CONTINUUM OF CARE (CoC) BOARD  
JULY 17, 2019 | 3:00 – 5:00PM  
SUPERIOR ROOM, LEARNING RESOURCE CENTER | 4135 WASHTENAW AVE. ANN ARBOR

**Members Present:** Dan Kelly, Jan Little, Jean Carlberg, Jim Mogensen, Jillian Rosen, Jennifer Hall, Zachary Fosler, Shawn Dowling, John Hieftje, Tony DeGiusti, Amanda Carlisle, Jimena Loveluck, Teresa Gillotti, Heather Linky, Alice Seipelt, Renee Smith, Nicole Adelman, Eric Hendershot, Pam Cornell-Allen

**Members not in Attendance:** Linda Rama, Pam Smith, Greg Dill, Jason Forsberg, Jerry Clayton, Susan Wyman, Rhonda Weathers, Shamar Herron

**Staff & Presenters:** Morghan Williams-Boydston (OCED), Anna O’Toole (OCED), Lindsey Crandle (OCED), Mirada Jenkins (OCED)

**Public:** Amanda Crosby (Child Care Network), Annette Sobocinski (Child Care Network)

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<th>TIME</th>
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| 3:00pm | 1. Call to Order  
J. Hieftje called the meeting to order at 3:08pm |
| 3:01pm | 2. Welcome/Introductions |
| 3:03pm | 3. Public Comment *(limited 2 minutes per person)*  
No comment given. |
| 3:05pm | 4. Approval of Agenda *(ACTION)*  
J. Hall proposed to add an agenda action item regarding HUD NED voucher application.  
A. Carlisle moved to approve the amended agenda. J. Little seconded. There was no further discussion and the motion carried with no opposition. |
| 3:06pm | 5. Approval of Minutes *(ACTION)*  
J. Little moved to approve the minutes. A. Carlisle seconded. There was no further discussion and the motion carried with no opposition. |
| 3:08pm | 6. Approval of Executive Committee Membership *(ACTION)*  
*Morghan Williams Boydston, OCED*  
All Executive Committee members except Dan Kelly are up for re-election. Staff suggest that all existing members be re-appointed at this time and all positions set to a re-election period in January. Current Executive Committee members are typically the chairs of each CoC Board Committee, in addition to the two Board Co-Chairs and a Secretary. These are typically elected at different times, so the suggestion is to align all re-election times to the same meeting. This would also allow time before January to discuss other members’ appointment to the Executive Committee. |
7. Emergency Solutions Grant (ESG) and CoC Funding Updates
   a. Emergency Solutions Grant Funding – Anna O’Toole, OCED
      i. Michigan State Housing Development Authority (MSHDA) and U.S. Department of Housing and Urban Development (HUD) ESG Updates
         HUD ESG allocation is $178,973 which is an increase of over $12,000. Yesterday we received our MSHDA allocation of $451,625, an increase of over $18,000 from last year. This will be a total increase of $31,110 since last year. We also received the pay-for-performance bonus this year from MSHDA. This funding goes largely towards HAWC for the Coordinated Entry process.

      ii. Delegate Authority to Executive Committee (ACTION)
         The MSHDA ESG application is due July 24. Since the FRT will finalize their decision next week, staff asks that the CoC Board delegates authority to the Executive Committee to review the final recommendations from the FRT prior to application submission.

         J. Little moved to delegate this authority to the Executive Committee. J. Mogensen seconded. The motion carried without opposition.

   b. HUD CoC Notice of Funding Availability Update – Anna O’Toole, OCED
      i. Presentation and Selection of HUD CoC Bonus Project Strategy (ACTION)
         HUD CoC NOFA was released on July 3 with a deadline of September 30. We are able to apply for just over $5.8 million for renewal projects, $290,000 for bonus projects, $145,000 for Domestic violence bonus, and a CoC planning grant for approximately $175,000. The FRT will continue to meet over the next few months to review and finalize recommendations.

         We have not been granted a bonus project since 2015, so this is an attempt to be more strategic in our application. Historically our approach has been to put all potential bonus project funding towards one bonus project application. We believe that we will have a higher chance of getting a bonus project approved if we request a lower amount of funding for a project based on several calculations and projections completed by our staff. (see Board Packet pg. 11 for more details on strategies)

         Option A involves submitting a “dummy project” that we know will not qualify for funding. This involves a lot of work on the part of the submitting agency, but having two bonus projects would increase the likelihood that the first bonus project is selected by HUD for funding. The FRT would ultimately determine which project would be selected as option A and B for submission.
Option B would put forward only one bonus project at an amount that we predict would increase its likelihood of getting funded, and would not require the submission of a second project. Option C is to continue our strategy from previous years, which is to apply for one project at the full bonus funding amount.

The likelihood of our score increasing is slight given that we scored .25 points below the highest score during last year’s competition. Submitting bonus projects with smaller amounts increases our chances of getting some funding rather than no funding at all.

Z. Fosler moved to approve option A as the strategy this year. J. Little seconded. The motion carried with no opposition.

ii. Approval of HUD CoC Ranking Policies (ACTION)
(see page 12 of the Board Packet for details) The Washtenaw Housing Alliance Operations Committee recommends that we adjust how Bonus Projects are ranked. Last year we scored PSH for families above individuals, but the Operations Committee recommends that this year we rank Bonus Projects the same way we rank renewal projects to support existing housing stock.

J. Hall moved to approve scoring bonus projects in the same manner as renewal projects. J. Rosen seconded. The motion carried with no opposition.

8. CoC Systems Collaboration & Efforts
a. Built for Zero Update – Morghan Williams Boydston, OCED; presented by Amanda Carlisle, WHA
(see Board Packet for details on benchmarks) We are getting closer and closer to meeting the goal of eliminating Veteran homelessness (reaching functional zero). As of yesterday, the Veteran By-Name list was at 27 individuals, and the chronic homelessness list is at about 35. USICH was contacted yesterday to begin the process to get the declaration of ending Veteran Homelessness.

b. Youth Homelessness Efforts – Pam Cornell-Allen, Ozone House
We are still waiting for the results from the YHDP application and will report out once information is received from HUD. Ozone continues to work with SAWC and HAWC on implementing the TAY-SPDAT for Transition Aged Youth. This is a way to get our young people access to housing resources more quickly. Our exact hours at these locations are now on our website.

The Youth Homelessness Committee has met twice. The sub-committee last met in mid-June with a focus on finalizing values and norms, as well as logistics as to what youth involvement means. This has slowed down over the summer, but we expect this to pick back up in the Fall.
The Family Unification Vouchers (FUP) are available to Former Foster Care youth and families that need housing for reunification. There are 32 households identified for those vouchers and either housed or working on being housed. MDHHS confirms eligibility for this voucher. We have had conversations on getting youth who have been involved in foster care since age 16 or older referred for this voucher.

c. **Shelter Association of Washtenaw County (SAWC) Update – Dan Kelly, SAWC**
   We will be piloting the recuperative care program starting August 1. There will be more information shared later on this partnership with the local hospitals and other community health agencies. It will open 6 beds on the 2nd floor on the shelter for individuals discharged from St. Joseph’s and Michigan Medicine with no housing. These individuals will then be enrolled in the regular SAWC services as well as additional medical services for a treatment plan coordinated by Packard Health.

d. **Washtenaw Housing Alliance (WHA) Update – Amanda Carlisle, WHA**
   (see handout in Board Packet) Highlights from the packet include the Sister Yvonne Gellise Fund offers additional PSH services for individuals with the greatest need. This fund has raised about $4 million so far with $1 million still needed to achieve the initial fundraising goal of $5 million.

The Harm Reduction in Policy & Practice Conference is coming up on November 19. Session topics including engagement people who use drugs, police collaboration with social work, and inclusive zoning models. Traditionally this is attended social workers and health practitioners, but would like to recruit more individuals from other fields.

e. **Ann Arbor Affordable Housing Fund – Mirada Jenkins, OCED**
   (see Board Packet for details and information on where to find the application) The Affordable Housing Fund’s goal is to address housing affordability for households below 60% of the AMI. For every dollar of this fund it typically leverages $25 of other resources, so the fund monies are intended for leveraging purposes. Any proposals received by August 23 will be presented at the next meeting.

### 4:35pm

#### 9. OCED Updates

**a. MSHDA Housing Update – Anna O’Toole, OCED**

   i. **Approval of CoC Letters to MSHDA (ACTION)**

      The two HCV housing agents for Washtenaw County are CMA and RPI. The CoC wrote a letter to MSHDA in early 2019 regarding some CMA practices that were not in the best interest of our clients, and these issues have continued, sometimes resulting in our clients losing their vouchers. Due to these ongoing issues, staff is requesting that the CoC Board write a letter to just MSHDA requesting a new HCV housing agent to replace CMA. CMA has previously been asked not to service our system due to performance issues; last time this resulted in J. Sells taking over those vouchers, but she has since retired.
D. Kelly suggested an option of addressing the ongoing issue with MSHDA and ask their suggestion for resolving the situation. Making it clear to MSHDA through a meeting that we cannot accept the behavior that CMA has been exhibiting for the last 7 months, particularly since individuals are losing their vouchers as a result of CMA’s poor management. It is in the opinion of staff that having a meeting or conversation with MSHDA would only delay action and clients would continue to feel the impact in the meantime.

RPI has also presented some issues for clients regarding unprofessionalism as well as poor communication and an inaccessible location for Washtenaw residents. Staff is requesting that the CoC write a letter to both MSHDA and RPI to ensure the process improves in the future.

J. Hieftje suggested changing the Action Item to delegate authority over this issue to the Executive Committee to ensure that if action is required before the next CoC Board meeting, the EC may support staff in this action.

D. Kelly moved to delegate authority for action on this issue to the Executive Committee. J. Carlberg seconded. The motion carried with no opposition.

b. Youth Emergency Shelter Regulations – Lindsey Crandle, OCED
   i. Approval of CoC Letter to Governor Whitmer (ACTION)

While compiling the Youth Homelessness & Housing Instability Report, it was brought to staff’s attention that according to current licensing requirements, youth under the age of 18 are required to obtain parent permission prior to receiving shelter services at Ozone House. This appears to be due to an oversight in existing licensing procedures that lump Youth Homeless Shelters in with Group Child Care Homes for licensing purposes. As part of a larger advocacy project, Lindsey is requesting that the CoC Board sign a letter to Governor Whitmer requesting action to remove this barrier.

J. Hall indicated that she would be ok with the CoC Executive Committee signing the letter after it is signed off by the affected agencies.

J. Hall moved to delegate authority of reviewing and signing this letter to the Executive Committee. A. Carlisle seconded. The motion carried with no opposition.

c. Michigan’s Statewide Plan to End Homelessness – Anna O’Toole, OCED

MSHDA will be revising its plan to end homelessness and will be meeting with various community members to gain information on barriers to ending homelessness.
d. Amended Action Item from Ann Arbor Housing Commission NED voucher application – J. Hall
(see Board Packet handout for more information) HUD issued another NOFA for mainstream NED vouchers. We asked for 250 vouchers and we received 45. Of the 45, 35 are leased up; 80 households have been pulled from the wait list total and are in various stages (many who are pulled do not end up qualifying for various reasons). There is still a large need in the community that is not being met and more vouchers are needed.

In our program we have 1300 total vouchers, but typically only lease up 900 because that is the funding amount AAHC receives from HUD. The voucher amount is based on a rent program of $625 per month, but on average households are using $821 per month. This means that AAHC has to pull additional funds from the general HCV fund for the special HCV funds. This difference also means that AAHC gets a hit on funding prioritization.

The next funding application is due on September 5, prior to the next CoC Board meeting. AAHC will likely be approved for 50 vouchers but will be requesting more than that amount. Once approved, AAHC cannot prioritize any partnerships within the community and must open it to the public. Client application process will follow a similar structure as previous openings.

AAHC is requesting the CoC Board to compose (update last letter using current dates) and sign a letter for the current application round.

Z. Fosler moved to approve the signing of the updated letter. R. Smith seconded. The motion carried with no opposition.

4:45pm

10. Board Member Updates/Issues
T. Gillioti reported that OCED is working with CMH and WHA for use of the supportive housing services portion of the CMH millage funds with the Millage Advisory Committee (MAC). A total of $300,000 - $400,000 dollars is for Crisis funding, PSH, and Youth Services. If this is approved by MAC, this will be released in September with about a 30-day turnaround for grant applications. This would go through a review (and a review recruiting process) to make funding recommendations back to MAC and the CMH board. There should be a finalized draft on this process done shortly, which will be passed along to CoC Board Members.

The Ann Arbor City Council has asked to review zoning changes and density for downtown area. They are recommending some changes that would include affordability housing requirement for new construction. If people want to increase density, they would need to create more affordable housing units.

J. Mogensen reported that the Religious Action for Affordable Housing is having its meeting on September 26 for its 20th Anniversary Party. As a follow-up to the last announcement about the AATA report and fare study: they are talking about changing policies so that only social service agencies are allowed to buy tokens. The potential changes state that the AATA will do the ADA requirements then have premium services outside of the ADA. It is important for people to recognize these
changes are happening because they will impact our clients. For example, they may switch to eliminating monthly passes and switch to buying a ticket for a 2-hour period of time. Additionally, there are some questions about how people would qualify for the half-fare tokens.

J. Loveluck thanked A. O’Toole and A. Carlisle who helped to submit comments for the HUD proposal regarding prohibiting mixed-status families from receiving services. This letter was successfully submitted.

J. Hieftje noted that during a trip to San Francisco, CA that homelessness was in the press every day and is a top issue there. One agency has tracked changes to affordable housing since the new tax bill was passed, and they believe they have missed out on 15,000 units.

J. Hall reported that City Council has directed staff to do a review of publicly-owned properties to see their viability for affordable housing. Some of those properties may be used as a mixture between housing and other purposes. If anyone is thinking about using or use space for their services, let them know to include in the issue.

4:55pm  11. Public Comment *(limited 2 minutes per person)*
No public comment given.

5:00pm  12. Adjournment
J. Hieftje adjourned the meeting at 4:48pm.