

CONTINUUM OF CARE (CoC) BOARD

SEPTEMBER 18, 2024 | 3:00-5:00PM

VIRTUAL MEETING

TIME	AGENDA ITEM
3:00pm	1. Call to Order R. Smith calls meeting to order
3:03pm	2. Welcome/Introductions
3:18pm	3. Public Comment No public comment
3:20pm	4. Approval of Agenda (ACTION) LaBarre moves to approve Fosler supports Kunes: Woda Cooper Companies will be removed from the agenda (action item 10) Agenda is approved
3:22pm	5. Approval of July Minutes (ACTION) Seipelt moves to approve LaBarre supports Minutes are approved
3:25pm	6. CoC Board Member Nominations (ACTION) – Kristin Kunes, Office of Community & Economic Development (OCED) Vanessa Pankey: Lived Experience Representative Shekinah H. Singletery: Private Funder Neeraja Aravamudan: Institute of Higher Education Kunes: There are board vacancies currently, and over the past year we have been trying to fill those positions. There are three nominations for three positions with two coming from existing board members and one coming from an OCED staff member. Nominees introduce themselves. Members introduce themselves. Adelman moves Seipelt supports Nominations pass

	Kunes: In June, the executive committee moved to make two more positions on the board for youth advisory board representatives. WHA and Ozone House will recruit for these positions. Board membership is broadening, and we are excited.
3:35pm	7. HUD CoC NOFO Funding and Timeline – <i>Andrew Kraemer, OCED</i> Supplemental CoC Board Meeting October 16th (ACTION) LaBarre moves Cooper supports Kraemer: Annual continuum of care competition funds a majority of the projects in our county addressing homelessness. We approved ranking policies in June. Entire competition is due October 30th which doesn't work great with the board schedule. We are asking to make another CoC Board meeting on October 16th to approve the funding recommendations. This is an opportunity to apply for several different kinds of funding. Coordinated entry projects were voted the top priority to get funded. HUD will fund our projects in the order that we tell them. We have a series of projects that will be automatically funded based on our rankings and others will be competitive through a scoring process. Permanent supportive housing and rapid rehousing projects will be automatically funded. We need recommendations for bonus projects. Goal is that all of the recommendations for bonus projects will be completed by the FRT by October 16th and the board will move to approve. Cooper: When we say that 2024 HUD has set tier one at 90%, that is regarding funding set by HUD? Kraemer: HUD sets the tiers, but we decide what projects are priorities. We have always placed priorities on our existing projects. Other cities might rank bonus projects higher; just depends on what the agenda of the city is. Carlisle: Ten years ago, we reallocated about 60% of grant funding, and now our funding is strictly for permanent housing. A lot of other communities have different funding models. Lots of funding in a permanent housing projects means more homes for people. This 90% of renewal projects is different from previous years, correct?

	Kraemer: Yes, that is correct. Usually this is a yearly funding competition, but now it every two years. The 90% is pretty low, but we do have more money for bonus projects this year. Item is approved
3:45pm	8. Winter Shelter Task Force Recommendations for Winter 24-25 (ACTION) – Rhonda Weathers, SOS Community Services and Dan Kelly, SAWC LaBarre moves Lee supports Kelly: We are doing our best to strengthen our recommendations and winter programming. We are hoping to make an ask to the county, and we did a first reading, and there was a lot of support. There is one action item that was made after the first recommendations were made that needs to be discussed. Overview of recommendations: 1.3 million dollars is for gaps in services primarily with a small amount for new services. A new item this year is for eviction prevention and bolster Barrier Busters funding (\$700,000) with some going to SOS. Shelter diversion will also help bolster our ability to help individuals. Weathers: This has been a very successful program, and we need additional funding to divert people from our program. Overnight overflow site for families is our next recommendation. Staffing and supplies to Alpha House to provide overnight support. We haven't formally had that in our system in the past, and it would be great to have this year. Hoteling - Hoping that through having more shelter beds, we will lower the need for hotels, but we may still have some for those will complex behavioral and health needs. Weathers: Last year, we requested about half of the funding for the cost of hotels, but we have lost funding from previous sources. There has been discussion between the difference between BOC hoteling and ours; our hoteling comes with robust case management and helping them find housing that works for them. Family Rapid rehousing money is to continue support to IHN and SOS staffing and rental assistance. We haven't had an increase in supportive

service dollars in a long time, so we need support to continue offering case management to those in rapid rehousing.

Kelly: Family daytime and overnight winter shelter - goal is to provide for families at all hours of the day. We also hope to bolster services for individuals, especially on the East side. This recommendation will help us continue this program.

Taruza: Enhanced services at IHN for night/day time programming for families. There will be drop in services, showering, laundry – we expect that there will be higher need this year; there was high need last year, but we don't have great documentation. We are working on an assessment sheet to better document what people are coming in for, but this takes staff time, so we need funding to have this support as well as other supplies to support this extra effort.

This will not be permanent housing solution, but a drop in service with day-to-day assessments. We are working on having a kitchen area with supplies. We are looking to get beds and bedding and have additional security. We have secured the space, but we need additional staff to support it.

Kelly: The recommendation that we want to discuss to change is direct cash assistance with shelter diversion. After this recommendation was made, there was some discussion on the efficacy of the program. We want to move diversion funding to increase youth assistance (\$60,000).

Kayumi: OCED supports that move.

Kunes: Is \$50,000 enhancing the pilot or to cover projects that is not covered by the pilot?

Weathers: It will be enhancing the pilot. It has been effective in the hoteling program, and we have increased costs.

LaBarre: Can we hear a little more about the efficiency argument about diversion? And I did speak with Kim Trent last week at the warming center, and she sent a letter to commissioners with requests.

Kelly: The letter is asking for site support (we are still looking for sites for winter time which is the norm for the winter, always looking for new sites.) We have a rotating sober site we are still looking for congregations. And we also need more daytime warming centers. The letter is also looking for additional funding for site maintenance/staffing like help with plumbing repairs, etc.

Kayumi: OCED staff had concerns related to the original recommendation not including youth in the proposal. Ozone House was not in the original conversation, and during the time period that the resolution was being created, we thought we would have the opportunity to amend the resolution to help include youth. We thought that diversion stipends would go through OCED, and BB team said that they had not been the one to operationalize that in the past, and we are not set up to accommodate that.

Our preference is that the money goes to youth assistance based on youth need, capacity issues, and systems that OCED doesn't have in place.

Cooper: Numbers served data – is that just based on historical data?

Kelly: Yes

Mogensen: The challenges in the religious community seem to be somewhat structural. Congregations are closing or no longer have the capacity to do that any longer. Religious Access for Affordable Housing had to close down, and we had been providing some small grants, and that money is no longer there and is stuck in the "individual congregation places."

Pankey: For these programs, do you have a limit to family size? There are a lot of large families, and you are in a harder position when you have a large family.

Weathers: Current system can accommodate families of four or five if they need a crib. We use three-bedroom homes as shelter space, but the problem is that there are a limited number of them. We are hoping to get more.

Pankey: There is no way that a family can survive in the winter. Why is it so hard to put these families in a decent sized room with accommodations like bunk beds?

R. Smith: Yes, there is a limited availability to sheltering large families. We plan to take this into account and do more to address this.

Rutledge: I appreciate the consideration to amend the budget and include youth services, I think it would be really helpful for the work that we are doing. We are increasing our capacity with beds for our TLP program that is also supported by the emergency shelter funding that we get. We are

looking for additional funding to support these. Also, our drop in center assistant is always at our center, and we need support for them as well.

Kraut: Where is the youth funding come out of?

Weathers: Diversions with stipends.

LaBarre: I appreciate that the consensus is to support the amendment, but for the BOC meeting later tonight, what're we doing with the \$60,000 hold for the diversion work? What would not funding that \$60,000 mean?

Weathers: The word diversion is misleading in this context. It is actually the program that is going through the FEC. The stipends were supposed to be monthly stipends to keep people from getting evicted, but there wasn't good data through OCED that this was an effective program. I don't think there is going to be a hole left in services because of this.

LaBarre: I do want efficacy of any public dollars, but I do understand that these are ad hoc human beings we are dealing with, and I hope that data is not keeping us from helping these individuals.

Kayumi: OCED now has direct cash assistance through FEC that was previously with the racial equity office through the end of December, so there will be some direct cash assistance going out.

Passes

Dan Kelly, Kellie Rutledge, and Rhonda Weathers abstain

4:00pm

9. Foster Youth to Independence and Family Unification Program MoU
(ACTION) – *Weneshia Brand, Ann Arbor Housing Commissioner*

LaBarre moves

Jennifer seconds

Brand: In 2022, the AAHC met with several community members and other community partners to discuss the community need for housing assistance to youth that have aged out of foster care and families that are in jeopardy of losing custody of their children due to housing concerns. The conversation showed that there was a need, and different community partners applied to HUD for vouchers to assist those particular groups. The MoU was affective in October 2022 and was active for three years. It is time to renew to continue that program.

Recently, MDHHS met with community partners to discuss if there were any changes that we wanted to make to the MoU and if there is a change in the

	need to provide housing assistance. HUD offered a new funding opportunity to foster youth who have aged out of foster care (FYI vouchers). During our more recent conversation, we wanted to determine if there was a need to increase the number of vouchers. One of the differences between the FYI grant application and the previous one is it allows the housing commission to apply for vouchers at the time of need. Usually, HUD would allocate the number of vouchers that they see fit, other times they will ask how many vouchers a community needs and allocate them at the beginning of the period, so the new process is a game changer (being able to request vouchers at time of need). The Youth that get vouchers can only get assistance for 3 years. At that time, they will be reassessed to see if they still have need. The revised MoU includes FYI voucher language and will count as the supportive service requirement for the foster youth support. We are asking the board for its approval and support of the revised MoU. Carlisle: On page 29 of the agreement, I am curious about the changes in the language around CoC responsibilities about integrating. Brand: Initially, it was pretty set in stone what role every agency will play. After looking it over, it became obvious that various agencies that are a part of CoC work with youth every day, so we wanted to take the mandate out of the language that CoC will integrate new participants so that anyone can refer eligible members to the program. Approved Seipelt abstains
4:10pm	10. Woda Cooper Companies Robin Crest Property – <i>Patrick Olding, Harrison LaHaie, and Greg Mustric</i> LIHTC Letter of Support (ACTION) Memorandum of Understanding (ACTION) Agenda item was removed
4:20pm	11. Overview of HUD HOME ARP Supportive Services Funding – <i>Andrew Kraemer, OCED</i> Kraemer: Last year, this plan was approved by the BOC, about \$4.5 million. We released an RFP in June which was later reviewed by the FRT. Six programs were approved to be recommended. Currently going through the local approval process, will go through the BOC soon. This was approved by HUD executive committee also. We have to also submit a substantial amendment to HUD because we intend to use funds to prioritize specific

	populations that need more support. Once we have the amendment complete, there will be a period of public comment, and it will continue to go through the final approval process until we can start distributing funds.
4:30pm	12. HUD CoCBuils NOFO Funding and Timeline – <i>Andrew Kraemer and Kristin Kunes, OCED</i> Kunes: Washtenaw County is now accepting Letters of Intent for the CoCBuils Program. These are one-time awards with the minimum grant award being \$1 million and the most being \$10 million. Projects can have varying timelines with the start time being next October (2025). This program is hoping to address people experiencing homelessness through building new housing. HUD is only allowing one project through each CoC. Letters of Intent are due this coming Friday. Mogensen: This will spur development of permanent supportive housing projects, but it won't maintain funding? Want to make sure that the affordable projects have long-term sustainability. Kunes: That is correct. I will consider that when looking at applications. Kraut: The Letters of Intent are required? Kunes: Yes, just to express intent and by nature of the NOFO. Kraut: If you have two organizations and one is proposing something in Ann Arbor and one in Ypsilanti, can they combine or does it have to be a single site? Kraemer: I do think we could do multiple sites, but this might be worth asking HUD. Also, there will be some ongoing funds to continue to provide supportive services to maintain affordable housing. Kunes: Once we get the applications, we can review and see if there is reasonable collaboration opportunities if there are multiple project proposals. We will have a meeting with applicants to work through some of these details.
4:35pm	13. Gap Analysis Budget – <i>Pam Smith, OCED</i> Carlisle: In the Spring, we charged a group of providers to explain all that goes into supporting and running a body like CoC. That group met over the course of several months to see what support looks like and what is missing, and Pam will share our fundings.

	P. Smith: This is just an introduction and has not been presented to the BOC. We can go more in depth at our next meeting. There has been a rise in homelessness in Washtenaw County, so we tried to look at many different areas to show that this is not just a one-sector problem. The need is rising. We want the BOC to know this is just a small overview from one point in time, and we tried to do our best to approximate the funding. We came up with a \$4.8 million gap in funding that we will be putting a request into the BOC for. Jennifer: I did send out the report and the spreadsheet to the agencies that reported their budget. I would be happy to share it out with the group. LaBarre: I expect the board will have a mix of reactions, and I hope they see the scope of the challenge. I hope we can respond with something that is more than nothing. If there is any way to figure out which recommendations are most scalable, that would be helpful. I think this number will be surprising to many and will get their attention.
4:55pm	14. Public Comment No public comment
5:00pm	15. Adjournment R. Smith adjourns at 4:44

Key Terms

MoU: Memorandum of Understanding

LIHTC: Low Income Housing Tax Credits

HUD: U.S. Department of Housing and Urban Development

ARP: American Rescue Plan

NOFO: Notice of Funding Opportunity

Board Position	Board Member
WHA Director	Amanda Carlisle, Director, Washtenaw Housing Alliance (WHA)
CoC At-Large	Aaron Cooper, Avalon Housing
Homeless or Housing Program	Dan Kelly, Shelter Association of Washtenaw County (SAWC)
Homeless or Housing Program	Jan Little, Michigan Ability Partners (MAP)
Faith Community	Jim Mogensen, Religious Action for Affordable Housing (RAAH)
Domestic Violence Provider Representative	Kim Montgomery, SafeHouse Center Services Director
WHA Board Member	Rhonda Weathers, SOS Community Services
Police/Sherriff	Sheriff Jerry Clayton, Washtenaw County Sheriff OR Kathy Wyatt
OCED Director	Toni Kayumi
Housing Commissions	Jennifer Hall, Director of Ann Arbor Housing Commission (AAHC)
Workforce Development	Johnny Epps, Michigan Works Southeast
CMH Director	Katie Hoener, Community Mental Health OR Melisa Tasker, Community Mental Health (CMH)
Housing Access for Washtenaw County	Amanda Guanco, Call Center Supervisor
Substance Abuse Coordinating Agency Director	Nicole Adelman, Community Mental Health Partnership of Southeast Michigan (CMHPSM)
Another Township or City Highest Elected Official	Renee Smith, City of Ypsilanti
Public Health Director	Ruth Kraut, Deputy Health Officer
CoC At-Large	Tish Lee, Legal Services of South Central Michigan (LSSCM)
Housing Commissions	Zachary Fosler, Director of Ypsilanti Housing Commission (YHC)
City of Ann Arbor Mayor	John Hieftje, Former Mayor
McKinney Vento Liaison	Kellie Rutledge, Ozone House Director
Lived Experience Representative	Vacant
Lived Experience Representative	Vacant
Youth Advisory Board Representative	Vacant
Youth Advisory Board Representative	Vacant
Michigan Department of Health and Human Services Director	Renee Adorjan, MDHHS Director OR Alice Seipelt, Community Coordinator
Veterans Administration	Gabriel Parra, Health Care for Homeless Veterans Coordinator
Washtenaw County Board Chair	Greg Dill, County Administrator OR Andrew LaBarre, County Commissioner
Private Funder	Vacant
Police/Sherriff	Vacant
Police/Sherriff	Deputy Chief Jason Forsberg, Ann Arbor Police Department
WHA Board Member	Vacant
CoC Non-Funded Agency	Elizabeth Alpert, Washtenaw Intermediate School District (WISD)
Institute of Higher Education	Vacant