b. type of assistance requested (i.e. low interest loan, grant, other assistance).

2. Project narrative that includes:
   a. Name of project
   b. the project location;
   c. whether the project is a new or existing structure;
   d. the number of units (both new and replacement);
   e. description of population to be served/targeted;
   f. percentage of extremely low or very low income benefit (defined as number of households making less than 30% (extremely low) and 50% (very low) and 60% of the current Ann Arbor median income as established by HUD);
   g. period of time which lower income benefit is guaranteed;
   h. provisions to ensure that units will be occupied by low income individuals initially and throughout the project life;
   i. willingness to accept persons holding Housing Choice vouchers;
   j. the project schedule or timeline (which shows the length of time required to complete the project);
   k. the project’s current permitting status;
   l. a description of any supportive services provided by the project; and
   m. how the project is consistent with the 2015 Housing Affordability and Economic Equity Analysis

3. Description of organization that includes:
   a. organization history;
   b. other projects completed;
   c. history in managing other rental property including conditions of buildings;
   d. applicant’s performance on other similar projects, or unique or special organizational characteristics which would indicate the capacity to carry out housing activities; and
   e. financial information on organization:
      i. **If Annual Total Organizational Revenue of $500,000+:** please attach your most recent independent financial audit and SAS114, and 115 if applicable, to this application.
      ii. **If Annual Total Organizational Revenue of $250,000 or more and less than $500,000:** the Housing and Human Services Advisory Board (HHSAB) would prefer that you attach your most recent independent financial audit and SAS114, and 115 if applicable, to this application. If an audit is not conducted, then please attach an independent financial review to this application.
      iii. **If Annual Total Organizational Revenue of less than $250,000:** the Housing and Human Services Advisory Board (HHSAB) would prefer that you attach your most recent independent financial audit and SAS114, and 115 if applicable, or an independent financial review to this application. If neither of these is conducted then please attach your most recent Board approved fiscal year financial statements and IRS submission to this application.
      iv. Attach your most recent 2 years of Form 990s as submitted to the IRS to this application.
      v. Attach copies of your current and prior year Board-approved agency budget and current and prior year-end financial statements to this application.
      vi. Attach a copy of your current reserve policy to this application.
4. Attach to this application your project pro forma and budget that includes:
   a. complete financial package;
   b. amount and type of project funding that is committed and secured;
   c. cost effectiveness of project in terms of meeting need (both total cost per unit and total Trust funds per unit); and
   d. utilization of Housing Funds to leverage other funding sources whenever possible, particularly other subsidized or below market sources.

After submission of this application, the HHSAB reserves the right to request additional information as part of their review process.

This application information shall be reviewed by Office of Community & Economic Development (OCED) staff and presented to the HHSAB for consideration. The HHSAB will forward projects to City Council for which it recommends final consideration.

If you have any questions about this application, please contact Mirada Jenkins, Housing and Infrastructure Manager at OCED, at jenkinsm@washtenaw.org or 734-544-3039.