

CONTINUUM OF CARE (CoC) BOARD

JANUARY 19, 2022 | 3:00-5:00PM

ZOOM MEETING (LINK WILL BE SHARED VIA EMAIL)

Board members present: R. Smith, T. Gillotti, A. Patino, J. Little, T. Lee, R. Weathers, M. Conkin, J. Epps, K. Montgomery, R. Kraut, S. Dowling, K. Hoener, J. Mogensen, K. Girty, A. Carlisle, J. Monahan, D. Kelly, A. Seipelt, Z. Fosler, J. Rosen, N. Adelman, J. Hall, Washtenaw County Sheriff's Office Representative

Community members present: A. Green, W. Carty-Saxon, B. Walker, M. Appel, A. Payne

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

TIME	AGENDA ITEM
3:00pm	1. Call to Order R. Smith called the meeting to order at 3:12.
3:01pm	2. Welcome/Introductions
3:08pm	3. Public Comment None
3:13pm	4. Approval of Agenda (ACTION) J. Mogensen moved to approve. J. Little seconded. There was no further discussion and the motion was carried with no opposition.
3:15pm	5. Approval of Minutes (ACTION) J. Mogensen provided correction for 11/21/21 Minutes. He is listed as OCED Staff but is a Board Member. J. Epps moved to approve the corrected minutes. A. Carlisle seconded. There was no further discussion and the motion was carried with no opposition.
3:17pm	6. Selection of CoC Board Chairs & Secretary (ACTION) – <i>Kristin Kunes, Office of Community and Economic Development (OCED)</i> R. Smith moved to discuss agenda item. M. Boydston shared information about conversations with CSH about Board Membership – these will start again in April, and will inform Board Engagement moving forward. If there is no interest in taking that Chair seat open now, the vote for Board Chairs and Secretary can be postponed until late summer and current roles extended. Or, the vote could move forward. A. Carlisle asked if current co-chairs are willing to continue. R. Smith agreed that they are willing and able to continue.

	<p>T. Gillotti moved to table the selection of Board Chair and Secretary. J. Little seconded. The motion carried with no opposition.</p>
<p>3:22pm</p>	<p>7. CoC Letter of Support for Wayne Metropolitan Community Action Agency (ACTION) – <i>Kristin Kunes, Office of Community and Economic Development (OCED)</i> R. Smith moved to discuss agenda item.</p> <p>K. Kunes shared that Michigan Ability Partners requested a letter of support from the CoC for their SSVF program, to Wayne Metropolitan Community Action Agency. There is drafted language in the Board packet. J. Little added more information: MAP has been operating as a subgrantee, and this partnership has helped reduce the number of veterans on the CHP list. MAP is one of three grantees for SSVF, and the only provider in Washtenaw County.</p> <p>A. Carlisle moved to approve. J. Epps seconded. J. Little abstained. The motion carried with no opposition.</p>
<p>3:27pm</p>	<p>8. 2022 Point-in-Time Count Update & Methodology (ACTION) – <i>Andrew Kraemer, Office of Community and Economic Development (OCED)</i> R. Smith moved to discuss agenda item.</p> <p>A. Kraemer shared information about the Point-in-Time Count: a count of people in shelters (in shelters, transitional housing, in hotels, etc. – data gathered from HMIS) and experiencing unsheltered homelessness in one night in January. More information is available in the Board packet.</p> <p>A. Patino asked if there are enough volunteers. A. Kraemer shared that there are 24 volunteers, which is enough.</p> <p>R. Kraut moved to approve. K. Hoener seconded. The motion carried with no opposition.</p>
<p>3:37pm</p>	<p>9. 2021 Continuum of Care System Data- <i>Andrew Kraemer, Office of Community and Economic Development (OCED)</i> R. Smith moved to discuss agenda item.</p> <p>A. Kraemer gave an overview of Washtenaw County’s homelessness response system in 2021. 401 people were experiencing homelessness at the end of November 2021 (9% increase since 2020); 557 people were permanently housed in 2021 (5% decrease since 2020); and it took on average 137 days from intake to permanent housing (same since 2020). There was a dip over the summer, hitting a system low of 275 in June. Homelessness spiked going into the winter, reaching 445 in November. The number of veterans and people experiencing chronic homelessness</p>

has remained relatively similar; an increase in families experiencing homelessness drove the spike in September; individuals experiencing homelessness spiked later in the fall. 340 households were housed in 2021, a decrease from 2020 (403) and 2019 (446) due to increased rents and other pandemic-related factors. More chronic individuals were housed this year than prior years (93) thanks to new PSH developments. The average length of time until housing held stable for all populations except for chronic homelessness (which increased because some people were housed who had been experiencing homelessness for a very long time in the new PSH development). Looking at VI-SPDAT data, people coming into the system in 2021 have high needs. 876 people were served in PSH in 2021 – a record. Most people remained in PSH, but of the 61 who left, 33 went to permanent housing.

T. Gillotti asked A. Kraemer to repeat the records. One was a record low of people in the system (275 in June). One was a record number of people served in PSH. People leaving shelter with vouchers was another record.

T. Gillotti asked about the challenges of people leaving RRH. Ideally, within 6 months people are able to pay the rent on their own – but this seems like it is not happening, and also there are more vouchers available.

A. Carlisle added that the HUD Family Options Study showed how critical vouchers are for family stability – emphasizing how great of a resource vouchers are.

No further discussion.

3:45pm

10. COVID Emergency Rental Assistance (CERA)

- a. Funding Updates and Communication Packet – *Morghan Boydston, Office of Community and Economic Development (OCED)*
- b. Number Updates – *Marla Conkin, Salvation Army and Rhonda Weathers, SOS Community Services*
- c. 2021 CERA Accomplishments – *Tish Lee, Legal Services of South Central Michigan*

R. Smith moved to discuss agenda item.

M. Boydston shared the difference between ERA1 and ERA2. Washtenaw County received CERA 2 funds which is a very different program. There are \$4.5 million to spend down by March 31st, and if that happens, more funds will follow. ERA2 funds are to be used predominantly; ERA1 can be used in special circumstances. For example, ERA1 funds can be used for people who are literally homeless, for hotel and other costs to transition people into a unit. Eligibility and documentation requirements are different – see Board packet for details.

J. Monahan asked about utility fund changing. M. Boydston said the money can only be used for rental arrears moving forward – no more utility-only cases.

J. Hall asked if the income levels change. M. Boydston said they did not. K. Kunes shared that flyers are in the Board packet for reference.

R. Kraut asked to talk about the timelines for getting out assistance. M. Boydston said that the new eligibility requirements might make the processing take longer at least originally, but HAWC is working diligently to get through the applications that are currently in the portal. They hope to get to a point where they are moving faster.

D. Kelly shared that Michigan Coalition Against Homelessness is working with MSHDA and trying to advocate to make the process for ERA2 funds the same as the original. He will share updates as he has them.

M. Conkin shared that HAWC does not have the funds yet – while they can approve applications, there will be a delay in sending out the checks. So far, HAWC has spent over \$5.4 million. Most of the denials were for duplicate applications, but it is likely that that number will increase with the new guidelines. 232 cases are in process.

R. Weathers said that SOS has approved over 1100 cases, over 200 are in review. Most of denials (out of around 300) are also due to duplication.

T. Lee gave recap of Legal Services in 2021 with CERA-related funds. In conjunction with CERA assistance, legal aid agencies received funding to staff an eviction diversion program – they are present in every housing docket that occurs. Anyone who faces eviction goes to court and staff is present in the zoom courtroom. The judges announce their availability so people can take advantage of their assistance. In 2021, opened over 600 cases – 547 are closed, 114 still pending. They had to adjust due to staff turnover mid-year but were still able to get good outcomes for people including for people receiving CERA funds. They were able to spot patterns with particular landlords or complexes – for example, a systemic problem with one in Ypsi, where they were able to help everyone in that complex (issues with heaters and other deficiencies in the units). The program will be staffed through the end of 2023.

J. Mogensen said Religious Action for Affordable Housing received a grant to provide help with eviction prevention, so that work has started and there might be flexible funding available there. If there are questions people can reach out to A. Carlisle.

No further questions or discussion.

<p>4:10pm</p>	<p>11. Upcoming Housing Developments and The Grove (Veridian) Update – <i>Wendy Carty-Saxon and Brandyn Walker, Avalon Housing</i> R. Smith moved to discuss agenda item.</p> <p>W. Carty-Saxon provided update on three new developments. The Grove at Veridian will be a 50-unit new development – 30 will be PSH, 20 will be set aside for households with less than 60% AMI. They have all the funding lined up except for tax credits, which are supposed to make up 75% of the funding. They will be resubmitting their application on April 1. They would learn in June or July if they were awarded, and construction would take place in 2023 and move-in in 2024. There are sketches in the Board Packet. The second development is 206/210 N. Washington in downtown Ypsi. They have a purchase agreement with the City of Ypsilanti, so they are currently doing due diligence. The goal is for 20 units, mostly 1-bedrooms. At least 15 of the units are expected to be supportive housing and they would apply for project-based vouchers. They are looking to include community room and service office in the building, which may also be helpful to Avalon staffs’ other work in the city. Tax credit application is planned for October, and if awarded would start construction mid-2023.</p> <p>B. Walker shared about the Hickory Way Apartments Phase III, located at 1146 S. Maple in Ann Arbor. It is adjacent to Hickory Way Apartments Phases I and II (both fully leased up by the end of 2021). They are planning 14-units at Hickory Way Apts Phase III, all supportive housing. They are also anticipating that this will be recovery housing. This is also planned for submission to October 2022 tax credit round. If awarded, construction would also start mid-2023.</p> <p>W. Carty-Saxon shared that they might ask the CoC Board for a letter of support for the two properties planned for the October tax credit round.</p> <p>No further discussion.</p>
<p>4:20pm</p>	<p>12. Shelter Updates and Winter Response (Individuals) – <i>Dan Kelly, Shelter Association of Washtenaw County (SAWC)</i> R. Smith moved to discuss agenda item.</p> <p>D. Kelly provided update. No major case counts until early December when there was a surge in cases. They have been managing that since and keeping the services going. No one was turned away during this period. People who have COVID-19 are provided with isolation. Most people are provided with PCR or antigen tests most days. They are using hotels for</p>

isolation, currently 26 people are isolating in a couple of hotels across the community. This has caused a strain on staff. Most people's symptoms are mild due to high vaccination rate. OCED funding has helped support staff capacity. While cases are down, there is still a trickle – mostly among people who are coming into shelter for the first time.

In terms of general winter response, up about 30% from this time last year (although that was an abnormally low year). Overdoses are up – they are not sure why, other than pandemic-related. Additional training was provided with Narcan. More people are entering housing, especially highest need guests – thanks to new developments and increased vouchers in the community (partially EHV).

No further discussion.

4:25pm

13. Shelter Updates (Families)

- a. *Marla Conkin, Salvation Army*
- b. *Rhonda Weathers, SOS Community Services*
- c. *Ellen Schulmeister, IHN at Alpha House*

R. Smith moved to discuss agenda item.

M. Conkin shared that 7 families are in hotels, and they are providing case management. Most families (90%) are exiting to housing either through RRH or vouchers. They are currently working on a MOU with Mission for some of the larger families.

R. Weathers shared that SOS continues to provide service through three scattered-site shelter units, they are bringing new families in. They are 3-bedroom homes so can serve larger families. Length of stay had been trending up during the pandemic but is starting to come down, and most people are exiting to permanent housing.

E. Schulmeister was not present and did not provide an update.

T. Gillotti asked if Ozone and Safe House could provide updates as well.

K Girty shared that they are coming out of a wave of COVID. Drop-in services are on hold but moving space – more information to come about these services. This will provide more housing screening and case management capacity.

K. Montgomery shared that shelter is still open and sheltering survivors in immediate danger of domestic violence and sexual assault.

No further discussion.

4:40pm

14. Board Member Updates/Issues

R. Smith moved to discuss agenda item.

A. Carlisle shared three updates: First, NLIHC is still under the impression that Build Back Better might still pass, but that it might not include housing and homelessness dollars as originally planned. Michigan Senators and Representatives are on board, but it is important to contact them to urge to keep housing and homelessness support in the bill. Second, there is an affordable housing education series planned for the next few months. Third, the City of Ann Arbor is going through a community engagement process for the city's ARPA funds. Avalon staff shared information about projects under discussion around housing security. There will be a survey and you can provide feedback to City staff in support of these projects.

K. Girty added update on minor shelter program. It had been treatment-focused family intervention (family has to agree), so it was missing young people whose families would or could not agree. Now, they are allowing shorter-term stays focused on prevention and diversion. In emergency situations with a minor, they are doing a lot more interventions within 24-72 hours. Providers should feel free to call if they know of a situation where this would be appropriate.

M. Boydston asked what the implications were for Ozone House for them to be taking this on. K. Girty shared that this means walking a line between harboring a run away and keeping minors safe – but worth it to keep children safe, and has allowed them to engage youth and families they have not reached before. A lot of this was possible through the prevention dollars.

N. Adelman shared an update around overdoses – if anyone needs access to Naloxone or Narcan, reach out to her and she will provide it for free. Washtenaw County Community Mental Health is now the access point for substance use treatment services, so if anyone needs it they should call the access line.

4:45pm

15. Public Comment

A. Green shared there are free trainings available, including one next Monday on human trafficking. There will be a trauma-informed care series in February/March. If anyone wants information they can reach out to her: agreen@mihomeless.org.

A. Patino added that the Hilltop View development is almost complete, they are taking referrals through CHP and lease-ups will start soon.

M. Boydston shared she will not be at the next meeting but will be back in May or so.

J. Epps shared that Michigan Works is fully open – there are people coming in for assistance with unemployment, as well as helping people to find training or employment opportunities.

5:00pm

16. Adjournment

R. Smith adjourned at 4:31pm.