

CONTINUUM OF CARE (CoC) BOARD

JANUARY 18, 2023 | 3:00-5:00PM

VIRTUAL MEETING

TIME	AGENDA ITEM
3:00pm	1. Call to Order
3:03pm	2. Welcome/Introductions
3:05pm	3. Public Comment
3:10pm	4. Approval of Agenda (ACTION)
3:12pm	5. Approval of Minutes (ACTION)
3:15pm	6. LIHTC Support Letters and Upcoming Housing Developments – <i>Wendy Carty-Saxon, Avalon Housing & Jennifer Hall, Ann Arbor Housing Commission</i> (ACTION)
3:25pm	7. Homeless Veterans’ Reintegration Program (HVRP) Support Letter – <i>Miranda Moffat, Michigan Ability Partners (MAP)</i> (ACTION)
3:32pm	8. Staples Hope House Support Letter – <i>Auston Schneider, Salvation Army of Washtenaw County</i> (ACTION)
3:40pm	9. Bridge Housing Model Support Letter – <i>Jan Little, Michigan Ability Partners (MAP)</i> (ACTION)
3:45pm	10. Housing Access for Washtenaw County (HAWC) Call Center Data: November and December– <i>Andrew Kraemer, OCED</i>
3:50pm	11. Emergency Hoteling Updates – <i>Morghan Boydston, OCED</i>
4:00pm	12. New Subcommittee (OCED, Shelter Association of Washtenaw County, SOS Community Services, Avalon Housing, and HAWC)– <i>Kristin Kunes, OCED</i>
4:00pm	13. Coordinated Entry System Updates: a. HCV, Call Center Staffing and Updates – <i>Morghan Boydston, OCED</i> b. Shelter Assessment Appointments, HCV, and Staffing Updates – <i>Dan Kelly, SAWC</i> c. Shelter Assessment Appointments, Prevention Appointments, and Staffing Updates – <i>Rhonda Weathers, SOS</i>
4:15pm	14. CoC System Modeling – <i>Amanda Carlisle, WHA</i>
4:35pm	15. Future Board Meetings: Platform/Format Poll – <i>Kristin Kunes, OCED</i>
4:40pm	16. Shelter (Individuals) and Warming Center Updates a. <i>Dan Kelly, SAWC</i>
4:45pm	17. Youth Permanent Supportive Housing Update – <i>Kellie Rutledge, Ozone House</i>
4:50pm	18. Board Member Updates/Issues
4:55pm	19. Public Comment
5:00pm	20. Adjournment

CONTINUUM OF CARE (CoC) BOARD

NOVEMBER 16, 2022 | 3:00-5:00PM

ZOOM MEETING (LINK WILL BE SHARED VIA EMAIL)

Board members present: A. Carlisle, A. Patiño, J. Hieftje, T. Lee, K. Wyatt (for WCSO), R. Kraut, J. Hall, J. Mogensen, J. Epps, N. Adelman, P. Cornell-Allen (for Ozone House), R. Smith, D. Kelly, S. Moffat (for MAP), L. Alexander (for SOS Community Services), T. Gillotti, K. Montgomery, Z. Fosler, M. Tasker (for CMH), B. Goodwill

Board members not present themselves or by proxy: R. Adorjan (DHHS), J. Monahan (WISD), S. Dowling (VA), J. Rosen (AACF), G. Dill, T. DeGiusti (YPD), J. Forsberg (AAPD)

Community members present: M. Behnke, R. Mahdi, C. Price, K. Rutledge, V. Daffin

OCED staff present: M. Boydston, K. Kunes, A. Kraemer, N. DuBois

TIME	AGENDA ITEM
3:00pm	1. Call to Order J. Hieftje called the meeting to order at 3:04.
3:03pm	2. Welcome/Introductions
3:05pm	3. Public Comment None.
3:10pm	4. Approval of Agenda (ACTION) T. Gillotti moved to approve the agenda. T. Lee seconded. There was no further discussion and the motion carried with no opposition.
3:12pm	5. Approval of Minutes (ACTION) Z. Fosler moved to approve the minutes. R. Smith seconded. There was no further discussion and the motion carried with no opposition.
3:15pm	6. 2023 Point-In-Time (PIT) Count Methodology and Updates – Andrew Kraemer, Office of Community & Economic Development (OCED) (ACTION) A. Kraemer moved to discuss item. J. Epps seconded. A. Kraemer provided an overview of the proposed Point-In-Time Count Methodology, a summary of which is contained in the Board packet. The only thing that has changed this year is that HUD expanded the gender options we can use. The County is also exploring using an App instead of a paper copy of the survey and will have more details about that in January.

	A. Carlisle said the app would be very cool to do electronic surveys but remembered the year it was -16 degrees outside and everyone's phones died. A. Kraemer said that we wouldn't fully move away from paper surveys – everyone would have backups. The motion to approve the 2023 Point-In-Time County Methodology carried without opposition.
3:20pm	7. FY 2022-2023 Funding Changes – <i>Kristin Kunes, OCED (ACTION)</i> N. Adelman moved to discuss item. J. Mogensen seconded. K. Kunes said the Board previously approved ESG funds from HUD. Salvation Army is no longer doing the prevention work they were allocated funding to do. We are proposing that the funds are reallocated to SOS Community Services who is doing prevention work currently and is interested in continuing that. The Board also approved MSHDA ESG funds. OCED intends to subcontract with SOS Community Services, Avalon Housing and the Shelter Association of Washtenaw County for coordinated entry related services. Traditionally we would have a budget to share to show the new amounts, nothing is changing about the total, it's simply a matter of which agencies are receiving the new funds. It is still going through the contracting process. A. Carlisle asked about the wording of the motion to approve the reallocation. K. Kunes said that this plan is our intention but that it is not a formalized partnership yet. M. Boydston seconded this opinion. A. Carlisle asked about the funds for RRH for individuals, K. Kunes said it is the intent to continue to fund those activities and retain the work that they're doing, but that is also not formalized yet. The motion to approve the FY2022-2023 funding changes carried without opposition. A. Patino and D. Kelly abstained from the vote.
3:30pm	8. Housing Access for Washtenaw County (HAWC) Call Center Data & Updates – <i>Andrew Kraemer, OCED</i> A. Kraemer shared data from the new call center. The dashboard shared in the meeting is available at https://www.washtenaw.org/3698/HAWC-Monthly-Data. No one had any questions.
3:35pm	9. Coordinated Entry System Changes – <i>Morghan Boydston, OCED</i> M. Boydston said this is intended to be a collaborative discussion. We are still in transition, contracts are not yet finalized, so want to know what we folks are thinking about as we continue to transition the system.

M. Tasker asked if there was a goal for the % of calls that we would want the call center to take? The data showed that 65% calls were answered, what is the expectation?

M. Boydston said we're still looking into the data in terms of what it means. It doesn't always mean that the call wasn't answered, it also includes when caller dropped the call, etc. Our goal is 100% answering, but that might not be the right data point. We have also returned every single voicemail that is left day of, so we are no longer carrying over voicemails day to day.

A. Patino said this is amazing to hear. The question that comes up for folks who call our front desk is the length of time people are waiting, it doesn't necessarily align with the dashboard. I'm hearing that people are being told they can't get assistance until January. In a couple of cases we've been able to help with direct problem solving, would it be helpful to tell you? Like we directed a caller to Legal Services yesterday.

M. Boydston said we are booked out for assessments until January but that's without the additional staff that having the MSHDA contract will allow us to bring into the system. We expect the appointments to be quickly moved once we have that in place. We are also tracking everyone who is calling and communicating with the courts for people who are involved in the courts about how much funding we will hopefully be able to provide, so courts can assure the landlords that the funding is coming, while we figure out how to mass case manage the inspections. We know we have money to support them, so we're communicating with the courts on that. For folks who have identified a unit to move in, we're using barrier busters to support them immediately. We're trying to create workarounds and work with other entities to prevent folks from losing their housing knowing this transition is affecting people. We're checking in with the folks on the list weekly to see if their case has gotten any worse. On the second part, yes it would be great if you could loop in with us about families you've had contact with. The appointment slots we do have, we'd rather them go to people who still need that so if you have any information that would be helpful.

M. Tasker said, if a family calls, and they are literally homeless... we know that people might call and get an appointment in three weeks for an assessment. Is that right? We have a number of families who are living in their cars and we put them in hotels, and they're just waiting for an appointment with HAWC. We find ourselves in that situation every week. It's hard.

M. Boydston said I can appreciate how hard this is. Another thing we're not talking about is that we don't have openings for family shelter right now, even if they were assessed, they wouldn't be guaranteed a bed. We

have a gap there right now for sure. We have talked with and created a policy for families were afraid to call HAWC because there was a policy in place that warrants a CPS call, and we have discussed that and it is no longer a policy. Homelessness is not a crime and we do not want to punish families who are experiencing homelessness for no fault of their own.

R. Kraut asked if we could follow with Melissa's example of this family. As you said, it's not like there's a ton of family shelter beds, so after the assessment... the assessment happens, and everyone agrees that this family of four people is homeless and does qualify, what happens then and who pays?

M. Boydston said that if they are determined eligible for RRH, depending on where they are on the list, they would also be eligible for IHN or SafeHouse sheltering if the resource was available. Another thing that could potentially happen is that they could be signed up for a voucher, if there was a miracle and a lot of vouchers that might be a possibility too.

R. Kraut said, during this whole time, is CMH still paying?

M. Boydston said that we don't have the funding to take over hotel funding from another organization but that they would be put into the queue for homelessness response system resources.

A. Carlisle was under the impression we have an abundance of hotel resources, so wondering why we're not moving folks over and be able to provide more immediate shelter for someone who is in their car?

M. Boydston said we have FEMA dollars that are also part of the contracting that will be going to SOS, it's a reimbursement so different than current hotel structure, and we have one case manager who can support 10 families. It's not an abundance of resources, but it is 10 hotel rooms, so hopefully by next week we can start moving people in by order of who is on the waitlist.

J. Mogenson observed that we've transitioned HAWC and have worked to cobble together solutions to immediate needs, and the system is currently under the stress with the cold weather. The challenge moving forward is to strategically plan to find ways to more adequately fund the system as a whole. Some of the stopgaps, you have MSHDA and FEMA, that might go away. We're moving forward and that makes sense in the interim but in the end, where is this money coming from? Seems like it needs to be figured out in the next budget cycle if not before.

J. Hall said that we're seeing it get way worse, even folks with vouchers cannot lease up. I think the next couple of months are going to be the worst for families. Can we get some funds from the county for hotel vouchers as an alternative to adding more shelters? That would be the

quickest way to do it. I'm very worried about what's going to happen in the next couple of months.

J. Hieftje asked, why are these next couple of months going to be worse? M. Boydston said that we're having an influx of families experiencing homelessness, more so this year than last year. A. Kraemer said right now families make up 55-60% of people experiencing homelessness, over the past three months we've averaged 58 families on the By-Name List, and it was the same last year. I do think anecdotally we've heard at the warming center that there's more people there, including individuals experiencing homelessness. Because we have the assessments backdated out a month, we're not going to have those families reflected in these numbers yet.

A. Carlisle said that CERA is gone, and that's probably why.

B. Goodwill agreed, CERA was millions of dollars helping families stay in their homes and that's no longer available.

J. Hall said that U of M added 1500 more students, and we're hearing that they're moving out to Ypsilanti too, and that's displacing residents there. McKinley just bought a big property there and is rescreening hundreds of tenants who have been there for years, and they're being displaced by students.

J. Hieftje said we need an alert for our policymakers, there's a chance we'll be headed into a recession, can we start stepping things up now to get emergency funding? It may be something we need to get on the agenda for the County and other units. Let's start thinking about that.

A. Patino wanted to clarify, is it the case with families if we know that they're literally homeless, are they prioritized for assessment more quickly? M. Boydston said yes. Do we know how many families are literally homeless right now waiting for an assessment? M. Boydston said there are 49 families on the shelter assessment waitlist.

T. Lee wanted to contribute to the discussion about the increase in homelessness, we have data from state courts that evictions are up back to pre-pandemic levels. It's going to be a lot worse than the previous couple of years. I was also wondering, you said you were waiting on approval for hiring to do appointments, what's the timing of that?

M. Boydston said that's subcontracted out with different organizations and I'm told that the organization that will be contracted already has staff in line to do this work, so it's a matter of giving them the offer and training them. It's not a recruiting for the positions, it's more of an administrative task of getting them on board and trained for this work. T. Lee said, the people who are currently scheduled for December, do you know how much sooner they might be seen? M. Boydston said no, we can't estimate a date. T. Lee asked what happens if a unit fails inspection. M. Boydston said we understand it rarely happens, and if it does, landlords are given

opportunity to make corrections and usually do so quickly. Currently there is a waiver so that inspections can be done virtually. We use HQS standards for the inspections. T. Lee said that we've heard of units that are really awful and even if it does pass inspection the tenants should know that they have rights to get these conditions addressed.

M. Tasker asked if there are any other organizations that have funding to provide for hotels? Can that be explored? There is a huge need, CMH is filling that gap for folks we're working with who have mental health need, mostly because we don't want to open someone to our system if their only need is housing... I would really like to see something available or know what to tap into. If we've paid for a month, where else can this funding come from? I'm thankful we have some funding to do this, but if we didn't exist, what would be the options for these families?

D. Kelly said I'm glad we're having this conversation. On the individuals side we're hiring two more people that can get us to very close to real-time assessments for individuals, we're posting those positions next week and will go through the hiring process, hopefully quickly, to help on the individuals side. Secondly, to reiterate – I agree with what people have been saying, I had a call with MISSION who has been in contact with others, and they've been doing some hoteling. They have some funding for that but that their numbers are going up, there's a worry that the formal and informal systems won't be able to handle everything.

J. Hieftje said that we don't meet again until January. I am more familiar with the City of Ann Arbor. The new Council members will start their budget process in December that they will be voting on in May. That's a ways off, the budget will actually start in July. Is it something that this Board is interested in doing to go out to the local units of government to get funds? We could sign a letter. I don't think people are aware of what's going on if they're outside of this Board. All of us are more plugged into this. I don't think people in local governments are aware of what's going on, 49 families on the waitlist for assessments, that's a lot, and predictions that will get worse. Let me know if you think that's a good idea.

J. Mogensen said as a representative of the faith community, some things that happen in the faith community got siloed due to the pandemic. People have been coming into congregations too, and that safety net is not as robust as some may think and it's a real challenge to figure that out.

P. Cornell-Allen has a question, the statewide Salvation Army has a specific funding source for hoteling... are there providers that have that funding? There are points in the year where they look at what agencies have been

spending and reallocate the dollars. It would just be one of many potential strategies but I'm not sure if there are providers who are available. M. Boydston said that that is the funding to support the 10 families. They are FEMA DHHS ESP funds.

A. Carlisle said that a letter is absolutely needed, I support that idea. WHA's staff has also been confused about a point of contact for HAWC and if there could be an org chart about who is doing what? There have been questions about the CHP process. I'm sure it's changing but if it could be sent out for folks, we have the community relations staff person at HAWC previously who would interface with Barrier Busters and others... we don't know who is doing what and it seems like there might be a need to have clarity.

M. Boydston said we can do that, and there is a central mailbox where different staff take on different requests but all emails go to the same place. We'll send that out and the HCV coordination piece is a temporary system right now that we are working on for the strategic planning process.

K. Kunes said I know that it's not an individual person's email address, but it helps to have a lot of eyes on it to be able to track it and being able to see. It makes sure that if someone is off that day or something, it can still be triaged.

J. Hall asked about the letter, we should also have a solution and a dollar amount. I was about to do some math... if we ask for half a million dollars, which agencies could facilitate folks getting into hotels? A. Patino said if you're talking about management of the dollars yes, but if you're talking about case management no, but also it might be worth it to give up on case management in order to serve anybody more immediately. Can we figure out which municipalities have unallocated ARPA funding? J. Hall agreed, this is urgent, we have to do it in the next month or two. Who are the people in this room who are the first point of contact? We could potentially put some people in hotels. M. Tasker said I think ideally that would be HAWC. J. Hall agreed if you have the staffing. M. Boydston said that of all of the pieces of coordinated entry, the call center is the only thing that is staffed properly, so we could create a pathway. M. Tasker asked if there was adequate staffing on the assessment part, what would be the length of time between intake and assessment? M. Boydston said that the system we're working towards is that it would be almost immediate. If that is the case, they could get a warm handoff to the assessment agency. If they wanted to be assessed later they could also schedule a time. That is the system we're in the process of building.

	J. Hieftje said that we could do this casually and not a formal action item. Does anyone on the CoC Board object to a letter being sent out from the Board about this crisis? [no objections]. Can staff work on putting that together? Then we can sign it. M. Boydston said yes, staff can get that done. J. Hieftje suggested Executive Board members can review the letter. R. Smith concurred with this idea.
3:50pm	10. CoC Change Process: Next Steps – <i>Morghan Boydston, OCED and Amanda Carlisle, Washtenaw Housing Alliance (WHA)</i> A. Carlisle shared that the follow-up to the CSH work included a facilitated mediation with the organizations that were impacted by coordinated funding, and a couple of weeks ago a few CoC Board members, service providers, and CoC staff convened with a leadership professional for a couple of hours to talk through what’s been happening with funding and our commitment to ending homelessness. We anticipate potentially having another meeting to build off of this meeting. M. Boydston said that follow-up will occur as need be. J. Mogensen said it makes sense to move forward on that particular part of the workplan. If things are happening on other parts of the workplan, can you push that into the system? For example, to better integrate people with lived experience? I have thought about this a lot. ICBJ used to do poverty simulations and we would give cash stipends, and then it moved to the University of Michigan, and they had a lot more money but then it came with a lot of strings. So I bring that up as this process moves forward, keep in mind some of those other parts of the workplan which I hope is still happening. And the restructuring of the Board, too. The workplan is a huge project to do. I hope we’re going to do that work in the spring. A. Carlisle said that yes, the facilitated discussions is just one small part. It felt like we couldn’t move forward with the other parts of the work because of the trust lost due to decisions that have negatively impacted the system. But yes, there’s certainly much more of the workplan to move forward and I would invite others to champion those parts. It really should be the whole CoC Board and others beyond that to be a part of the work moving forward. It will take all of us to move forward this work.
4:10pm	11. Hunger & Homelessness Awareness Week Announcement – <i>Dan Kelly, SAWC, and Amanda Carlisle, WHA</i> A. Carlisle shared there are a series of events being held throughout this week from a number of different partners. We at WHA hosted a state of homelessness and affordable housing event, had about 180 people there including elected officials. That event was great and we will share out a summary and pictures next week for folks. Ozone House is having an event

	tonight at 7pm, and then Groundcover News is doing an open mic night on Friday evening at 6pm. D. Kelly said that tomorrow night we have a comedy event, Friday is a donation drive, and then to round out our week we have Saturday at 10am at Liberty Plaza a march, Hustle for Housing, for housing as a human right. It will end at Delonis Center. Please come if you can or share the information.
4:15pm	12. Permanent Housing Updates a. <i>Rhonda Weathers, SOS Community Services</i> b. <i>Aubrey Patino, Avalon Housing</i> c. <i>Jan Little, Michigan Ability Partners</i> d. <i>Andrew Kraemer, OCED</i> L. Alexander (SOS) said that for our RRH grant from 10/1/21-9/30/22, we served 297 people, including 200 children and 97 adults (about 83 households in total). We are winding down with the pandemic, and our average participation was very good in that our average length of stay was about 325 days, within the calendar year projection for families. I also have ethnicity data as well if you're interested. A. Patino asked if there is RRH capacity for families? No. L. Alexander said that we pick up our families through the CHP process. A. Patino (Avalon) said that we have various developments in the pipeline, construction for the Grove will start in 2023 for 50 units mostly for families, lease up will probably happen in 2024. We have Hickory Way Phase III purchase agreement for that land, likely will do a PUD to do a few more units than originally anticipated, and then we have a development in the pipeline in Ypsi for 20 units there, and another partnership with the Housing Commission, we had a great article in MLive, referencing the work of our Community Leadership Council for the Catherine site. That's the pipeline. Year to date, we've housed over 100 (nearly 200?) people with 97% retention rate. We've been hearing increased concern from neighbors of our properties that there are more folks in and around Miller/West Park, and while it is not solely that reason alone, there is some concern. We had a neighborhood meeting in the 5th ward where there were a number of concerns raised, so we encourage neighbors who have any concerns to contact us directly. We're working hard with our partner organizations to support people who need care or support. I think that's it for an update. S. Moffat shared high-level trends with PSH. We've served 137 individuals in PSH with a 97% retention rate. In general, I know this isn't a surprise to anyone on this call but the lack of available housing in Washtenaw County

	is so hard. Something that is getting progressively worse overtime is landlords who are willing to work with people with vouchers, they're getting burnt out. We have some landlords who are no longer willing to work with us because of past experiences. We're also finding that clients we've been serving have more dual diagnosis, significant physical health diagnoses, and that's manifesting in a number of ways including greater damage to units which we don't have funds to resolve that. Our clients typically don't have funding either for that. That's a barrier we're really coming up against a lot. We've been working to decrease caseload sizes by applying for more grant funding, and we have several postings to hire people, but hiring has been tough and turnover continues to be tough. A. Kraemer shared updates from conversations around prioritizing for non-HUD funded PSH. A lot of PSH is funded by HUD, and we tend to follow HUD's rules for all of our PSH, but heard about the need for PSH for people who don't meet the chronic definition. The community discussions agree with that, we're going to start piloting that with Hickory Way. We're going to put together a survey about what exactly the prioritization criteria would be. We'll then circle back with the CHP Committee and this group.
4:25pm	13. Shelter Updates (Individuals) a. <i>Dan Kelly, SAWC</i> b. <i>Krista Girty, Ozone House</i> D. Kelly said that winter shelter opened the beginning of last week. We have two day-time options (currently at Zion in Ann Arbor and Freighthouse in Ypsi). We have a few options for overnight shelter, people can come to Delonis first (same with daytime support). Numbers are higher, we're only two weeks in, but we're watching the trend. Weather is a big factor, so we'll continue to monitor that to see if the numbers are actually bigger than last year. We have COVID isolation available as well, we have one client right now who is staying there. P. Cornell-Allen said that after a lull over the summer, demand for our emergency shelter has picked up, our transitional housing is operating near or at capacity and we are, especially as the weather is turning, we're getting the word out to the community. We're trying to have a presence at schools and different community events. The challenge is that we are continuing to struggle with hiring and staff turnover. Just when you think the end is in sight, we have another vacancy. That's continuing to be a challenge for us.
4:35pm	14. Shelter Updates (Families) a. <i>Rhonda Weathers, SOS Community Services</i> b. <i>Ellen Schulmeister, IHN at Alpha House</i>

c. *Kim Montgomery, SafeHouse Center*

K. Montgomery said that staffing levels in our emergency shelter at 24-hour help line are low, we're having some challenges. That has a direct impact on the number of people we're able to shelter, so we're doing everything we can to address this, but I think someone else mentioned that as soon as you think you're at a good point someone else leaves, so we're trying to deal with that and continuing to provide the services we provide.

L. Alexander added that SOS recently expanded the site-based shelters to 5 homes. There are currently 10 adults and 21 children in shelter. Three out of five families in the shelter currently have or are in the process of being pulled for a voucher.

4:45pm	15. Board Member Updates/Issues None.
4:55pm	16. Public Comment None.
5:00pm	17. Adjournment J. Hieftje adjourned at 4:27pm.

ACTION ITEM SUMMARY

CONTINUUM OF CARE (CoC) BOARD | January 18, 2023

Avalon Housing LIHTC Letters of Support

Ann Arbor Housing Development Corporation and Avalon Housing are planning for and financing two new constructions. The proposed construction located at 121 Catherine in Ann Arbor will include sixty-six (66) units of affordable housing with common community space with thirty-three (33) of the units targeted as supportive housing. The proposed construction located at 206/210 N. Washington St. in Ypsilanti will include twenty-two (22) units of affordable housing with common community space with at least eight (8) of the units targeted as supportive housing. Anticipated development funding includes Washtenaw County HOME, Federal Home Loan Bank Affordable Housing; Downtown Development Authority; City Affordable Housing Millage; Brownfield; MSHDA Low Income Housing Tax Credits (LIHTC); and a conventional loan, among other possible sources.

A letter of Support from Washtenaw County's Continuum of Care is requested to be included in Avalon's MSHDA LIHTC funding applications.

Current Action Needed:

Approval of signed letter of support for the MSHDA Low Income Housing Tax Credit application for 121 Catherine in Ann Arbor.

Motion:

The CoC Board supports the signing of a letter in support of Avalon's tax credit application for 121 Catherine in Ann Arbor.

Current Action Needed:

Approval of signed letter of support for the MSHDA Low Income Housing Tax Credit application for 206/210 N. Washington St. in Ypsilanti.

Motion:

The CoC Board supports the signing of a letter in support of Avalon's tax credit application for 206/210 N. Washington St. in Ypsilanti.

Michigan Ability Partners (MAP) HVRP Letter of Support

Michigan Ability Partners (MAP) Homeless Veterans' Reintegration Program (HVRP) serves veterans that are homeless, at-risk of homelessness, in an emergency shelter or transitional housing, or receiving assistance from Supportive Services for Veterans' Families (SSVF) and HUD-Veterans Affairs Supportive Housing (HUD/VASH). Through this program, clients receive job development services including resume development, job application assistance, employer outreach, and training, as well as financial resources necessary to begin working and stay employed. After placement, MAP follows-along with clients for one-year to ensure long-term success. MAP was awarded the HVRP grant by the Department of Labor in July of 2020 and is re-applying for the grant.

A letter of Support from Washtenaw County's Continuum of Care is requested to be included in MAP's HVRP grant renewal application.

Current Action Needed:

Approval of signed letter of support for MAP's HVRP grant.

Motion:

The CoC Board supports the signing of a letter in support of MAP's HVRP grant.

Salvation Army of Washtenaw County GPD Letter of Support

Washtenaw County CoC currently has 23 Grant Per Diem (GPD) beds, 11 of which are operated by the Salvation Army of Washtenaw County. The Salvation Army's GPD operations help to end veteran homelessness by utilizing the program to permanently house veterans with the 90-day Bridge Housing Model. The average length of stay was 64 days in 2020, 77 days in 2021, 76 days in 2022, and so far in the fiscal year of 2023 the average length of stay is 67 days. The Salvation Army's GPD program has seen 77% of the veterans exit to permanent housing. The Salvation Army now operates the GPD program out 3660 Packard St in Ann Arbor.

A letter of Support from Washtenaw County's Continuum of Care is requested to be included in Salvation Army's Bridge Housing Model GPD 2023 application.

Current Action Needed:

Approval of signed letter of support for Salvation Army's Bridge Housing Model GPD application.

Motion:

The CoC Board supports the signing of a letter in support of Salvation Army's Bridge Housing Model GPD application.

Michigan Ability Partners GPD Letter of Support

Washtenaw County CoC currently has 23 Grant Per Diem (GPD) beds, 12 of which are operated by the Michigan Ability Partners (MAP). MAP's partnership is essential to our system as they operate Supportive Service for Veteran Families (SSVF) rapid rehousing program and the Homeless Veteran's Reintegration Program (HVRP), an employment program for homeless veterans. For this application, MAP is proposing to reduce its Bridge Housing to six beds, to better meet the needs of the community. Washtenaw County has seen a reduction in homeless veterans needing this resource in part, due to the successful housing and employment programs operated by MAP. A letter of Support from Washtenaw County's Continuum of Care is requested to be included in MAP's Bridge Housing Model GPD application.

Current Action Needed:

Approval of signed letter of support for MAP's Bridge Housing Model GPD application.

Motion:

The CoC Board supports the signing of a letter in support of MAP's Bridge Housing Model GPD application.



January 4, 2022

To: Washtenaw County Continuum of Care Board
From: Wendy Carty-Saxon, Director of Real Estate Development
Re: 121 Catherine St. Ann Arbor

The Ann Arbor Housing Development Corporation and Avalon Housing are in the process of planning for and financing the construction of sixty-six (66) units of affordable housing with common community space at 121 Catherine in Ann Arbor. Thirty-three (33) of the units will be targeted as supportive housing. We submitted our site plan to the City in November 2022.

In 2023, we will be applying for funding for this development. Currently anticipated development funding includes: Washtenaw County HOME, Federal Home Loan Bank Affordable Housing; Downtown Development Authority; City Affordable Housing Millage; Brownfield; MSHDA Low Income Housing Tax Credits; and a conventional loan, among other possible sources. We anticipate applying for MSHDA LIHTC funding in April 2023.

We are coming before the Washtenaw County Continuum of Care to present our preliminary project concepts, provide an opportunity for the CoC to provide input and to answer any questions the CoC may have and seek CoC support for our MSHDA funding application.

More details about the development can be found in the draft letter of support to MSHDA that we would ask you to review. We are also providing a rendering, site plan and unit layout information.

We appreciate your consideration and look forward to answering questions you may have.





2

2nd Floor Plan

SCALE: 1" = 20'



1

Ground Floor & Site Plan

SCALE: 1" = 20'

LBBA

1625 W. Carroll Avenue Chicago, IL 60612
 P 312.988.9100 F 312.829.3302
 www.lbba.com

Floor Plans

121 E. Catherine St.
 Avalon Housing / AAHC
 11/7/2022



2

4th Floor Plan

SCALE: 1" = 20'



1

3rd Floor Plan

SCALE: 1" = 20'

LBBA

1625 W. Carroll Avenue Chicago, IL 60612
 P 312.988.9100 F 312.829.3302
www.lbba.com

Floor Plans

121 E. Catherine St.
 Avalon Housing / AAHC
 11/7/2022



2

6th Floor Plan

SCALE: 1" = 20'

LBBA

1625 W Carroll Avenue Chicago, IL 60612
 P 312.988.9100 F 312.829.3302
www.lbba.com



3

5th Floor Plan

SCALE: 1" = 20'

Floor Plans

121 E. Catherine St.
 Avalon Housing / AAHC
 11/7/2022

121 E. Catherine St

GSF & Unit Mix

	GSF	Efficiencies	1-BR	2-BR	Total Units	Community Space NSF
1st	6,793	-	-	-	-	2,074
2nd	11,655	2	10	1	13	
3rd	11,655	2	11	1	14	
4th	10,339	2	12	-	14	
5th	10,339	2	12	-	14	
6th	9,508	1	10	-	11	
	60,289	9	55	2	66	

**** DRAFT ****

January ____, 2023

MSHDA
Low Income Housing Tax Credit Division
Permanent Supportive Housing Category
735 E. Michigan Avenue
Lansing, MI 48912

Dear Colleagues,

I am pleased to be able to write to you in support of the application for Tax Credits submitted by the Ann Arbor Housing Development Corporation and Avalon Nonprofit Housing Corporation for the new development at 121 Catherine Street in Ann Arbor. This development is consistent with our community's Built for Zero goals and helps to meet the needs identified through our community's HMIS data.

As leaders in developing permanent supportive housing, AAHDC and Avalon's proposal for these units for households who are homeless helps keep us moving toward our Blueprint goal of 500 additional supportive housing units in our community. The plan to build sixty-six (66) new units of affordable housing at this site, including 33 units of permanent supportive housing enables us to expand our community's dedicated housing stock.

AAHDC and Avalon attended our Continuum of Care Board meeting on January 18, 2023 and outlined key components of their plan for supportive housing at this site.

We understand that 121 Catherine will have sixty-six (66) total affordable units, including nine (9) efficiencies; fifty-five (55) one-bedroom units, and two (2) two-bedroom units. Forty (40) units will be targeted to households at or below 60% of area median income. The remaining twenty-six (26) units will be targeted to households at or below 50% of area median income.

Half of the total units (33) will be further committed as supportive housing, and targeted to the most vulnerable supportive housing populations—households who are chronically homeless, and/or households who are within the top 10% of the CoC's prioritized list for housing. Referrals for the supportive housing units will come directly from the County's central wait list, Housing Access of Washtenaw County (HAWC). Households moving into these supportive

housing units will have incomes at or below 30% of area median income. The supportive housing units are anticipated to include thirty (33) one-bedroom units.

As the Lead Agency for services, Avalon will coordinate with HAWC to insure that referrals to this project will be aligned with eligibility criteria for homelessness and special needs.

We understand that project-based vouchers are anticipated for all of the supportive housing units, so households will not pay more than 30% of their income for rent. We understand that the other half of the units are anticipated to have an artists' preference, taking inspiration from the strong arts community in the area.

Support Services will focus on helping tenants achieve housing stability. Eviction prevention efforts for high-risk tenants are prioritized and coordinated with property managers. There will be an on-site Community Center and on-site laundry. There is a bus stop within ¼ mile of the development.

The Development team includes the AAHDC and Avalon Housing, as co-Sponsors, and co-Developers, and co-Owners (through 100% controlled General Partners). Avalon will serve as the Lead Agency and Lead Service Provider. The Ann Arbor Housing Commission will be providing direct property management services.

The 121 Catherine site is approximately 16,500 square feet and is located on the northwest corner of 4th and Catherine in downtown Ann Arbor. The site is adjacent to the Old Fourth Ward and Ann/Fourth Historic Districts. Key adjacent uses include the Ann Arbor Farmers Market, Kerrytown Shops, Community High School to the east; Washtenaw municipal buildings and commercial uses to the south; and commercial activity to the west and north. The development is also located near other existing and proposed multi-family and mixed use developments.

We recognize that the plan for 121 Catherine incorporates strong social supports. The CofC Board voted to endorse and support this plan.

Please give this application the greatest care as you consider applications. If we can provide any other specific information in support of this application, please do not hesitate to contact me.

Thank you for all you do.

Sincerely,

Chair, Washtenaw County Continuum of Care Board



January 4, 2022

To: Washtenaw County Continuum of Care Board
From: Michael Appel, Senior Developer and Wendy Carty-Saxon, Director of Real Estate Development
Re: Avalon Housing, 206/210 N. Washington St., Ypsilanti

Avalon Housing, Inc. is in the process of financing the construction of twenty-two (22) units of affordable housing with common community space at 206/210 N. Washington St. in Ypsilanti. At least eight (8) of the units will be targeted as supportive housing. We are submitting site plan and historic district approvals for the project in January and February 2023. We have been awarded County HOME funds for this development. We anticipate applying for MSHDA HOME ARP funding and 4% Low Income Housing Tax Credits in early 2023.

We initially came before the Washtenaw County Continuum of Care to present our preliminary project concepts and provide an opportunity for the CoC to provide input in January 2022. We are returning now to provide an update, answer any further questions and seek CoC support for our MSHDA funding applications.

More details about the development can be found in the draft letter of support to MSHDA that we would ask you to review. We are also providing a rendering, site plan and unit layout information.

We appreciate your consideration and look forward to answering questions you may have.



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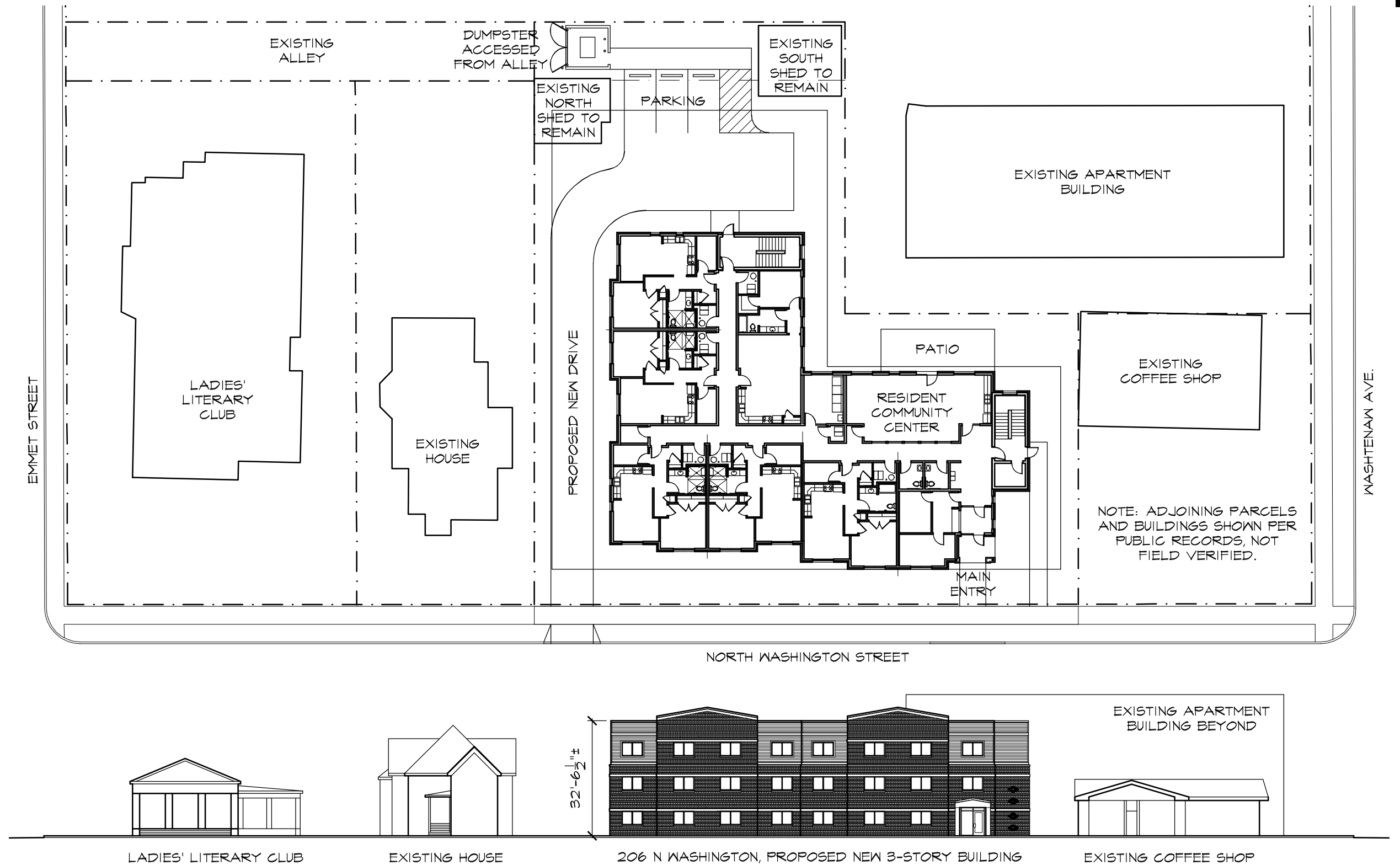
Cornerstone Design Inc
ARCHITECTS
210 Collingwood Dr., Suite 106, Ann Arbor, Michigan 48103
734.663.7580
info@cdiarchitects.com

Avalon Housing
1327 Jones Dr., Suite 102
Ann Arbor, MI 48105

Proposed Apartment Building
206 N Washington, Ypsilanti, MI

1/3/23

C-1



Proposed Site Plan and West Elevation with Context

1" = 30'-0"

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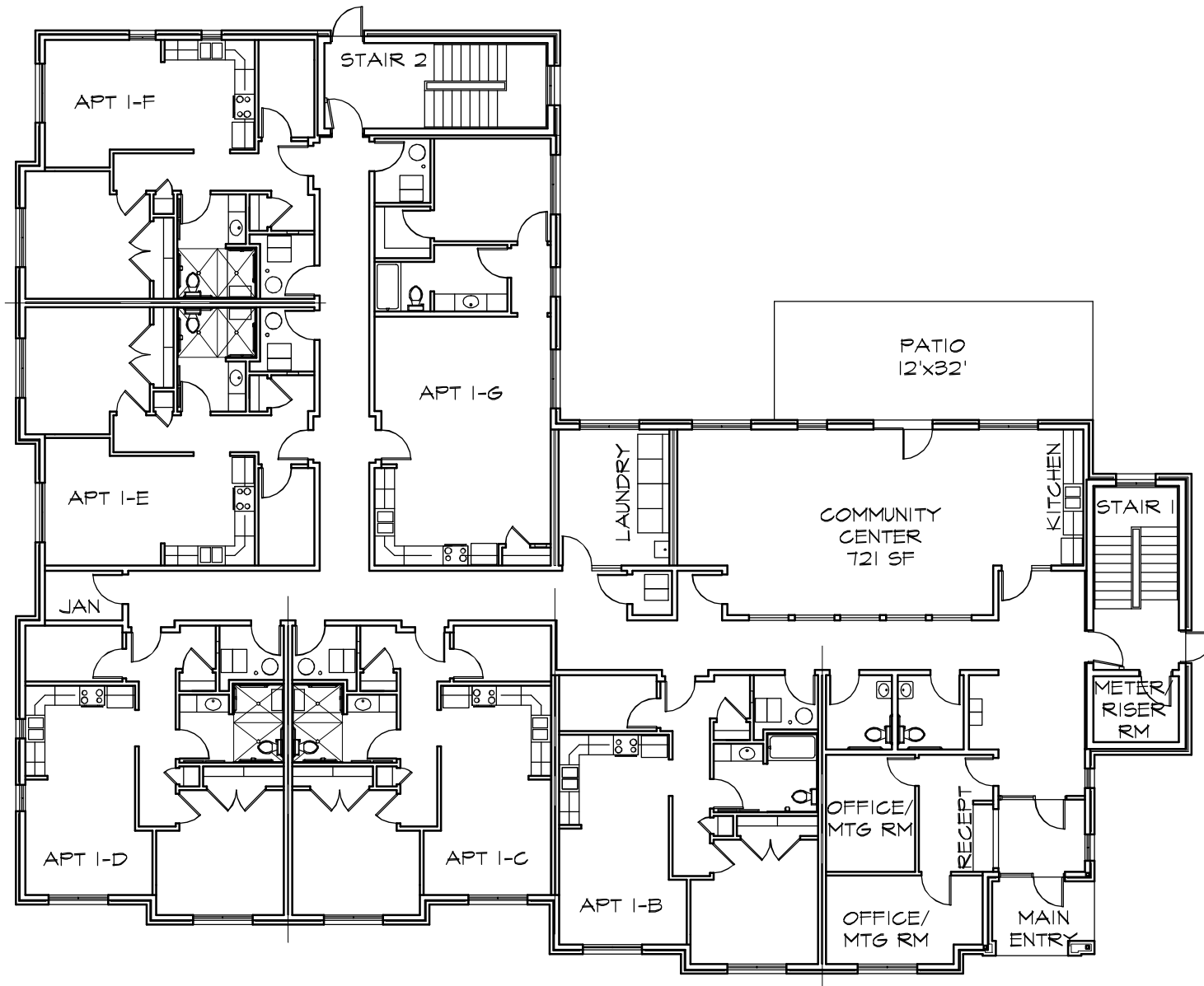
Cornerstone Design Inc
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1327 Jones Dr., Suite 102
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Proposed Apartment Building
206 N Washington, Ypsilanti, MI

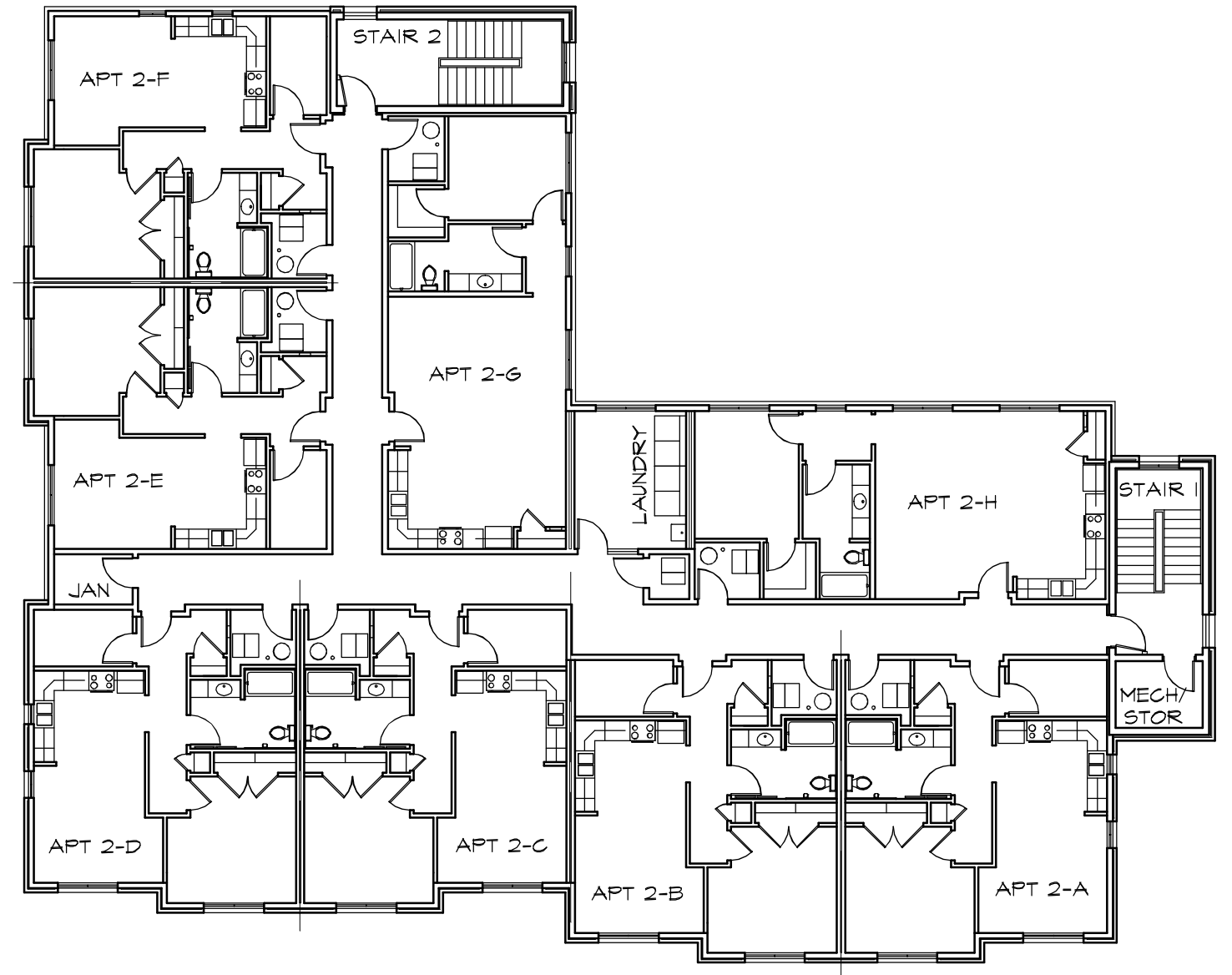
1/3/23

A-1



 Proposed First Floor Plan

1/16" = 1'-0"



 Proposed Second Floor Plan
Third Floor Similar

1/16" = 1'-0"

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Cornerstone Design Inc
ARCHITECTS
210 Collingwood Dr., Suite 106, Ann Arbor, Michigan 48103
734.663.7580
info@cdiarchitects.com

Avalon Housing
1327 Jones Dr., Suite 102
Ann Arbor, MI 48105

Proposed Apartment Building
206 N Washington, Ypsilanti, MI

1/3/23

A-3

**** DRAFT ****

January____, 2023

MSHDA
Low Income Housing Tax Credit Division
Permanent Supportive Housing Set Aside
735 E. Michigan Avenue
Lansing, MI 48912

Dear Colleagues,

I am pleased to be able to write to you in support of the application for Tax Credits submitted by Avalon Housing for the new development located at 206/210 N. Washington St. in Ypsilanti. This project is consistent with our community's Built for Zero goals and helps to meet the needs identified through our community's HMIS data.

As a leader in developing permanent supportive housing, Avalon's proposal for these units for households who are homeless helps keep us moving toward our Blueprint goal of 500 additional supportive housing units in our community. Avalon's plan to build 22 new units of affordable housing at this site, including at least eight (8) units of permanent supportive housing, enables us to expand our dedicated housing stock.

Avalon first shared with us plans for this project at our meeting in January 2022. They more recently provided us with a concept letter in January 2023 outlining key components of their plan for supportive housing at this site. They attended our January 18, 2023 Continuum of Care Board meeting. The concept letter and the presentation before our CoC Board conveyed many aspects of the development.

We understand that the 206/210 N. Washington St. development will have twenty-two (22) total affordable 1-bedroom units, along with common areas and amenities appropriate for permanent supportive housing.

All twenty-two (22) units will be restricted to households at or below 60% of area median income. At least eight (8) units will be set aside as supportive housing units and limited to households who have incomes at or below 30% of area median income. Referrals for the supportive housing units will come directly from the County's central wait list, Housing Access of Washtenaw County (HAWC).

As the Lead Agency for services, Avalon will coordinate with HAWC to insure that referrals to this project will be aligned with eligibility criteria for homelessness and special needs.

We understand that projected based vouchers are anticipated for all of the supportive housing units, so supportive housing households will not pay more than 30% of their income for rent.

Support Services will focus on helping tenants achieve housing stability. Eviction prevention efforts for high-risk tenants are prioritized and coordinated with property managers. There will be on-site facilities including meeting space for community activities, service deliver and property management activities. There is a bus stop within ¼ mile of the development. The Development team includes Avalon Housing, as Owner (through a 100% controlled General Partner), Sponsor, Developer and Lead Agency and Lead Service Provider. Avalon Housing will also be providing direct property management services.

We recognize that the plan for 206/210 N. Washington St. incorporates strong social supports to stabilize both the tenants and the community. The CofC Board voted to endorse and support this plan.

Please give this application the greatest care as you consider applications. If we can provide any other specific information in support of this application, please do not hesitate to contact me.

Thank you for all you do.

Sincerely,

Chair, Washtenaw County Continuum of Care Board



January 18, 2023

The US Department of Labor
Veterans Employment and Training
200 Constitution Ave NW
Washington, DC 20210

To Whom It May Concern:

The Continuum of Care for Washtenaw County is writing in support of Michigan Ability Partners' (MAP) application for the Homeless Veterans' Reintegration Program (HVRP) grant with the Department of Labor.

MAP has a long history of providing employment supports to Veterans, individuals experiencing homelessness, and individuals with disabilities. MAP is partnered with and receives referrals for services from veteran service organizations in Washtenaw County, including the Salvation Army Grant Per Diem (GPD) program, Hire MI Vet, Region 9 Veteran Community Action Team (VCAT). They work with local Veteran Career Advisors through Michigan Works, HUD/VASH case workers, and Ann Arbor VA social workers that refer eligible Veterans to their HVRP. MAP also has their own Supportive Services for Veteran Families (SSVF) and GPD programs that work together to establish housing and employment for their clients.

It has been an asset to the community to have a program designed to provide for the employment needs of Veterans that are homeless or at-risk of homelessness. MAP is currently the only service provider offering this resource in Washtenaw County. Providing this grant to MAP once again would address the need for more targeted resources to fill a gap in our community's available services.

MAP's experience with this population and their working relationship with homeless Veteran services will ensure continued success with HVRP. I support Michigan Ability Partners in their application for the HVRP grant. Please contact Kristin Kunes at kunesk@washtenaw.org with questions.

Sincerely,

Washtenaw County CoC Board Chair



Major Brian Goodwill
The Salvation Army of Washtenaw County
100 Arbana Drive
Ann Arbor, MI 48103

Dear Major Goodwill,

The Washtenaw County Continuum of Care is enthusiastically expressing support of The Salvation Army's Bridge Housing Model GPD application for the 2023 NOFO. The COC currently has 23 GPD beds, 11 of which are operated by The Salvation Army and 12 operated by Michigan Ability Partners. The Salvation Army's partnership has been essential to our system to end veteran homelessness with utilizing their Grant & Per Diem program to permanently house veterans with the 90-day Bridge model. The Salvation Army now operates the Grant & Per Diem program out of one building at 3660 Packard St as of 2022 as it used to be two separate facilities in Ann Arbor. During this transition The Salvation Army has retained the same 11 GPD bed count.

The Salvation Army is an active member of the COC and critical participant in its efforts to end veteran homelessness in Washtenaw County. The Salvation Army has engaged in the county's efforts for the Built for Zero (BFZ) initiative to obtain a functional zero of homelessness for the veteran homelessness community in Washtenaw County. The Salvation Army has also been participants in webinars for the VA's established nationwide goal to permanently house 38,000 veterans across the nation in 2022 helping guide programs with tools and resources to house veterans successfully. Along with the VA, outreach HAWC, Shelter, GPD, and SSVF providers, The Salvation Army participates in Community Housing Prioritization (CHP) Committee meetings twice per month, during which a BNL is used to prioritize veterans experiencing homelessness based on acuity for open permanent housing resources. The Salvation Army also participates on the Ending Veteran Homelessness Leadership Team-an official committee of the COC that provides oversight to and leads the work of the larger CHP committee and the Veteran homelessness response system. Moreover, The Salvation Army works closely with the VA to fill GPD beds.

Through the 2020 NOFO, The Salvation Army has continued to use the bridge housing model with successful results despite the 2020 Corona Virus Pandemic which resulted in a tightened rental market and increasing rental rates. For The Salvation Army's GPD program in 2020 the average length of stay was 64 days, 77 days in 2021, 76 days in 2022, and so far in the fiscal year of 2023 the average length of stay is 67 days. Additionally, during this time, The Salvation Army's GPD program has seen 77% of the veterans exit to permanent housing-an exceedingly high rate that speaks to the success of the bridge housing model in our community. Over the last three years, the COC, GPD providers, the VA, and the CHP committee has continued to work together to utilize the 23 GPD beds to reduce veteran length of stay (from identification to housing) and increase exits to permanent housing. For veterans on the BNL in Washtenaw COC in 2020 the average days to housing was 86 days, 111 days in 2021, and 133 days in 2022. To Support this work, CHP committee members regularly review length of stay and permanent housing exit data to better understand client barriers and improve our systems service delivery.

The Washtenaw Continuum of Care fully supports The Salvation Army's application for Bridge Housing GPD. Please contact Kristin Kunes at kunesk@washtenaw.org with questions.

Sincerely,

Washtenaw County CoC Board Chair

January 17, 2023

Jan Little

Michigan Ability Partners
3810 Packard Street, #260
Ann Arbor, MI 48108

Dear Ms. Little,

The Washtenaw County Continuum of Care (CoC) is enthusiastically expressing full support to Michigan Ability Partner's (MAP) Bridge Housing model GPD application for the FY 2024 GPD NOFO. The CoC currently has 23 GPD beds, 11 of which are operated by The Salvation Army and 12 operated by MAP. For this application, MAP is proposing to reduce its Bridge Housing to six beds, to better meet the needs of the community. Washtenaw County has seen a reduction in homeless veterans needing this resource in part, due to the successful housing and employment programs operated by MAP. MAP's partnership is essential to our system on various levels as they also operate Supportive Service for Veteran Families (SSVF) rapid rehousing program and the Homeless Veteran's Reintegration Program (HVRP), an employment program for homeless veterans.

MAP is an active member of the CoC and critical participant in its efforts to end veteran homelessness in Washtenaw County. These efforts included many system-level changes driven by the CoC's participation in the national Built for Zero (BFZ) initiative, formerly called Zero:2016, to end veteran and chronic homelessness. MAP has continuously expressed their buy-in and support of the initiative and has participated in BFZ Learning Sessions and several local retreats aimed at improving the community's response to veteran homelessness. Along with the VA, Outreach, HAWC, Shelter, GPD, and SSVF providers, MAP participates in Community Housing Prioritization (CHP) Committee meetings twice per month, during which a By-Name List is used to prioritize veterans experiencing homelessness based on acuity for open permanent housing resources. MAP also participates on the Ending Veteran Homelessness Leadership Team—an official committee of the CoC that provides oversight to and leads the work of the larger CHP Committee and the veteran homeless response system. Moreover, MAP works closely with the VA to fill GPD beds and with The Salvation Army for referrals for those referred to SSVF and HVRP.

Last Fiscal Year, Michigan Ability Partners served 166 veterans in our GPD, HVRP and SSVF programs combined.

Over the last three years, the CoC, GPD providers, the VA, and the CHP Committee have worked together to use the 23 GPD Bridge housing beds to reduce veteran length of stay (from identification to housing) and increase exits to permanent housing. In 2022, the average length of stay for veterans in our GPD program was 100 days. Additionally, over the past year, MAP's GPD program has seen 93% of veterans exit to permanent housing—an exceedingly high rate that speaks to the success of the bridge housing model in our community. To support this work, CHP committee members regularly review length of stay and permanent housing exit data to better understand client barriers and improve our system's service delivery.

The Washtenaw County Continuum of Care fully supports MAP's application for GPD Bridge Housing. If you have any questions, please contact [REDACTED]

Sincerely,

Board Chair

* / 82 * *

Washtenaw County Continuum of Care



HAWC CALL CENTER DATA

November 2022



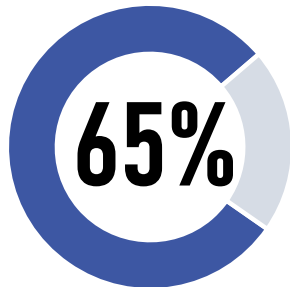
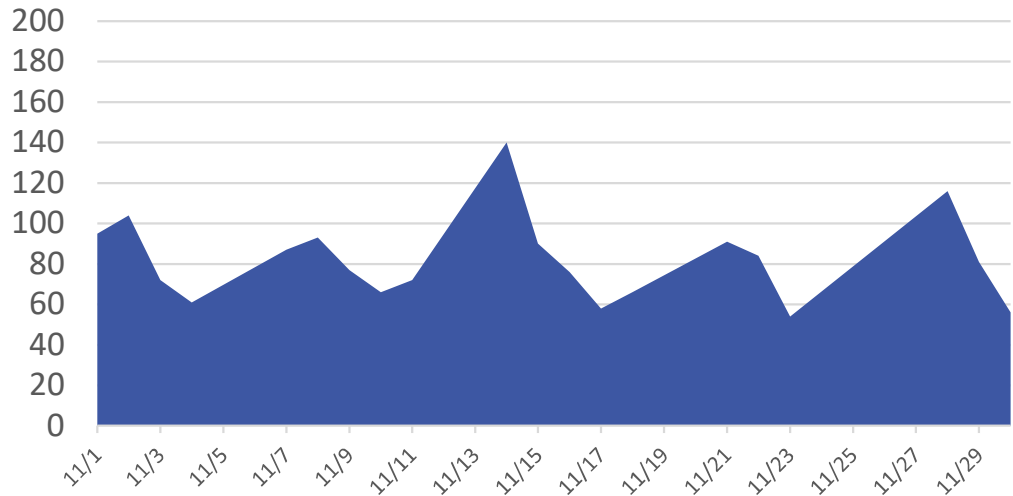
OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

1,639
Total Calls

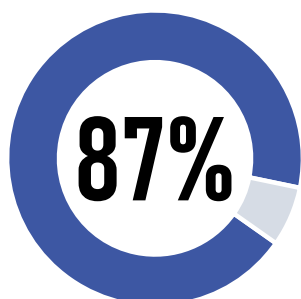
82
Calls per day

HAWC Call Volume per Day



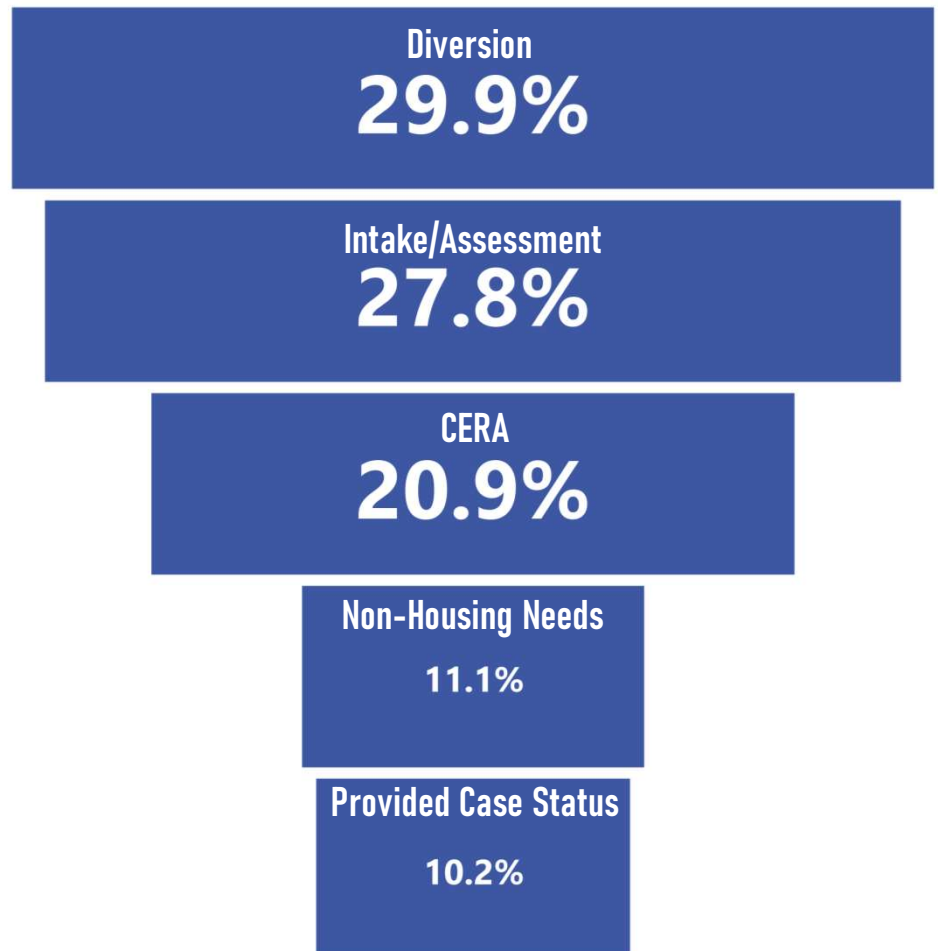
Of Calls Answered in
less than 5 minutes

6:00 Minutes
Average Wait Time



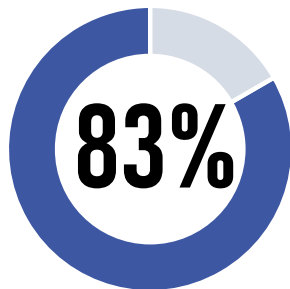
Successfully completed calls

Types of Calls



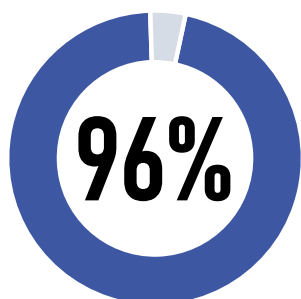
1,563
Total Calls

74
Calls per day



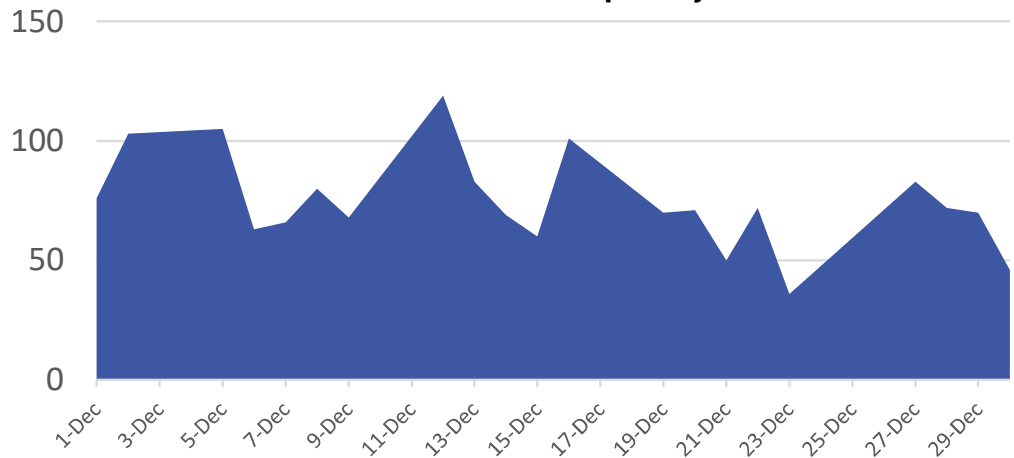
Of Calls Answered in
less than 5 minutes

1:21 Minutes
Average Wait Time



Successfully completed calls

HAWC Call Volume per Day



Calls per Month



Types of Calls

