

CONTINUUM OF CARE (CoC) BOARD

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

ZOOM MEETING (LINK WILL BE SHARED VIA EMAIL)

Board members present: R. Smith, T. Gillotti, A. Patino, J. Little, R. Weathers, M. Conkin, K. Montgomery, R. Kraut, S. Dowling, K. Hoener, K. Girty, A. Carlisle, J. Monahan, D. Kelly, Z. Fosler, N. Adelman, J. Mogensen

Community members present: W. Brand, E. Chang (Ann Arbor Center for Independent Living), D. Goldbaum (manager of small hotel program for Mission), J. Averill (WHA), K. Wyatt, C. Distelrath (CSH), L. Bishop-Gilmore (CSH), G. Dill (Washtenaw County)

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

TIME	AGENDA ITEM
3:00pm	1. Call to Order R. Smith called the meeting to order at 3:02.
3:01pm	2. Welcome/Introductions
3:03pm	3. Public Comment None
3:08pm	4. Approval of Agenda (ACTION) J. Monahan moved to approve. R. Weathers seconded. There was no further discussion and the motion was carried with no opposition.
3:10pm	5. Approval of Minutes (ACTION) M. Conkin moved to approve the minutes. K. Girty seconded. There was no further discussion and the motion was carried with no opposition.
3:12pm	6. SafeHouse Center Update – <i>Gregory Dill, Office of Community and Economic Development (OCED)</i> R. Smith moved to discuss agenda item. G. Dill went over the SafeHouse Center Update given to the County Board of Commissioners. The overarching goal of their work has been to support the current foundation, guided by the mission and vision as set by the SafeHouse Board, and build it back better with an eye towards addressing concerns voiced as well as improve wraparound/continuum of supports that can help someone get from crisis to stable housing. In September, 11 survivors and other community members voiced concerns with gaps in SafeHouse services. In November, County passed a resolution authorizing \$75,000, with a current request for additional resources. Most of these funds have gone to sheltering and transportation. SafeHouse partnered with Delonis Center, the County Health Department, and others to address needs in the interim. The County, which owns the

building, has addressed infrastructure concerns—remodeling the kitchen, updating bedrooms/bathrooms (with intention to soften the atmosphere to make it feel less institutional). To address security concerns, they are working with the Sheriff’s Office to route CCTV camera footage to central command and might look at a perimeter fence later in the spring. Between 8/1/21-1/26/22, 2216 calls were made for assistance—primarily for legal support & emergency response. The County is working to update its contract with SafeHouse and make new budget recommendations—since it is a budget year and new opportunities (such as through ARPA) may be available.

Eleanor asked about the accessibility of the space—are there reasonable accommodations for people in wheelchairs or with other mobility concerns? Previously, some people have been unable to access SafeHouse for this reason. G. Dill answered that one of the County’s priorities is to make all of its buildings accessible. K. Montgomery added that the building, including the shelter, is ADA compliant – with two bedrooms on the bottom floor that are accessible.

A. Patino asked for more details on how the Sheriff’s Office will be monitoring the video footage. G. Dill provided context: the County has a CCTV system covering many locations that are all connected to one source. Certain feeds can be centrally monitored by the Sheriff’s Office. These feeds would only be of public spaces (e.g., entry ways, parking lots—not rooms). K. Montgomery said there would be more conversation about the implications for people who came into SafeHouse—they would need to develop guidelines and consider the ramifications.

A. Carlisle asked if it was determined if any of the 11 clients were wrongly terminated from SafeHouse, and if the homeless service system could have served them elsewhere. G. Dill said the investigation didn’t cover that; the main goal was to provide residents in crisis with options and they will continue to engage in planning for better services moving forward.

R. Kraut asked if the reported number of calls represented calls or callers. K. Montgomery answered that they are individual calls, so people could have called multiple times.

T. Gillotti asked if other SafeHouse policies are under consideration for change, such as the 35-day stay. G. Dill responded they are compiling evidence and best practices from other shelters in the region and across the country, and that 35-day stay was fairly typical, but there is a need for support beyond that. This will also come down to a question about resources and where this fits among competing priorities, both within the Blueprint to End Homelessness and across other county priorities. “One homeless person in our community is too many.” There is an opportunity

in this budget planning year to take this strategic lens.

No further discussion.

3:32pm

7. Shelter Updates (Individuals)

- a. *Dan Kelly, Shelter Association of Washtenaw County (SAWC)*
- b. *Krista Girty, Ozone House*

R. Smith moved to discuss agenda item.

D. Kelly said winter shelter will likely be open until April 3rd, depending on the weather. The latest it has been open historically is April 13th. The final date will be confirmed soon. They are planning next steps with guests, with the goal of connecting everyone to other shelter or permanent housing. COVID update: the December outbreak petered out by February. One person is in isolation right now. Testing continues in partnership with Biovision and public health. A new partnership with MDHHS provides nursing support for people in hotels, and a new health and safety coordinator has been helpful as well. The census hovers around 145 per night, including all beds (onsite and offsite) which is relatively average, historically. There was an increase in overdoses at the beginning of the season but none recently, although staff are trained for it.

K. Girty reported that Ozone House Welcome Center (1600 N Huron River Drive, Ypsilanti) is doing a soft open this week and will be going back to fully open: 9am-8pm Mon-Thurs & 9am-5pm on Friday. Young people (12-24) can drop by. There are two welcome workers, several volunteers and a social worker, and more services will start soon. At Miller House (transitional living), three people exited, so three new people will be moving in, to maintain full capacity (of 10). At Safe Stay (minor shelter), they have been experiencing difficulties due to COVID-19 among staff. It is now fully open with a capacity of 6 people. Ozone House has also been doing advocacy work around House Bill 5756 to amend parental consent policies (which would allow Ozone House to serve youth in more of a 'shelter' program than a 'treatment' program, as intended) and to increase funding for youth services in the state.

A. Carlisle asked if there was anything the CoC Board could do in support of this advocacy, K. Girty said they would think about it and reach back out. D. Kelly offered to make connection to policy person at MCAH.

A. Patino asked to clarify times/location for drop-in center. K. Girty said more information will be publicized by the end of the week.

No further discussion.

3:42pm

8. Shelter Updates (Families)

- a. *Marla Conkin, Salvation Army*
- b. *Rhonda Weathers, SOS Community Services*

- c. *Ellen Schulmeister, IHN at Alpha House*
- d. *Kim Montgomery, SafeHouse Center*

R. Smith moved to discuss agenda item.

M. Conkin: hoteling has continued since June 2021, serving 31 families to date. 22 families have exited (3 to another shelter, 18 housed, 1 due to noncompliance) & 9 are currently in the hotel. The average length of stay is 57 days. Salvation Army entered into a MOU with Mission to help with larger families (currently, cannot take families larger than 4 people).

R. Weathers: SOS operates 3 scattered-site shelters, currently at full capacity. They are attempting to secure funding to increase capacity. They are all 3-bedroom homes, so they can often take larger families.

E. Schulmeister was not present.

K. Montgomery: 11 families are in SafeHouse shelter. Both the 24-hour helpline (how survivors call in to access services) and shelter are very busy.

No further discussion.

3:52pm

9. *New Human Services Partnership – Teresa Gillotti, Office of Community and Economic Development (OCED)*

R. Smith moved to discuss agenda item.

T. Gillotti discussed the County’s new round of funding through the Human Services Partnership. Information will be shared with listserv on Friday. There are four main categories of eligible activities: emergency food system, housing/homelessness, health/basic medical needs, childcare. Housing/homelessness can include PSH, RRH, and case management. Awards will be 5-year grants around \$200-300,000 (total amount available is approximately \$2.3 million across the four categories). More funding might come through Ann Arbor city ARPA funds (decision will be made 4/4), County ARPA funds, or other funding partners.

No further discussion.

4:00pm

10. *HUD 2022 Rubric Review – Andrew Kraemer, Office of Community and Economic Development (OCED)*

R. Smith moved to discuss agenda item.

A. Kraemer shared the process around Rubric Review, inviting participation from staff and clients/former clients at agencies. The first meeting is 3/25, and A. Kraemer will send more information to the CoC Listserv.

No further discussion.

<p>4:05pm</p>	<p>11. COVID Emergency Rental Assistance (CERA)</p> <ul style="list-style-type: none"> a. Program Updates – <i>Kristin Kunes, Office of Community and Economic Development (OCED)</i> b. Partner Updates – <i>Marla Conkin, Salvation Army and Rhonda Weathers, SOS Community Services</i> <p>R. Smith moved to discuss agenda item.</p> <p>K. Kunes highlighted new flyer developed by OCED and shared with CoC listserv to cover high-level CERA & ESG-CV information. MSHDA is expecting that paper and electronic applications for CERA will no longer be accepted after May, exact date to be finalized about 3-4 weeks prior. All existing applicants will be processed as funds are available.</p> <p>M. Conkin shared that they have spent \$6.4 million, approving over 1,000 applications averaging about \$5900 in assistance per family.</p> <p>R. Weathers said they have also approved over 1,000 cases, obligating over \$8 million in funding. Most common denial reason is duplicates.</p> <p>No further discussion.</p>
<p>4:15pm</p>	<p>12. HUD/MSHDA ESG-CV Spenddown Updates – <i>Kristin Kunes, Office of Community and Economic Development (OCED)</i></p> <p>R. Smith moved to discuss agenda item.</p> <p>K. Kunes shared that HUD & MSHDA are closely monitoring ESG-CV, which ends 9/30/22. MSHDA ESG-CV dollars are 43% spent down as of last month across the community. HUD ESG-CV dollars are about 60% spent down across the community. MSHDA has earlier spend down expectations, and if they are not met, might re-allocate funds. Conversations are currently happening about how to facilitate spend down with providers, as well as explore implications/flexibilities with HUD and MSHDA.</p> <p>No further discussion.</p>
<p>4:20pm</p>	<p>13. Moving To Work – <i>Weneshia Brand, Ann Arbor Housing Commission (AAHC)</i></p> <p>R. Smith moved to discuss agenda item.</p> <p>W. Brand announced that AAHC was selected to participate in the MTW Demonstration, focused on landlord incentives. This will allow AAHC to use a portion of administrative fee funding with more flexibility – for example, to pay for tenant’s security deposits, application feeds, etc.—to maintain current landlords and incentivize new landlords. They are currently attending a series of HUD webinars to learn more about the rules and regulations, after which they will hold public hearings/meetings (targeting May). AAHC is asking for the CoC’s input in terms of what strategies work in Ann Arbor and what gaps can be filled. In addition to public meetings there will be work groups, which will need volunteers. The MTW plan</p>

should be finalized by the end of 2022 or beginning of 2023. People who are interested in helping or who have ideas or feedback should reach out to W. Brand: WRBrand@a2gov.org.

K. Kunes thanked W. Brand for sharing the information. W. Brand offered to do presentations in other settings to increase opportunities for input.

W. Brand also shared that waitlist is open for project-based vouchers.

J. Little asked if W. Brand had reached out to Ann Arbor Apartment Association and Board of Realtors. W. Brand said they are on the list.

No further discussion.

4:30pm

14. CoC Board Development – *Catherine Distelrath and Lindsey Bishop Gilmore, Corporation for Supportive Housing (CSH)*

R. Smith moved to discuss agenda item.

L. Bishop Gilmore and C. Distelrath re-introduced the work CSH started doing with the CoC last year around strategic planning & board engagement. The work paused due to staff turnover and is now continuing. Prior to the pause, they had completed 1:1 feedback sessions with 23 people. Over half of the members interviewed had been on the Board for more than 4 years yet nearly 50% expressed limited understanding of role/function and role of board members & 38% expressed challenges in identifying/activating around issues. Issue areas include limited understanding of board/board member role; structural/cultural challenges to full board engagement; significant potential to fully activate board members; need for additional perspectives to equitably respond to homelessness (BIPOC faith groups and communities in general, nontraditional organizations serving people with housing insecurity); and that zoom meetings & pandemic impacted Board relations.

T. Gillotti & R. Smith agreed this assessment still holds.

A Patino added that it is difficult to create relationships in the virtual world but that deeper connections could lead to more participatory meetings.

R. Kraut asked if mechanisms like breakout rooms could be used within the formality of the CoC Board structure.

J. Mogensen recognized that some people are in many different planning spaces around homelessness. What is the right space for conversations without duplication? What is missing and should be addressed?

K. Kunes agreed with importance of relationship building and emphasized the need to create conversations that are representative of the system as a whole (case managers, supervisors, etc.)

A. Carlisle said this is the most formal board of all CoCs she has worked in: operates very precisely, no chat box, webinar-style presentation.
D. Kelly voiced it would be helpful to use resource-rich thinking in visioning conversations (instead of resource-starved): what would we do if we had \$100 million? Starting from there and then bring it back to reality.

A. Patino said the CoC Board is predominantly decision-makers, which there can be value in, but that it might be challenging to tend to power dynamics if other people were brought in. That only works if there is a lot of awareness related to identity and power dynamics.

Z. Fosler said strategy is better done in person than on Zoom—people are more candid, there are less distractions. But, there needs to be dedicated space for strategy because it's difficult to squeeze in between regular Board business.

J. Mogensen, in response to wanting representation from BIPOC faith community, said these things can take a lot of time to build personal relationships. People need to learn to trust each other so we should not be concerned if it does not happen away.

C. Distelrath shared next steps for CSH: clarify CoC Board purpose and define member roles; create space for more strategic conversations; include additional perspectives. L. Bishop Gilmore said this will also address allowability of specific changes like enabling chat box/breakouts.

No further discussion.

4:50pm	15. Board Member Updates/Issues None
4:55pm	16. Public Comment None
5:00pm	17. Adjournment R. Smith adjourned at 4:52pm.