

# AGENDA

## Rebuilding Lives Funder Collaborative Meeting

May 19, 2011

11:30 am – 2:00 pm

Community Shelter Board

Time	Item	Presenter	Action
11:30 am	<b>Welcome, Introductions &amp; Agenda Review</b> <ul style="list-style-type: none"> <li>• Introductions – Members &amp; Guests</li> </ul>	Michelle Heritage	
11:35 am	<b>Administrative Issues</b> <ul style="list-style-type: none"> <li>• Approve Meeting Notes from 2.17.11 (A)</li> <li>• FY11 Program Evaluation Summary (A)</li> <li>• FY11 Quarter 3 System &amp; Program Indicator Report (H)</li> <li>• Semi-Annual Financial Report (A)</li> <li>• Approve CSB Awards for Supportive Housing &amp; Adopt Funding Strategy (A) (R)</li> <li>• Approve Annual Plan &amp; RLFC Policy Statements (A) (R)</li> </ul>	Michelle Heritage Lianna Barbu  Tiffany Nobles	✓   ✓ ✓
12:45 pm	<b>Strategic Issues</b> <ul style="list-style-type: none"> <li>• RL Strategy Progress Report Template</li> </ul>	Tiffany Nobles	
12:55 pm	<b>Updates on Strategy Progress to Date</b> <ul style="list-style-type: none"> <li>• Unified Supportive Housing System (A)</li> <li>• Access to Benefits Strategy (A)</li> <li>• Increase Supportive Housing Units (A)</li> <li>• Centralized Point of Access for Single Adults (A)</li> <li>• Tier II Shelter Conversion (A)</li> <li>• Employment Strategy</li> <li>• Coordinate Emergency Aid</li> <li>• Re-entry Housing Advocacy – Mental Health Population (A)</li> <li>• Re-entry Housing Advocacy – Incarcerated Population</li> <li>• Collaborative Outreach Strategy</li> <li>• Affordable Housing Campaign</li> </ul>	Lianna Barbu Dave Davis  Suzanne Coleman-Tolbert Matt Kosanovich Susan Lewis Kaylor Sally Luken Erika Clark Jones	
1:35 pm	<b>Project Development</b> <ul style="list-style-type: none"> <li>• CHN Inglewood Court (A)</li> <li>• NCR Commons at Livingston (A)</li> <li>• NCR Commons at Third (A)</li> <li>• YMCA Franklin Station (Sunshine Terrace Replacement) (A)</li> </ul>	Susan Weaver Colleen Bain  Amanda Owen	
2:00 pm	<b>Adjourn</b>		

**Next RLFC Meeting: 11:30 am – 2:00 pm, Thursday, August 18, 2011**

(A) = Attachment (H) = Handout (P) = Previously Distributed (R) = Resolution

# Meeting Minutes

## Rebuilding Lives Funder Collaborative Meeting

Thursday, February 17, 2011

11:30 am – 2:00 pm

Community Shelter Board

### **Attendees:**

*Rebuilding Lives Funder Collaborative (RLFC) Members Attending:* Antonia Carroll, Michelle Heritage Ward, Amiee Bowie (for Anthony Trotman), Ron Kadylak (for David Royer), Tom Dobies (for Charles Hillman), Douglas Lay, Walter Torain (for Eric Fenner), Erika Clark Jones, Jeff Pattison (for Jed Morison), Matt Kosanovich (for Janet Jackson), Bea Bartram (for John Glacken), Kathy Werkmeister, Kim Stands, Rollin Seward (for Jim Schimmer), Sally Luken, Suzanne Coleman-Tolbert

*RLFC Members Absent:* Charleta Tavares, Emily Savors, Jeffrey Lyttle, Hal Keller, Phil Cass, Teresa Long, Steve Gladman, Terri Donlin Huesman

*Guests:* Susan Weaver, Colleen Bain, Jim Rose, Mike Tynan, Deborah Rambo, Jerry Pierce, Julia Crist, Vincent McDougald, Shadi Traish, Janine White, Don Strasser, Carl Landry, Bob Ater, Sue Villilo, Dave Simmons

*Community Shelter Board (CSB) Staff:* Tiffany Nobles, Dave Davis, Lianna Barbu

### **Welcome, Introductions & Agenda Review**

Michelle Heritage Ward welcomed the group and all gave name and affiliation introductions. Michelle reminded the group that CSB's One Day to End Homelessness campaign occurred on January 31. The goals of the campaign were to (1) raise money, (2) raise awareness about homelessness and (3) build and strengthen our relationship with the faith-based community. As of today, \$146,000 has been raised. Congregational campaigns will run through the end of February. CSB should have the final fundraising numbers by the end of March.

### **Meeting minutes from 11/18/10**

Michelle reminded the group that the minutes from the November 18 meeting were included in the meeting packet. There were no corrections noted. Erika Clark Jones moved and Sally Luken seconded that meeting minutes be approved as written. The motion was unanimously approved.

### **Strategic Issues**

*RLFC Workgroup on RL Strategies Recommendations*

Kim Stands presented the recommendations of the RLFC Workgroup on RL Strategies that met on February 3. Minutes from the meeting were included in the meeting packet. Participants on the workgroup were Kim Stands, Emily Savors, Jeff Pattison, John Glacken, Michelle Heritage Ward, Don Strasser, Lianna Barbu and Tiffany Nobles. Deb Helber served as the facilitator. The group

reviewed the progress of all of the RL strategies, identified those that are stalled and developed recommendations for moving those strategies forward. There were three strategies that were considered stalled – Coordinate Emergency Aid, Employment and Affordable Housing Campaign. The group also discussed lessons learned and developed a plan for accountability of those convening and participating in RL strategy planning and implementation.

Michelle Heritage Ward commented that she would like to see the RLFC become a resource for the conveners for insight, feedback, and a safe place to openly discuss any barriers in moving strategies forward.

It was noted that economy and funding were barriers to the progress of some of the strategies.

Matt Kosanovich noted that he really appreciated the recommendations from the workgroup. He further noted that the Coordinate Emergency Aid strategy was stalled for various reasons. He requested that an ad hoc committee be developed to help the conveners understand the definition of the strategy. Michelle requested that anyone interested in participating on the ad hoc committee should email her.

#### *Collaborative Outreach Strategy*

Michelle commended Erika for her facilitation of the planning group for the Collaborative Outreach Strategy. Erika commended the participants from the planning group, many of whom were in attendance today. A summary of the group's work was included in the meeting packet and a detailed model design was issued as a handout. The objective is "to create a sustainable, collaborative outreach model that utilizes a coordinated approach to rapid response, engagement, assessment, intake, case planning and referral to housing and support services." The design calls for a lead agency to be identified for the implementation of the strategy. A Request for Proposals (RFP) process will be used to assess interest. The lead agency will be responsible for building the structure of the collaborative as well as managing the collective outcomes of the collaborative process.

Mike Tynan commented that he felt the process for this strategy went very well. He appreciated being a participant because of the need for collaboration between housing operators and outreach specialists.

Erika commented that there was a lot of discussion around whether or not a lead agency was needed to implement this strategy; however everyone agreed that the lead agency needed to have homelessness as one of its core competency.

Clarification was made that the group agreed that a pilot phase was necessary before full 24/7 expansion could be implemented in order to see how the new process would work and make any needed changes.

Don Strasser noted that the process allowed the group to identify and find common understanding around resources available to those who present for assistance.

Erika noted that the faith-based community was also well represented on the collaborative planning group.

Carl Landry commented that the process allowed for open communication and input which enhanced its success.

A question was asked about how RFPs would be reviewed. Michelle commented that an ad hoc committee should be developed to review the submissions and make a selection. She further

commented that RFPs will be received from any organization that submits – there is no requirement to be a current CSB partner agency.

It was noted that the current issue surrounding outreach is the lack of coordination. The lead agency selected will determine how the model is implemented – i.e. how many outreach staff are needed, how many staff are dispatched at a time, etc. Carl further explained that currently there is also a lack of coordination among homeless outreach staff, mental health outreach staff, and health services outreach staff, etc.

A question was asked whether any agency currently doing any type of outreach would see this lead agency as an adversary. Erika noted that Don Strasser and Kent Beittel helped ensure that many of the groups that could possibly be affected were included in the collaborative planning group. She further noted that there may be some agencies that do not want to be a part of the group but that is beyond the group's control. The goal of the group is to operate in the best interest of the client and the community.

Clarification was made that the opportunity that exists from this strategy is beyond just responding to needs but to also better coordinate services.

Deborah Rambo commented that the model will also provide a way to give clients access to more than just shelter or housing services.

Tom Dobies commented that the relationship between CSB and the lead agency will be different than the lead agency and the staff it employs.

Lianna Barbu commented that the multi-disciplinary teams enable the system to use the resources more appropriately and efficiently.

Michelle stressed the importance of the lead agency having the core competency of providing homeless services. She further noted that CSB is not in a position to coordinate the provision of services and thus stated at the beginning of the process that it would not be the lead agency.

Sally suggested that the RFP include a plan for engaging the communities that will be visited. Erika noted that the Neighborhood Pride Centers were participants on the group and made the same suggestion.

Erika commented that this process was an example of how the various groups can work together.

### **Re-entry Housing Advocacy – Incarcerated Populations**

Sally presented information from the Re-Entry Housing Collaborative report that was issued electronically to RLFC members in early February. Ron Kadylak joined her to discuss the data match with ADAMH completed for the report.

Corporation for Supportive Housing (CSH) convened the collaborative group with the intent to “develop recommendations and an implementation plan for the Rebuilding Lives Funder Collaborative’s consideration that will reduce the utilization rates of CSB supported shelters by formerly incarcerated persons.” Representatives from the justice system, mental health system, homeless services system and others participated on the collaborative. A full list of members was included in the final report which can be found on CSH’s website and CSB’s website.

Highlights from the presentation were:

- Over 37,000 people are processed annually in Franklin County’s jail

- 24% of jail inmates are on psychotropic meds
- Over 100 jail inmates daily identify the streets as their home address
- 42% of shelter users or 5,155 people had incarceration histories
- On one day in 2009: over 50% of persons in shelter had served time in the past 3 years
- Frequent users of shelter (3+stays) were more likely to have spent time in jail or prison
- Ohio Department of Rehabilitation & Correction (ODRC) does not usually ask if persons are homeless but they are beginning to ask that question.
- During the collaborative group's meetings ODRC mentioned that there is a credibility issue among clients regarding ODRC staff. It may be better to have outside personnel come in to offer services, etc. to inmates who are approaching discharge.
- The collaborative group's recommendations were:
  - Assessment – use of Ohio Risk Assessment System (ORAS); information sharing across systems; public benefits
  - In Reach –role of outside organizations; stronger discharge planning/connections
  - Housing/Supportive Services – advocacy for less restrictive subsidies; SSI benefit reinstatement
- The 2011 Plan of Action on the strategy is:
  - Develop a Franklin County Frequent Users of Services Enhancement (FUSE) project
  - Develop a Housing/Behavioral Health Subcommittee of the Franklin County Reentry Task Force
  - BJA 2011 grant submitted. ADAMH and Franklin County applied for \$250,000 to provide affordable housing to non-veterans in their system.
  - Veterans Administration committed to developing an Assertive Community Treatment (ACT)/Integrated Dual Disorder Treatment (IDDT) team to engage frequent users who are veterans and move them into housing with VASH vouchers as they are available.
  - CSH will focus on fundraising for short term rental assistance and impact analysis

Suzanne Coleman Tolbert suggested that COWIC share data about persons from this population that present at their programs.

Clarification made that short-term rental assistance was decided as starting point for persons approaching discharge.

CSH expects to hear response on BJA grant in the summer.

It was noted that there may be opportunity to coordinate with the judicial system.

#### *Unified Supportive Housing System (USHS)*

Lianna provided an update on the USHS. As of January 2011, the YWCA and YMCA supportive housing projects were included under the USHS umbrella and their vacancies are handled in the same manner as the other projects that are part of the USHS, CHN Southpoint Place, NCR Commons at Buckingham, and Southeast Scattered Sites. USHS is working towards bringing all the supportive housing projects under its umbrella. This will provide eligible applicants a broader scope of supportive housing options.

The USHS is working to finalize the evaluation for the Commons at Buckingham project.

CMHA lifted the freeze, effective October 25 2010, on clients who desire to move from their project-based units. All projects part of the Move-Up Pilot, the third and final USHS pilot, are working towards moving their eligible clients into independent housing. All three sites, YMCA, YWCA and Maryhaven agreed to extend their contract for the Move-Up Pilot through 12/31/2011.

The USHS is gearing up for the next two projects that will lease-up, the CHN Leasing project projected for early spring and NCR's Commons at Livingston for the summer of 2011.

#### *Access to Benefits*

Dave Davis provided an update on the strategy's progress. Second quarter numbers for FY 11 indicate that 235 households have been served and 53 applications for SSI/SSDI have been submitted.

#### *Increase Supportive Housing Units*

Dave provided an update on the strategy's progress. In regards to the planned 240 units by new construction or rehab, NCR plans to submit a plan for a Commons at Livingston Phase 2. Preliminary plans are for 50 units; target group and Rebuilding Lives numbers are yet to be determined. In regard to the planned 520 units by master lease, CHN has completed the contract with HUD for 2009 Bonus Award project that will master lease for 25 units.

#### *Centralized Point of Access (CPOA)*

Dave noted the following update on the strategy: For the second quarter of FY11, 1839 people have been served by the CPOA and 73% of those have accessed shelter.

#### *Tier II Family Shelter Conversion*

Dave noted that an evaluation of the "rolling stock" model has been completed which indicates that the model is successful in terms of reducing the stress of families having to move from the YWCA Family Center to their housing and allowing families to have more ownership in their in their environment.

#### *Employment Strategy*

Suzanne Coleman Tolbert reported that she has several one-on-one conversations with CSB, Goodwill Columbus, Columbus Coalition for the Homeless and FCDJFS. Dorian Wingard from FCDJFS will be lead. Next steps include convening a group to review work done to date and identify plan for moving forward. Suzanne also noted that COWIC and CSB have committed funding for the strategy. She will be reaching out to the county to see if they have funding to apply.

#### *Re-entry Housing Advocacy – Mental Health Population (HPRP ADAMH Prevention Program)*

Ron Kadylak provided an update on the strategy. As of December 31, 2010, 86 clients moved into units on a HPRP subsidy. The total amount of funds requested to date is \$199,367. Thirty-one of the 86 clients have moved off of the HPRP subsidy and onto a CMHA voucher. 13 have moved off of the HPRP subsidy without a voucher.

#### **Other**

Tom moved and Kim Stands seconded that the meeting be adjourned. The motion was unanimously approved.

# Performance Ratings at a Glance

Program	Performance Rating
<b>Homeless Prevention</b>	
Communities In Schools – Stable Families	High
Communities In Schools – Stable Families Weinland Park Expansion <sup>1</sup>	Not Rated
CHN ADAMH Prevention (HPRP) <sup>2</sup>	Not Rated
CHN Prevention (HPRP) <sup>2</sup>	Not Rated
Gladden Community House - Homeless Prevention Program	High
Gladden Community House (HPRP) – Single Adult Prevention Program <sup>2</sup>	Not Rated
<b>Emergency Shelters</b>	
<b>Family Shelters</b>	
HFF Family Shelter	High
VOAGO Family Services	High
YWCA Family Center	Medium
<b>Single Adult Shelters</b>	
LSS - Centralized Point of Access (HPRP) <sup>2</sup>	Not Rated
LSS - Single Adults Combined	Low
Maryhaven Engagement Center	Medium
Southeast/FOH – Men’s Shelter	High
Southeast/FOH – Rebecca’s Place	High
VOAGO Men’s Shelter	Medium
VOAGO VA Emergency Housing <sup>2</sup>	Not Rated
<b>Outreach Specialist</b>	
Maryhaven Outreach	Low
<b>Access to Benefits</b>	
Benefits Partnership	Medium
<b>Direct Housing/Rapid Re-housing</b>	
Catholic Social Services – Rapid Re-housing <sup>2</sup>	Not Rated
CHN In-Reach Single Adults <sup>2</sup>	Not Rated
CHN Placement (HPRP) <sup>2</sup>	Not Rated
CSB Transition Program	High
Homeless Families Foundation Rolling Stock	High
The Salvation Army Direct Housing	High
The Salvation Army Job2Housing	High
VOAGO Rapid Re-housing for Single Adults (HPRP) <sup>2</sup>	Not Rated
VOAGO Transition in Place	High
<b>Permanent Supportive Housing</b>	
CHN Briggsdale	High
CHN Cassady Avenue Apartments	High
CHN Community ACT	High
CHN East Fifth Avenue Apartments	High
CHN Hotel St. Clair	High
CHN North 22 <sup>nd</sup> Street	High
CHN North High Street	High

<sup>1</sup> Program not evaluated.

<sup>2</sup> Program too new to be rated and/or HPRP programs.

<b>Program</b>	<b>Performance Rating</b>
CHN Parsons Avenue	High
CHN Rebuilding Lives PACT Team Initiative	Medium
CHN Safe Havens	High
CHN/SE Leased Supportive Housing Program <sup>1</sup>	Not Rated
CHN Southpoint Place	High
Maryhaven Commons at Chantry	High
NCR Commons at Buckingham <sup>1</sup>	Not Rated
NCR Commons at Grant	High
NCR Commons at Livingston <sup>1</sup>	Not Rated
Southeast Scattered Sites	High
YMCA 40 West Long Street	High
YMCA Sunshine Terrace	High
YWCA WINGS	High
<b>Continuum of Care Programs (Non-CSB funded)</b>	
<b>Transitional Housing</b>	
Amethyst RSVP	High
Huckleberry House, Transitional Living Program	High
Maryhaven, Women's Program <sup>1</sup>	Not Rated
Southeast New Horizons Transitional Housing	Medium
VOAGO Veterans Program	Low
YMCA ADAMH Pilot <sup>1</sup>	Not Rated
<b>Permanent Supportive Housing</b>	
CHN Family Homes	High
CHN Wilson	High
VOAGO Family Supportive Housing	Medium
<b>Shelter Plus Care</b>	
Amethyst SPC	Medium
Columbus AIDS Task Force SPC TRA	High
CHN SPC SRA	High
CHN SPC TRA	High
LSS Faith Mission Shelter Plus Care SRA	Medium

## Conclusion

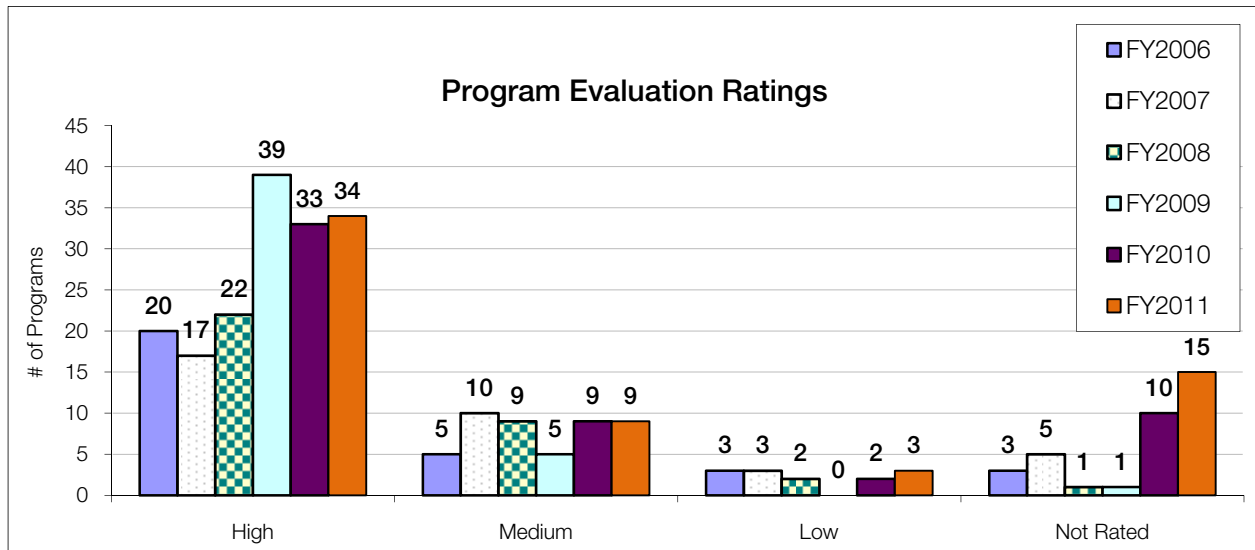
The findings outlined in this evaluation indicate a good level of performance and service provision by partner agencies. The graph on the next page illustrates the number of rated programs between fiscal years 2006 and 2011 by rating category. The Community Shelter Board commends partner agencies on their performance and continued commitment to quality, responsive services and housing for some of the most vulnerable members of our community – adults and children who experience homelessness. CSB looks forward to working with partner agencies in the coming year to accomplish the goals identified in this report and to further improve individual programs and system coordination.

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<sup>1</sup> Program too new to be rated.



**Number of program evaluations by rating category between FY2006 and FY2011**



For FY2011, fifteen (15) programs were not rated as being too new to evaluate, non-funded or funded with HPRP stimulus dollars.

**Rebuilding Lives Funder Collaborative  
Financial Status Report - Supportive Housing**

July 1, 2010 - December 31, 2010

Budgeted Revenue (12 mos.) Sources of Funds	
<u>CSB Sources</u>	
City General RL	902,734
County RETF	925,934
United Way	223,247
Other Funders	242,650
Total CSB Sources	2,294,565
Partner Leverage Funds	6,941,452
<b>Total</b>	<b>\$ 9,236,017</b>

Actual Revenue (6 mos.) Sources of Funds	
<u>CSB Sources</u>	
City General RL	451,245
County RETF	458,453
United Way	94,486
Other Funders	92,328
Total CSB Sources	1,096,512
Partner Leverage Funds	3,252,313
<b>Total</b>	<b>\$ 4,348,825</b>

% Variance
50%
50%
42%
38%
48%
47%
47%

07/10 - 06/11 Budget (12 Months)

Expenses	Total	Leveraged Funds	CSB Portion
<b>Supportive Housing</b>			
CHN - E. Fifth Ave.	522,997	464,538	58,459
CHN - N. 22nd St.	211,708	156,707	55,001
CHN - N. High St.	391,606	244,815	146,791
CHN - Parsons	377,406	315,993	61,413
CHN - Cassady	84,827	35,729	49,098
CHN - RLPTI	850,149	809,209	40,940
CHN - St. Clair	252,800	175,617	77,183
1 CHN - Safe Havens	275,765	275,765	-
CHN - Community ACT	397,765	323,280	74,485
1 CHN - Briggsdale	359,740	359,740	-
2 CHN - Southpoint Place	526,575	466,575	60,000
3 CHN - Leasing SHP	256,469	234,616	21,853
MH - Commons at Chantry	235,963	199,050	36,913
NCR - Commons at Buckingham	536,750	421,542	115,208
NCR - Commons at Grant	523,277	447,514	75,763
SE - Scattered Sites	731,517	413,720	317,797
4 SE - RL Leasing	215,164	-	215,164
YMCA - Sunshine Terrace	795,556	421,977	373,579
YMCA - W. Long/PSH	810,656	344,611	466,045
YWCA WINGS	879,327	830,454	48,873
<b>Total</b>	<b>\$ 9,236,017</b>	<b>\$ 6,941,452</b>	<b>\$ 2,294,565</b>

07/10 - 12/10 Actual (6 Months)

Total	Leveraged Funds	CSB Portion
208,271	181,580	26,691
72,878	46,063	26,815
180,767	105,321	75,446
186,624	157,381	29,243
33,615	9,629	23,986
406,501	385,085	21,416
138,183	99,010	39,173
142,376	142,376	-
190,572	156,131	34,441
188,191	188,191	-
316,879	256,879	60,000
-	-	-
114,819	96,840	17,979
323,848	266,242	57,606
181,848	157,553	24,295
379,979	215,701	164,278
67,727	-	67,727
392,657	203,177	189,480
370,145	154,321	215,824
452,945	430,833	22,112
<b>\$ 4,348,825</b>	<b>\$ 3,252,313</b>	<b>\$ 1,096,512</b>

Overall Variance	CSB variance
40%	46%
34%	49%
46%	51%
49%	48%
40%	49%
48%	52%
55%	51%
52%	0%
48%	46%
52%	0%
60%	100%
0%	0%
49%	49%
60%	50%
35%	32%
52%	52%
31%	31%
49%	51%
46%	46%
52%	45%
<b>47%</b>	<b>48%</b>

**Rebuilding Lives Funder Collaborative  
Financial Status Report - Supportive Housing  
Notes**

**Period:** July 1, 2010 - December 31, 2010

**Note:** This report is a summary of all Rebuilding Lives Partner Agency Semi-Annual Reports for the period beginning July 1, 2010 and ending December 31, 2010. CSB has verified all CSB expenses and CSB revenues and has compiled reported annual financial information from Rebuilding Lives Partner Agencies. This report is not intended to be a comprehensive Rebuilding Lives Funder Collaborative financial statement.

**1 CHN - Safe Havens & Briggsdale:** CSB does not provide funding for these programs.

**2 CHN - Southpoint Place:** \$60,000 was paid to ADAMH to distribute as needed to CHN service partners. Project is part of the Unified Supportive Housing System's unified payment model.

**3 CHN - Leasing SHP:** Project lease-up started in March 2011.

**4 SE - RL Leasing:** Southeast became the grantee for the RL Leasing program in December 2010 and assumed management of the funding. CSB actual expenses represent payments made to Southeast up to the point of transfer.

**Overall:** CSB has no significant concerns to report.

**Rebuilding Lives Funder Collaborative  
111 Liberty Street Suite 150  
Columbus, Ohio 43215**

**Resolution of the Collaborative  
May 19, 2011**

**RESOLUTION 1: FUNDING STRATEGY AND SUPPORTIVE HOUSING FUNDING AWARDS  
FOR FY12**

WHEREAS, the staff of the Community Shelter Board has projected revenues and expenses for all Rebuilding Lives Permanent Supportive housing projects for FY12 (July 1, 2011 – June 30, 2012) to the extent that project sponsors submitted data;

WHEREAS, the projects remain cost efficient with comparable costs per unit to prior years;

WHEREAS, the Community Shelter Board will continue to prepare funding applications or requests to the City of Columbus, Franklin County Board of Commissioners, the United Way, the U. S. Department of Housing and Urban Development and other prospects from the public, philanthropic and corporate communities to support the services and operations of the supportive housing projects;

WHEREAS, CSB staff have conducted a fair and open process for Requests for Proposals for funding services related to shelter, housing services, and supportive housing, as governed by the CSB Board's Ends Policies and administrative procedures;

WHEREAS, the agencies requesting renewal funding have successfully operated programs in a manner that meets CSB's Partner Agency Standards; assist homeless persons to obtain and maintain housing; improve housing stability; increase client access to resources; and promote housing retention;

WHEREAS, each of the agencies have been found to be in full compliance with CSB Partner Agency Standards as of April 2011 and all Rebuilding Lives supportive housing programs were rated as high or medium performers for FY11;

THEREFORE, be it resolved, that the Funder Collaborative agrees to authorize grants for funding associated with providing supportive housing to disabled homeless individuals and families, and recommends approval of the FY12 funding strategy as presented;

FURTHERMORE, the Funder Collaborative authorizes the Community Shelter Board to submit funding proposals consistent with this strategy on its behalf.

**Approved by voice vote.**

Witnessed by:

\_\_\_\_\_  
Michelle Heritage, Chair

\_\_\_\_\_  
Date

# Rebuilding Lives:

Breaking the Cycle of Homelessness  
 Operations and Services  
 Projects Currently Operating or Funded  
 Fiscal Years  
 2011- 2012

	FY 11 7/10-6/11	FY 12 7/11-6/12
<b>PLANNED REVENUE</b>		
<sup>1</sup> ADAMH	\$ 161,545	\$ 189,898
<sup>2</sup> City General	902,734	902,734
<sup>3</sup> City HOME-TBRA	325,000	325,000
<sup>4</sup> CMHA Public Housing Subsidy	391,900	400,500
<sup>5</sup> CMHA Section 8-project based	895,352	1,474,479
<sup>6</sup> CMHA Section 8-tenant based	483,383	428,645
<sup>6</sup> Franklin County	893,123	900,000
<sup>5</sup> HUD SHP	3,128,854	2,948,398
<sup>5</sup> HUD SPC	116,181	406,279
Medicare and Medicaid	35,000	30,554
OCCH Grant	3,108	-
<sup>7</sup> ODOD	193,579	197,905
ODMH	-	15,950
<sup>8</sup> Tenant Rent	1,109,075	1,067,899
<sup>9</sup> United Way of Central Ohio	218,315	219,593
<sup>10</sup> Sponsor Generated Funds	208,272	279,060
<sup>11</sup> Community Shelter Board-Other	228,272	233,080
<sup>12</sup> Other	168,452	13,425
<b>Total</b>	<b>\$ 9,462,144</b>	<b>\$ 10,033,399</b>
<b>EXPENSES</b>		
<b>Supportive Housing</b>		
<sup>13</sup> Briggsdale, Community Housing Network	\$ 359,740	\$ 419,511
<sup>13</sup> Cassady Ave. Apts, Community Housing Network	84,827	87,861
<sup>13</sup> Community ACT, Community Housing Network	397,765	383,177
<sup>13</sup> CHN/Southeast Leased SHP, Community Housing Network	256,469	222,535
<sup>13</sup> E. 5th Avenue, Community Housing Network	515,969	578,516
<sup>13</sup> N. 22nd St. Apts, Community Housing Network	188,255	222,244
<sup>13</sup> N. High St. Apts, Community Housing Network	401,865	425,471
<sup>13</sup> Parsons Apartments, Community Housing Network	401,866	443,119
<sup>13, 14</sup> RLPTI, Community Housing Network	850,149	867,457
<sup>13</sup> Safe Havens Apartments, Community Housing Network	275,765	302,927
<sup>13</sup> St. Clair, Community Housing Network	323,452	368,185
<sup>13</sup> Southpoint Place, Community Housing Network	526,575	859,372
Commons at Chantry, NCR/Maryhaven	235,963	235,963
<sup>15</sup> Commons at Buckingham, National Church Residences	582,087	650,869
<sup>15</sup> Commons at Grant, National Church Residences	514,449	651,064
<sup>15, 16</sup> Commons at Livingston, National Church Residences	-	243,906
<sup>17</sup> Scattered Sites, Southeast, Inc.	946,681	995,509
Sunshine Terrace, YMCA	795,556	792,287
PSH @ 40 W. Long, YMCA	810,656	809,040
WINGS, YWCA	879,327	963,332
<sup>18</sup> Contingency	114,729	105,991
<b>Total</b>	<b>\$ 9,462,144</b>	<b>\$ 10,628,335</b>
<sup>19</sup> Funding Surplus/(Deficit)	-	(594,936)

The accompanying notes are an integral part of the financial projections presented above.

# Rebuilding Lives:

Breaking the Cycle of Homelessness  
 Operations and Services  
 Projects Currently Operating or Funded  
 Fiscal Years  
 2011- 2012

	FY 11 7/10-6/11	FY 12 7/11-6/12
<b>CSB ONLY PLANNED REVENUE</b>		
<sup>2</sup> City General	\$ 902,734	\$ 902,734
<sup>6</sup> Franklin County	893,123	900,000
<sup>9</sup> United Way of Central Ohio	170,000	190,000
<sup>17</sup> HUD RL Leasing	215,164	-
<sup>11</sup> Community Shelter Board - Other	228,272	233,080
<b>Total</b>	<b>\$ 2,409,293</b>	<b>\$ 2,225,814</b>
<b>CSB ONLY EXPENSES</b>		
<sup>13</sup> Cassady Ave. Apts, Community Housing Network	\$ 49,098	\$ 40,699
<sup>13</sup> Community ACT, Community Housing Network	74,485	47,402
<sup>13</sup> E. 5th Avenue, Community Housing Network	58,459	58,459
<sup>13</sup> N. 22nd St. Apts, Community Housing Network	55,001	31,520
<sup>13</sup> N. High St. Apts, Community Housing Network	146,791	156,725
<sup>13</sup> Parsons Apartments, Community Housing Network	61,413	77,377
<sup>13,14</sup> RLPTI, Community Housing Network	40,940	74,005
<sup>13</sup> St. Clair-Community Housing Network	77,183	77,183
<sup>13</sup> Southpoint Place, Community Housing Network	60,000	60,000
<sup>13</sup> CHN/Southeast Leased SHP, Community Housing Network	21,853	1,714
Commons at Chantry, NCR/Maryhaven	36,913	36,913
<sup>15</sup> Commons at Buckingham, National Church Residences	115,208	115,208
<sup>15</sup> Commons at Grant, National Church Residences	75,763	75,763
<sup>15,16</sup> Commons at Livingston, National Church Residences	-	60,561
<sup>17</sup> Scattered Sites, Southeast, Inc.	532,961	317,797
Sunshine Terrace, YMCA	373,579	373,579
PSH @ 40 W. Long, YMCA	466,045	466,045
WINGS, YWCA	48,873	48,873
<sup>18</sup> Contingency	114,728	105,991
<b>Total</b>	<b>\$ 2,409,293</b>	<b>\$ 2,225,814</b>
<b>Funding Surplus/(Deficit)</b>	-	-

*The accompanying notes are an integral part of the financial projections presented above.*

*S:\Rebuilding Lives Plan\Financial information\2012\Rebuilding Lives Funding Strategy\_FY12 Update Oper & Serv Strat-CSB Only*

# Rebuilding Lives: Breaking the Cycle of Homelessness

## Financial Assumptions

### General Assumptions and Comments

Revenues vary by source. Expenses are based upon FY12 Rebuilding Lives program budgets for Supportive Housing Projects only. Only RLFC projects with RLFC funding commitments in FY12 are included in this document.

### Assumed Revenue

<sup>1</sup> **ADAMH** – Includes funding for Briggsdale, Safe Havens, Commons at Chantry, and Southpoint Place.

<sup>2</sup> **City General Funds** – In FY12 CSB has budgeted to receive City of Columbus grants for Rebuilding Lives projects in the amount of \$902,734. The City committed the CY2011 funding. CY2012 funding levels have not yet been determined.

<sup>3</sup> **City HOME** – The budget assumes full HOME TBRA funding for Southeast and YMCA 40 W Long St. A cut of 12% may be applied to this funding for the 2<sup>nd</sup> half of FY12. CSB will supplement the funding for these projects, if the funding reduction occurs, from other sources.

<sup>4</sup> **CMHA Public Housing Subsidy** – In FY12, this represents the approximate value of the operating subsidy (\$445/month/unit) associated with the cost of 75 units at Sunshine Terrace Apartments.

<sup>5</sup> **CMHA Section 8, HUD SHP and HUD SPC** – Funding availability is contingent upon HUD funding.

<sup>6</sup> **Franklin County**– In FY12 CSB has budgeted to receive Franklin County grants for Rebuilding Lives projects in the amount of \$900,000. The County committed the CY2011 funding. CY2012 funding levels have not yet been determined.

<sup>7</sup> **ODOD** – Funds provided to Briggsdale, Commons at Buckingham, Community ACT, Southpoint, and YWCA-WINGS programs.

<sup>8</sup> **Tenant Rent** – Based upon project provided estimates. Tenants are expected to contribute 30% of their income (if applicable) towards rent or a \$50 monthly minimum at some projects.

<sup>9</sup> **United Way** – In FY12 CSB has budgeted to receive an UWCO grant for Rebuilding Lives projects in the amount of \$190,000, below the prior year funding. CY2012 funding levels have not yet been determined. YMCA also receives UWCO funding for their two supportive housing projects.

<sup>10</sup> **Sponsor-Generated Funds** – Includes anticipated other revenues and fundraising by project sponsors.

<sup>11</sup> **Community Shelter Board Other** – Includes anticipated private fundraising needed to cover the funding for the Rebuilding Lives projects.

<sup>12</sup> **Other** – Includes interest income, laundry/vending income and non-government grants.

# Rebuilding Lives: Breaking the Cycle of Homelessness

## Financial Assumptions

### Expenses

<sup>13</sup> **CHN** – Depreciation is the annually allocated expense of the initial and ongoing capital investment into the physical building. This is a non-cash expense that was added to the CSB budget this year. Capital Improvement Reserve is a required reserve funded every month so that funds will be available to pay for large capital expenditures such as roof replacements and parking lot resurfacing. Interest & Financing Fees are interest expenses for Safe Havens and OHFA Equity Bridge Loan Fees for the tax credits. Principal payments are for the 88/96 mortgage to U.S. Bank. All these expenses are funded from Tenant/Subsidy Rents/Fees.

<sup>14</sup> **RLPTI, CHN** – RLPTI is a partnership between Community Housing Network (CHN) and Southeast (SE). SE provides services to clients but SE does not associate dollar amounts with this project.

<sup>15</sup> **NCR** – NCR budgets include “unallowable costs” that CSB was not able to determine what they include.

<sup>16</sup> **Commons at Livingston, NCR** - New project in FY12

<sup>17</sup> **Scattered Sites, Southeast** –The 30 unit expansion of the Scattered Sites project (RL Leasing) was partially funded through CSB in FY11. In FY12 all funding for the expansion is coming directly from HUD to Southeast with Southeast as the grantee. The expansion is now included in the Scattered Sites project.

<sup>18</sup> **Contingency** – Calculated based on 5% of CSB’s Rebuilding Lives budget in FY12.

<sup>19</sup> **Funding Surplus/(Deficit)** – The current deficit is due to items included as “non-allowable” costs in CSB’s budget, such as building depreciation, capital improvement reserves, principal, interest and financing fees. See note 13, the deficit is due to CHN’s addition of these costs.



Rebuilding Lives Funder Collaborative  
 Unit Cost Matrix  
 FY2012

NOTE: This document is not intended to consider all factors that affect unit costs. This document is solely intended to present possible guidelines and benchmarks for RL projects. The means and medians in this document should not be construed as the "appropriate" figure for a particular unit cost, as significant additional factors not included on this document may affect a program's unit cost.

Project Name/Sponsor(s)	# of units All	# of units RL	Total On-Going RL Costs	Total On-Going RL Unit Cost	Total CSB Cost	CSB Cost per RL Unit	Total Front Desk Cost	Front Desk Unit Cost	Total Service Cost	Service Unit Cost	Total Operations Cost	Operations Unit Cost	On-site Services?	Staff Availability: Intensive, Moderate, Limited	Tenant Attributes: High, Medium, Low	Service Types	Single or Scattered Site Project	
Briggsdale Apartments - CHN	35	25	419,511	16,780	-	-	73,489	2,940	78,390	3,136	267,632	10,705	Yes	Intensive	High	1,2,3	Single	
Cassady - CHN/CNHC	10	10	87,861	8,786	40,699	4,070	-	-	15,464	1,546	72,398	7,240	Yes	Moderate	Medium	1,2,3	Single	
Commons at Buckingham - NCR	100	75	650,869	8,678	115,208	1,536	75,000	1,000	178,054	2,374	397,815	5,304	Yes	Moderate	High	1,2,3	Single	
Commons at Chantry - Maryhaven	100	50	235,963	4,719	36,913	738	-	-	219,327	4,387	16,636	333	Yes	Moderate	Medium	1,2,3	Single	
Commons at Grant - NCR	100	50	651,064	13,021	75,763	1,515	50,000	1,000	333,829	6,677	267,235	5,345	Yes	Moderate	Medium	1,2,3	Single	
Commons at Livingston - NCR	50	25	243,906	9,756	60,561	2,422	50,000	2,000	63,651	2,546	130,255	5,210	Yes	Moderate	Medium	1,2,3,4	Single	
Community ACT - CHN	75	42	383,177	9,123	47,402	1,129	-	-	2,100	50	381,077	9,073	No	Intensive	High	1,2,3,4	Scattered	
East 5th Ave. - CHN	38	38	578,516	15,224	58,459	1,538	114,574	3,015	152,898	4,024	311,045	8,185	Yes	Intensive	High	1,2,3,4	Single	
Leased SHP - CHN/SE	25	25	222,535	8,901	1,714	69	-	-	1,250	50	221,285	8,851	No	Intensive	High	1,2,3,4	Scattered	
North 22nd St. - CHN/VA/CAMH	30	30	222,244	7,408	31,520	1,051	-	-	27,400	901	195,204	6,507	Yes	Moderate	Medium	1,2,3	Single	
North High St. - CHN/NCMH	36	33	425,471	12,893	156,725	4,749	111,334	3,374	105,038	3,183	209,098	6,336	Yes	Intensive	High	1,2,3	Single	
Parsons Ave. - CHN	25	25	443,119	17,725	77,377	3,095	107,939	4,318	103,494	4,140	231,685	9,267	Yes	Intensive	High	1,2,3	Single	
RLPTI - CHN/SE/CNHC/VA	108	108	867,457	8,032	74,005	685	-	-	4,250	39	863,207	7,993	No	Intensive	High	1,2,3,4	Scattered	
Safe Havens - CHN*	13	13	302,927	23,302	-	-	123,187	9,476	18,300	1,408	161,440	12,418	Yes	Intensive	High	1,2,3	Single	
Scattered Sites - SE	120	120	995,509	8,296	317,797	2,648	-	-	159,707	1,331	835,802	6,965	No	Limited	Medium	1,2	Scattered	
Southpoint - CHN	80	46	859,372	18,682	60,000	1,304	87,141	1,894	96,860	2,106	675,371	14,682	Yes	Intensive	High	1,2,3,4	Single	
St. Clair - CHN	31	26	368,185	14,161	77,183	2,969	75,812	2,916	40,419	1,555	251,954	9,691	Yes	Moderate	High	1,2,3	Single	
Sunshine Terrace - YMCA	195	75	792,287	10,564	373,579	4,981	143,895	1,919	204,746	2,730	443,646	5,915	Yes	Moderate	Medium	1,2,3,4	Single	
40 West Long St. - YMCA	403	105	809,040	7,705	466,045	4,439	49,025	467	304,871	2,904	455,144	4,335	Yes	Moderate	Medium	1,2,3	Single	
WINGS - YWCA	102	69	963,332	13,961	48,873	708	-	-	862,594	12,501	100,738	1,460	Yes	Intensive	Medium	1,2,3	Single	
<b>Total</b>	<b>1676</b>	<b>990</b>	<b>10,522,344</b>		<b>2,119,823</b>													
			MEAN:	11,886		1,982		2,860		2,879		7,291					Single	13,243
			MEDIAN:	10,160		1,526		2,458		2,460		7,102					Scattered	8,588

Staff Availability:	Services Unit Cost Mean	Operations Unit Cost Mean*
Intensive	3,064	11,399
Moderate	2,847	6,576
Limited	1,331	6,965

Tenant Attributes:	Services Unit Cost Mean	Operations Unit Cost Mean*
High	2,006	11,949
Medium	3,947	5,411

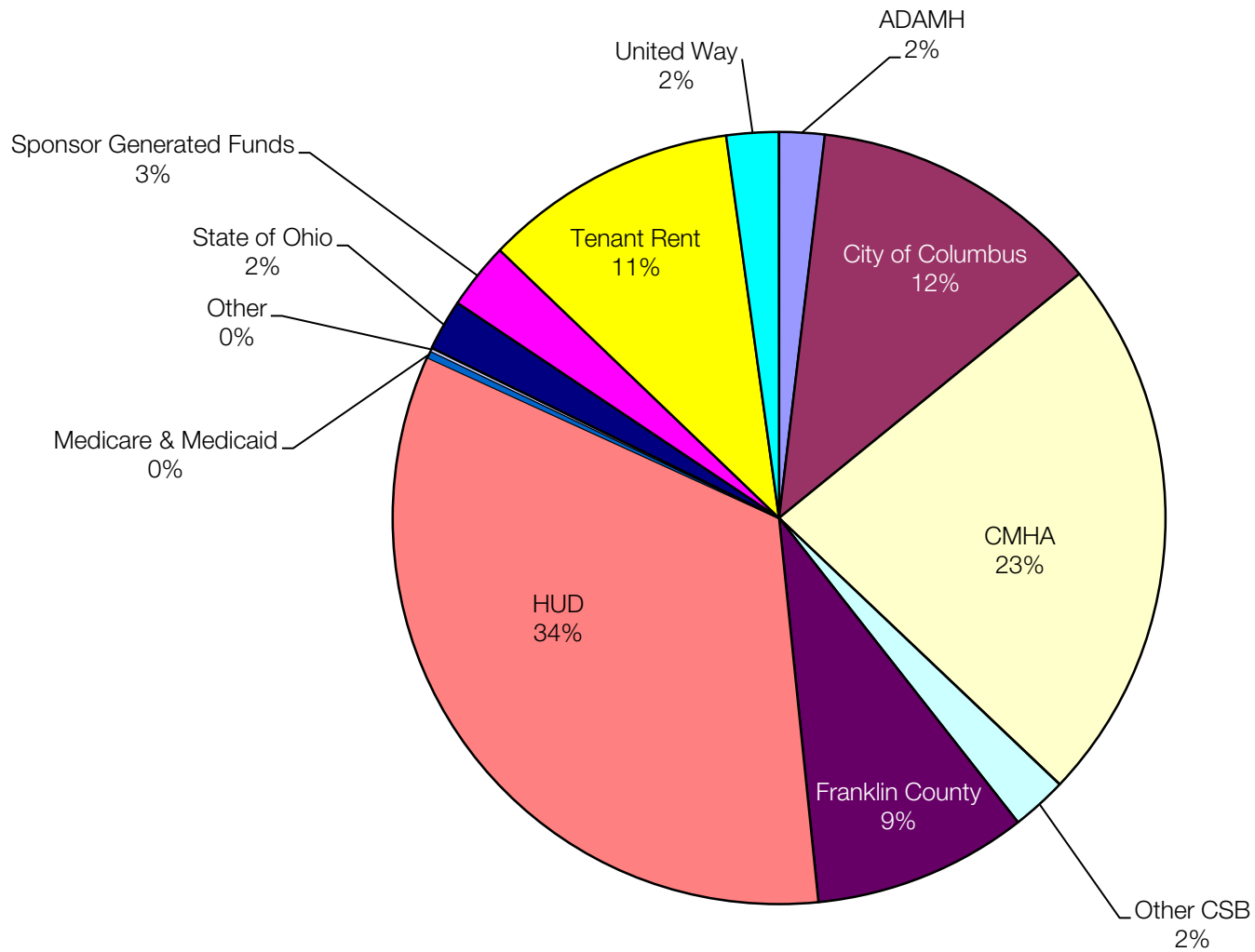
- Service Types (provided directly by project):**
1. Crisis Intervention
  2. Service Coordination/Case Management
  3. Vocational/Employment Readiness
  4. Treatment by Healthcare Professional

\*Operations Cost Mean includes Front Desk Cost, where applicable

# Rebuilding Lives:

Breaking the Cycle of Homelessness

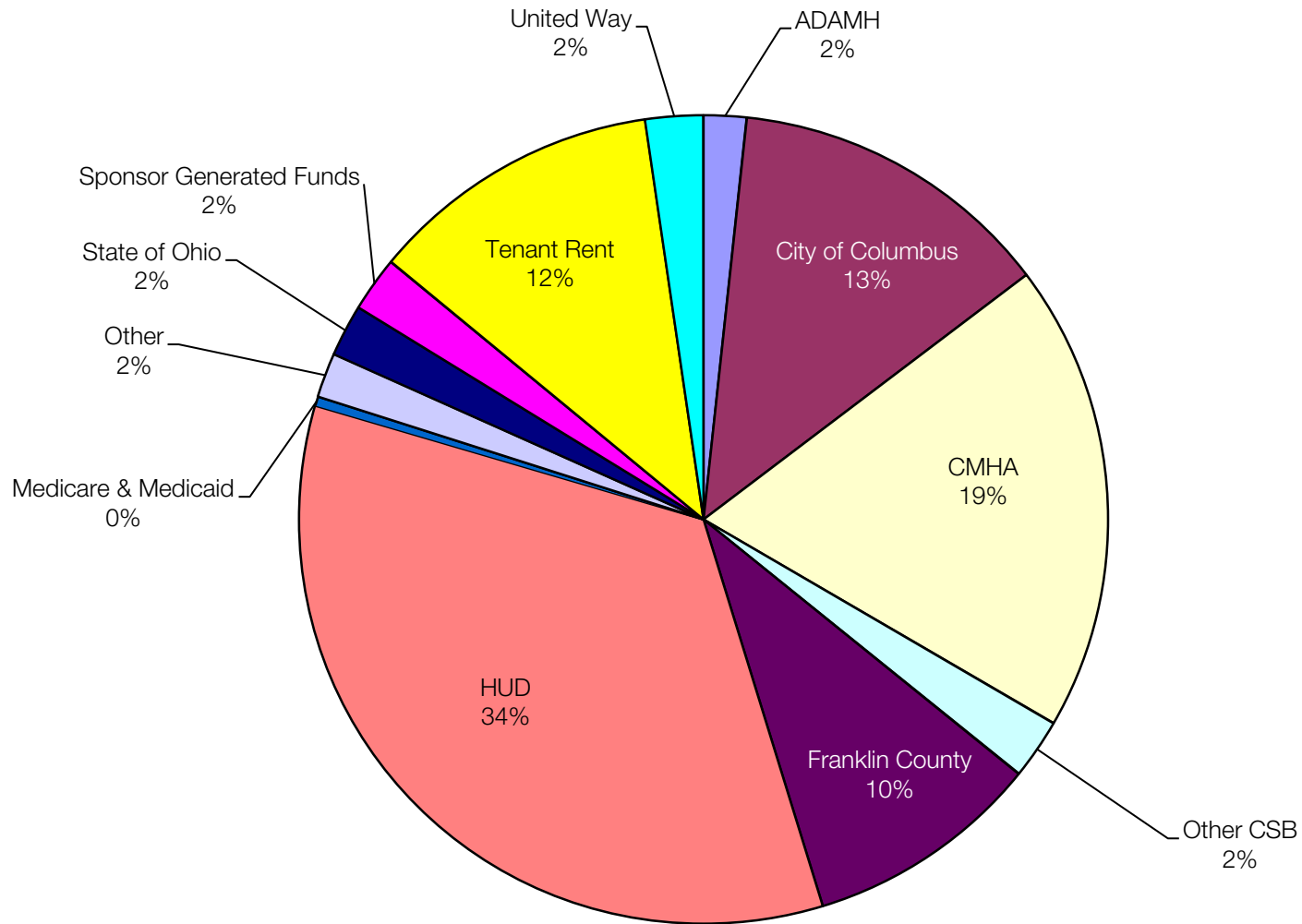
Summary of Operations and Services Revenue, Fiscal Year 2012



# Rebuilding Lives:

Breaking the Cycle of Homelessness

Summary of Operations and Services Revenue, Fiscal Year 2011



# Rebuilding Lives: Breaking the Cycle of Homelessness

Operations and Services

Projects Currently Operating or Funded

Fiscal Years

2011- 2012

	# of RL Units	Total Units	FY11 7/10 - 6/11	FY12 7/11 - 6/12
Briggsdale, Community Housing Network	25	35	\$ 359,740	\$ 419,511
ADAMH			79,617	45,845
CMHA Section 8-project based			43,719	51,397
HUD SHP			161,470	161,654
ODOD			35,929	35,929
ODMH			-	7,557
Tenant Rent			38,585	31,997
Other			420	518
Revenue Source Total			\$ 359,740	\$ 334,897
GAP			\$ -	\$ (84,615)
Commons at Buckingham, National Church Residences	75	100	\$ 582,087	\$ 650,869
ADAMH			41,250	-
CMHA Section 8-project based			170,791	321,513
HUD SHP			42,292	42,292
Medicare and Medicaid			35,000	20,554
ODOD			-	-
Tenant Rent			105,429	151,300
CSB Administered			115,208	115,208
Other			72,117	-
Revenue Source Total			\$ 582,087	\$ 650,867
GAP			\$ -	\$ (2)
Cassady Ave. Apts, Community Housing Network	10	10	84,827	\$ 87,861
CMHA Section 8-project based			16,121	28,798
HUD SPC			3,215	3,942
Tenant Rent			16,185	6,129
CSB Administered			49,098	40,699
Other			208	370
Revenue Source Total			\$ 84,827	\$ 79,938
GAP			\$ -	\$ (7,924)
Commons at Chantry, NCR/Maryhaven	50	100	235,963	\$ 235,963
ADAMH			11,432	11,432
HUD SHP			187,618	187,618
CSB Administered			36,913	36,913
Revenue Source Total			\$ 235,963	\$ 235,963
GAP			\$ -	\$ -
Commons at Grant, National Church Residences	50	100	514,449	\$ 651,064
CMHA Section 8-project based			115,194	214,342
HUD SHP			250,092	250,092
Medicare and Medicaid			-	10,000
Tenant Rent			71,400	100,867
Sponsor Generated Funds			-	-
CSB Administered			75,763	75,763
Other			2,000	-
Revenue Source Total			\$ 514,449	\$ 651,064
GAP			\$ -	\$ -
Community ACT, Community Housing Network	42	75	397,765	\$ 383,177
HUD SHP			245,103	245,103
ODOD			39,900	39,900
ODMH			-	8,393
Tenant Rent			38,277	42,379
CSB Administered			74,485	47,402
Revenue Source Total			\$ 397,765	\$ 383,177
GAP			\$ -	\$ -
CHN/Southeast Leased SHP, Community Housing Network	25	25	256,469	\$ 222,535
HUD SHP			211,159	201,104
HUD SPC			-	-
Tenant Rent			23,457	19,717
CSB Administered			21,853	1,714
Revenue Source Total			\$ 256,469	\$ 222,535
GAP			\$ -	\$ 0
E. 5th Avenue, Community Housing Network	38	38	515,969	\$ 578,516
CMHA Section 8-project based			128,432	157,099
HUD SHP			236,416	224,676
Tenant Rent			96,966	67,808
CSB Administered			58,459	58,459
Other			2,724	927
Revenue Source Total			\$ 522,997	\$ 508,969
GAP			\$ 7,028	\$ (69,547)
N. 22nd St. Apts, Community Housing Network	30	30	188,255	\$ 222,244
CMHA Section 8-project based			99,336	132,425
HUD SPC			3,377	-
Tenant Rent			53,003	32,686
CSB Administered			55,001	31,520
Other			991	836
Revenue Source Total			\$ 211,708	\$ 197,467
GAP			\$ 23,453	\$ (24,777)
N. High St. Apts, Community Housing Network	33	36	401,865	\$ 425,471
CMHA Section 8-project based			99,337	139,090
HUD SHP			76,343	76,343
Tenant Rent			68,892	37,667
CSB Administered			146,791	156,725
Other			243	293
Revenue Source Total			\$ 391,606	\$ 410,119
GAP			\$ (10,259)	\$ (15,352)

The accompanying notes are an integral part of the financial projections presented above.

# Rebuilding Lives: Breaking the Cycle of Homelessness

Operations and Services

Projects Currently Operating or Funded

Fiscal Years

2011- 2012

	# of RL Units	Total Units	FY11 7/10 - 6/11	FY12 7/11 - 6/12
Commons at Livingston, National Church Residences	25	50	-	\$ 243,906
CMHA Section 8-project based			-	124,614
Tenant Rent			-	58,641
CSB Administered			-	60,561
Revenue Source Total			\$ -	\$ 243,816
GAP			\$ -	\$ (90)
Parsons Apartments, Community Housing Network	25	25	401,866	\$ 443,119
CMHA Section 8-tenant based			35,867	22,753
HUD SHP			196,530	177,604
HUD SPC			56,297	67,333
Tenant Rent			26,483	31,078
CSB Administered			61,413	77,377
Other			816	335
Revenue Source Total			\$ 377,406	\$ 376,480
GAP			\$ (24,460)	\$ (66,639)
RLPTI, Community Housing Network	108	108	850,149	\$ 867,457
HUD SHP			656,422	656,422
Tenant Rent			152,787	137,030
CSB Administered			40,940	74,005
Revenue Source Total			\$ 850,149	\$ 867,457
GAP			\$ -	\$ -
Safe Havens Apartments, Community Housing Network	13	13	275,765	\$ 302,927
ADAMH			29,246	57,926
HUD SHP			184,834	184,834
Tenant Rent			61,515	63,552
Other			170	-
Revenue Source Total			\$ 275,765	\$ 306,312
GAP			\$ -	\$ 3,385
Scattered Sites, Southeast, Inc.	120	120	946,681	\$ 995,509
City HOME-TBRA			161,000	161,000
CMHA Section 8-tenant based			252,720	235,000
HUD SPC			-	281,712
CSB Administered			532,961	317,797
Revenue Source Total			\$ 946,681	\$ 995,509
GAP			\$ -	\$ -
St. Clair, Community Housing Network	26	31	323,452	\$ 368,185
CMHA Section 8-project based			49,184	68,618
HUD SHP			73,233	73,233
Tenant Rent			52,445	36,439
CSB Administered			77,183	77,183
Other			755	637
Revenue Source Total			\$ 252,800	\$ 256,110
GAP			\$ (70,652)	\$ (112,075)
Southpoint Place, Community Housing Network	46	80	526,575	\$ 859,372
ADAMH			-	74,695
CMHA Section 8-project based			173,238	236,583
HUD SHP			172,456	205,849
OCCH Grant			3,108	-
ODOD			28,750	28,750
Tenant Rent			88,726	35,685
CSB Administered			60,000	60,000
Other			297	508
Revenue Source Total			\$ 526,575	\$ 642,070
GAP			\$ -	\$ (217,301)
Sunshine Terrace, YMCA	75	195	795,556	\$ 792,287
CMHA Public Housing Subsidy			391,900	400,500
United Way of Central Ohio			30,077	18,208
CSB Administered			373,579	373,579
Revenue Source Total			\$ 795,556	\$ 792,287
GAP			\$ -	\$ -
PSH @ 40 W. Long, YMCA	105	403	810,656	\$ 809,040
City HOME-TBRA			164,000	164,000
CMHA Section 8-tenant based			74,700	50,796
Tenant Rent			56,000	56,000
United Way of Central Ohio			18,238	11,385
Sponsor Generated Funds			31,673	60,814
CSB Administered			466,045	466,045
Revenue Source Total			\$ 810,656	\$ 809,040
GAP			\$ -	\$ -
WINGS, YWCA	69	102	879,327	\$ 963,332
CMHA Section 8-tenant based			120,096	120,096
HUD SHP			219,722	261,574
HUD SPC			53,292	53,292
ODOD			89,000	93,326
Tenant Rent			158,925	158,925
Sponsor Generated Funds			176,599	218,246
CSB Administered			48,873	48,873
Other			12,820	9,000
Revenue Source Total			\$ 879,327	\$ 963,332
GAP			\$ -	\$ -

The accompanying notes are an integral part of the financial projections presented above.

Rebuilding Lives Funder Collaborative  
Operational and Cost Analysis  
Framework and Definitions

**1) Local and national unit cost analysis.**

- a) Development cost
  - i) Per unit
  - ii) Rehab vs. new construction
- b) Ongoing operations and services cost
  - i) Front desk operations
    - (1) Per project
    - (2) Per unit
  - ii) Services (exclusive of front desk)
    - (1) Per project
    - (2) Per unit
  - iii) Operations (exclusive of front desk)
    - (1) Per project
    - (2) Per unit

**2) Service level description**

- a) On-site project staff (On-site includes scheduled staff presences as well as in-home case managers. Provider is employed by one of the project sponsors and has all or part of time dedicated to the project.)
- b) Availability of staff – categorize by ranges per week day and per weekend day
  - i) Intensive: services available 24/7
  - ii) Moderate: services available at least 10 hours per week day and at least 4 hours per weekend day
  - iii) Limited: services available less than 10 hours per week day
- c) Services provided – categorize by type
  - (1) Crisis intervention
  - (2) Service coordination/case management
  - (3) Vocational/employment readiness
  - (4) Treatment by healthcare professional (physical/AOD/SMD, etc)
- d) Tenant characteristics (Functionality within activities of daily living and employability)
  - i) High: more than 60% of tenants will have limited functionality and employability
  - ii) Medium: more than 30% but less than 60% of tenants will have limited functionality and employability
  - iii) Low: less than 30% of tenants will have limited functionality and employability

**Rebuilding Lives Funder Collaborative  
111 Liberty Street, Suite 150  
Columbus, Ohio 43215**

**May 19, 2011**

**Resolution to Approve FY12 Supportive Housing Funding**

**Resolution 2**

WHEREAS, CSB staff have conducted a fair and open process for Requests for Proposals for funding services related to access, crisis response and transition, as governed by the CSB Board's Ends Policies and administrative procedures;

WHEREAS, the agencies requesting renewal funding have successfully operated programs in a manner that meets CSB's minimum standards; assist homeless persons to obtain and maintain housing; improve housing stability; increase clients access to resources; and promote housing retention;

WHEREAS, each of the agencies have been found to be in full compliance with CSB Partner Agency Standards for 2010 as of April 2011;

WHEREAS, CSB staff are recommending that Rebuilding Lives supportive housing projects receive FY12 funding not to exceed the amounts indicated below;

Community Housing Network – Supportive Housing	563,370
Community Housing Network – Southpoint Place	60,000
Community Housing Network – Leased Supportive Housing	1,714
Maryhaven - Commons at Chantry	36,913
National Church Residences – Commons at Buckingham	115,208
National Church Residences - Commons at Grant	75,763
National Church Residences - Commons at Livingston	60,561
Southeast - Scattered Sites	317,797
YMCA - 40 West Long & Sunshine Terrace	839,624
YWCA - WINGS	48,873
<b>Total</b>	<b>\$2,119,823</b>

THEREFORE, be it resolved that the Rebuilding Lives Funder Collaborative agrees to authorize grants not to exceed the amounts listed above, for continued operations of the projects listed above and provision of supportive housing to disabled homeless individuals and families, meeting the Rebuilding Lives or HUD chronic homeless eligibility criteria.

**Approved by voice vote.**

Witnessed by:

\_\_\_\_\_  
Michelle Heritage, Chair

\_\_\_\_\_  
Date

## **Rebuilding Lives Funder Collaborative PSH Funding Recommendations**

The Community Shelter Board conducted its FY12 request for proposal process for services related to access, crisis response, and transition. CSB partner agencies submitted funding applications for review and CSB staff evaluated each program's proposal for completeness. Once the applications were reviewed for completeness, each program was then evaluated based on the same categories: program compliance, demonstrated need, and program evaluation results and associated ratings of high, medium, or low performer.

As of April 2011, all Rebuilding Lives partner agencies were found to be in compliance with CSB's Partner Agency Standards. All Rebuilding Lives partner agencies were rated as medium or high performers for FY11.



**Rebuilding Lives Funder Collaborative  
111 Liberty Street, Suite 150  
Columbus, Ohio 43215**

**Resolution of the Collaborative  
May 19, 2011**

**Acceptance of RLFC Annual Plan & RLFC Policy Statements for 2011-2012**

**Resolution 3**

WHEREAS, the Rebuilding Lives Funder Collaborative (RLFC) chair recommends approval of the proposed 2011-2012 RLFC annual plan;

WHEREAS, the Rebuilding Lives Funder Collaborative (RLFC) chair recommends approval of the proposed RLFC policy statements;

WHEREAS, the RLFC has reviewed the proposed RLFC annual plan and policy statements;

THEREFORE, be it resolved that the RLFC voted to accept the 2011-2012 RLFC annual plan and policy statements as presented.

**Approved by voice vote.**

Witnessed by:

\_\_\_\_\_  
Michelle Heritage, Chair

\_\_\_\_\_  
Date

**Rebuilding Lives Funder Collaborative  
Annual Plan  
2011 - 2012**

MEETING DATE	TOPICS
Thursday, August 18, 2011	<ul style="list-style-type: none"> <li>• Quarterly New Project Reports</li> <li>• Endorse Strategy Development Plans</li> </ul>
Thursday, November 17, 2011	<ul style="list-style-type: none"> <li>• Approve Concepts/ Project Plans (as needed)</li> <li>• Semi - Annual Financial Report</li> <li>• Quarterly New Project Reports</li> </ul>
January 2012	<ul style="list-style-type: none"> <li>• Issue Community Report Card</li> </ul>
Thursday, February 16, 2012	<ul style="list-style-type: none"> <li>• Approve Concepts/Project Plans (as needed)</li> <li>• Endorse New CSB Grant Awards (as needed)</li> <li>• Quarterly New Project Reports</li> </ul>
Thursday, May 17, 2012	<ul style="list-style-type: none"> <li>• Approve Funding Strategy</li> <li>• Approve Concepts/Project Plans (as needed)</li> <li>• Endorse New CSB Grant Awards (as needed)</li> <li>• Endorse CSB PSH Funding Awards</li> <li>• Semi- Annual Financial Report</li> <li>• Quarterly New Project Reports</li> </ul>

# Rebuilding Lives Funder Collaborative Policy Statements

## Overview

The Rebuilding Lives Funder Collaborative (RLFC) is a collaborative of local entities that provides stewardship for all strategies developed under the new Rebuilding Lives (RL) Plan. The RLFC provides funding for the capital, services and operations of supportive housing in Columbus & Franklin County, coordinates activities for the new plan, promotes collaboration to achieve goals and strategies, and secures resources for programs and projects.

The policy statements below govern the work of the RLFC. The policies are organized into different areas. The RLFC will meet annually to review and approve its annual plan and policies.

The categories are:

- < **Structure**
- < **RL Plan Activities**
- < **Community Shelter Board Activities**
- < **Provider Activities**
- < **Other Activities**

## Structure

### 1. RLFC Membership

Members are local public and private institutions, which may have one or more designees to the RLFC. Currently there are 24 RLFC members representing the following entities (1 member per institution):

- Alcohol, Drug and Mental Health Board of Franklin County (ADAMH)
- Affordable Housing Trust Corporation of Columbus & Franklin County
- Central Ohio Workforce Investment Corporation
- City of Columbus, Administration
- Columbus City Council
- The Columbus Foundation
- Columbus Public Health
- Columbus Mayor's Office
- Columbus Medical Association Foundation
- Columbus Metropolitan Housing Authority
- Community Shelter Board
- Community Shelter Board, Board of Trustees
- Corporation for Supportive Housing
- Franklin County Administration
- Franklin County Children Services
- Franklin County Department of Job & Family Services
- Franklin County Office on Aging
- Franklin County Board of Developmental Disabilities
- Mid-Ohio Regional Planning Commission
- Ohio Capital Corporation for Housing
- Osteopathic Heritage Foundations
- United Way of Central Ohio
- Veterans Service Commission
- Veterans Administration

## 2. Responsibilities of Each Member of the Collaborative

- Provide funding and other resources for implementation of RL Plan strategies.
- Participate actively on the Collaborative.
- Provide leadership in the community in order to assure the success of the Rebuilding Lives plan.
- Accountability for institutional decision follow-through.
- Will take recommendations for decision-making.

## 3. Conflict of Interest

Any individual participating in or influencing RLFC decision making must identify actual or perceived conflicts of interest as they arise and comply with the letter and spirit of this policy. Disclosure should occur at the earliest possible time and if possible, prior to the discussion of any such issue. Individuals with a conflict of interest should abstain from voting on any issue in which they may have a conflict.

## 4. HUD Technical Review Committee

Annually, the HUD Technical Review Committee (HUD TRC) will review new projects and make recommendations to the Collaborative and the Continuum of Care Steering Committee (CoC SC) for its consideration, action and inclusion in the consolidated HUD application. The HUD TRC will also establish the new permanent supportive housing (PSH) priority for consideration by the Ohio Housing Finance Agency. As part of the process, new projects will be presented to the Continuum of Care (CoC) provider group and the Citizens Advisory Council (CAC). Both groups will provide recommendations to the HUD TRC prior to its decision. The project developer will also be asked to make a presentation to the HUD TRC to respond to questions about its proposal.

The HUD TRC will be a joint committee comprised of two RLFC representatives, three CoC SC representatives (at least one must be a provider) and two CAC representatives. One of the RLFC representatives will serve as chair. CoC SC members representing provider agencies who receive HUD funding may participate on the committee, if they do not have program under consideration by the HUD TRC. CSB will provide staff support for the committee.

The HUD TRC will also review ongoing projects that have participated in Quality Improvement Intervention (QII) at the request of the provider and/or CSB. The CoC Steering Committee will act on recommendations from the HUD TRC.

## 5. ODOB Application Processes

To fulfill the ODOB Homeless Assistance Program and Homelessness Prevention and Rapid Re-Housing Program Application Processes, the Collaborative, as the local plan entity, will review applicants/projects and make recommendations to ODOB. CSB will review requests for approval. Agencies that disagree with CSB will appeal to the RLFC via electronic appeals.

## RL Plan Activities

The RLFC will not serve as the convener for the plan's strategies, but will provide stewardship and oversight for the overall plan.

The role of the Strategy Conveners is as follows:

- Form a planning group
- Identify resources for planning
- Report progress to the RLFC
- May (or may not) serve as lead implementing agency
- Suggest resources for implementation
- Assist RLFC with securing resources.

### **Community Shelter Board Activities**

The Community Shelter Board will be the primary organization supporting all of the groups involved with moving the RL Plan forward. Under the new plan, in addition to its roles as a convener of some of the RL Plan strategies, CSB will:

- Chair the Rebuilding Lives Funder Collaborative and serve as the fiscal agent
- Provide program and system level evaluations
- Communicate the plan progress to the community, including an annual Report Card

Throughout the implementation of the RL Plan, evaluation efforts will assess the degree to which the plan is executed and will track the success of each strategy. Columbus ServicePoint (CSP) our community's Homeless Management Information System (HMIS) will be used as the primary data source. CSP will be used for enhancing data collection activities related to the RL Plan. It will also be used as a monitoring, outcomes measurement and performance-based contracting tool across systems and to inform the community about the progress of the RL Plan.

#### *Quality Improvement Intervention*

CSB will address programs of ongoing concern through a Quality Improvement Intervention (QII) process. The QII process is based on quarterly one-on-one dialogues between CSB and the provider agency and considers agency plans and progress on addressing program issues. CSB and provider agency enter into quarterly QII if a program experiences long-standing and/or serious program issues and/or systemic agency concerns. If the agency and/or CSB find that the QII process is not working, either may refer the concerns/issues to the HUD Technical Review Committee (HUD TRC) for handling. The provider will be given an opportunity to present its case to the HUD TRC before it makes its recommendation to the CoC Steering Committee.

### **Provider Activities**

Provider agencies have been the cornerstone of success for the original RL Plan, and are even more important to the success of the updated RL Plan. A collaborative, streamlined system with clear goals and objectives will result in continued success for provider agencies. Provider agency roles will include the following:

- Continue to develop and implement high-quality programs and services
- Work together with conveners, collaborators, and funders to build support for programs
- Share and implement best practices and collaborate with other providers
- Work together with funders to evaluate programs and engage in quality improvement activities
- Participate in advocacy efforts

### **Other Activities**

#### **6. Annual Plan**

The RLFC will meet annually to review and approve its annual plan and policies which will govern the work of the RLFC.

## 7. Meeting Support

CSB will provide meeting support for RLFC and all committee meetings by scheduling meetings, developing agendas, issuing meeting materials and posting all relevant documents to [www.csb.org](http://www.csb.org).

- < RLFC members may suggest agenda items
- < Agenda and meeting materials will be released one week prior to scheduled meetings.
- < The agenda will be reviewed and adopted at the start of the meeting; changes may be offered for consideration.
- < Meeting notes will be produced and distributed within 30 days of the meeting.
- < Materials will be distributed in hard copy format to all RLFC members and posted to [www.csb.org](http://www.csb.org).

# Rebuilding Lives Plan Strategy Progress Report

Strategy Name: \_\_\_\_\_

Convener: \_\_\_\_\_

Has there been any progress made on the strategy? Mark "x" in the box.

Yes

No

If yes, indicate progress:

If no, indicate barriers impeding progress:

Is there any assistance needed from the RLFC? Mark "x" in the box.

Yes

No

If yes, please clearly indicate what is needed:

## Submitted By

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Please submit your completed report to Tiffany Nobles, Program Administrator at CSB  
Email: [tnobles@csb.org](mailto:tnobles@csb.org) Fax: 221-9199 Mail: 111 Liberty Street, Suite 150, Columbus, OH 43215

## Unified Supportive Housing System Update

As of January 2011, the YWCA and YMCA supportive housing projects were included under the USHS umbrella and their vacancies are handled in the same manner as the other projects part of the USHS, CHN Southpoint Place, NCR Commons at Buckingham, and Southeast Scattered Sites. Maryhaven – Commons at Chantry will be the next project to be added, possible starting date is June 1, 2011.

USHS is working towards bringing all the supportive housing projects under its umbrella. This will provide eligible applicants a broader scope of supportive housing options.

The Commons at Buckingham evaluation is now final and posted on [www.csb.org](http://www.csb.org).

The Move-Up Pilot is moving ahead with about half the eligible clients moved from supportive housing to independent living. The Pilot will end 12/31/2011. The evaluator is starting work on gathering the necessary information for the evaluative process.

The USHS is currently leasing the CHN Leasing project with an end of May deadline for lease-up. USHS is also preparing for the NCR Commons at Livingston lease-up in the summer of 2011. 50 units entirely dedicated to veterans need to be filled up. NCR wishes to lease-up all the units during the month of July.



## Rebuilding Lives Funder Collaborative Strategy Updates 5.19.11

### Strategy: Access to Benefits – Benefits Partnership

This strategy is to provide immediate and systematic access to mainstream benefits and services for persons who are homeless and served by the homeless service system. The project is designed to improve the financial stability of individuals by increasing access to mainstream benefits and strengthen collaboration between existing resources and agencies. The YWCA has been able to expand its service delivery to include all shelters and permanent supportive housing locations.

#### Update

An application was submitted to COHHIO for continuation of funding for the SSI/SSDI Specialist position for FY 12. The continued funding of this position will allow for maintaining the three Benefit Specialists for the project. The project achieved a 42% rate of successful SSI applications submitted during the last quarter.

### Strategy: Increase Supportive Housing Units

Develop an additional 1,400 units of permanent supportive housing to reach a total inventory of 2,700 single adult/couple units and 150 family units for disabled adults and families who have experienced long-term homelessness.

Planned 240 units by new construction or rehab (additional 180 non-supportive housing units will be part of the developments)

#### Update

- ⟨ **The Commons at Livingston will begin lease-up activities this coming June. Preliminary planning has involved holding information sessions for shelter and outreach staff to let them know about the criteria for eligibility and the USHS process for selection and referral. Lease-up is expected to be completed by the end of August.**

Planned 520 units by master lease

#### Update

- ⟨ **The CHN master-lease project began operation in early April and has been working with the shelters to identify potential referrals. The target group for this effort are long stayers in the shelters who may have criminal records that pose a barrier to accessing housing through other programs. There are 25 units available.**

Projects in the pipeline (2010 or later)	Rebuilding Lives	Other Populations	Total Units
Commons at Livingston, National Church Residences	25	25	50
Commons at Third, National Church Residences*	60	40	100
Inglewood Court, Community Housing Network	45	15	60
<b>Total New RL Plan project pipeline</b>	<b>130</b>	<b>80</b>	<b>210</b>

\*New project plan increased to 100 units.

## **Strategy: Centralized Point of Access for the Adult Shelter System**

The Centralized Point of Access began operations effective April 21, 2010. Single adults seeking emergency shelter go to the intake center located at Faith Mission at 315 East Long Street or call 1-888-4SHELTR (1-888-474-3587).

### **Update**

The CPOA has completed one year of operation as of April 21, 2011. An evaluation is planned to determine how the centralized intake system operated during its first year. The plan is to evaluate the implementation of the project, its strengths and weaknesses and to determine if it achieved the goals and objectives as originally planned.

## **Strategy: Tier II Family Shelter Conversion**

This strategy continues as a pilot operated by the Homeless Families Foundation and Volunteers of America Family Shelter. Plans called for the conversion of existing shelter units into a "rolling stock" direct housing model for families who require transitional assistance to exit shelter and stabilize in the community. These "rolling stock" units are initially leased by the Tier II provider and then transferred to the family; transitional services taper off as family stability increases; and individualized service delivery, with intensity, frequency and duration are determined based on needs of family.

### **Update**

Plans are for the complete conversion of Tier II shelters to be completed by December 31, 2011. Beginning January 1, 2012 homeless families will be referred from the YWCA Family Center to Homeless Families Foundation and The Volunteers of America for direct housing placement. Families will continue to receive case management assistance for 90 days.

## **HPRP ADAMH Prevention Program March 2011 Update**

Through March 31, 2011, 106 clients moved into units on an HPRP subsidy. The total amount of funds requested to date is \$256,825 (\$36,775 for security deposits & utilities, and \$220,050 for rent).

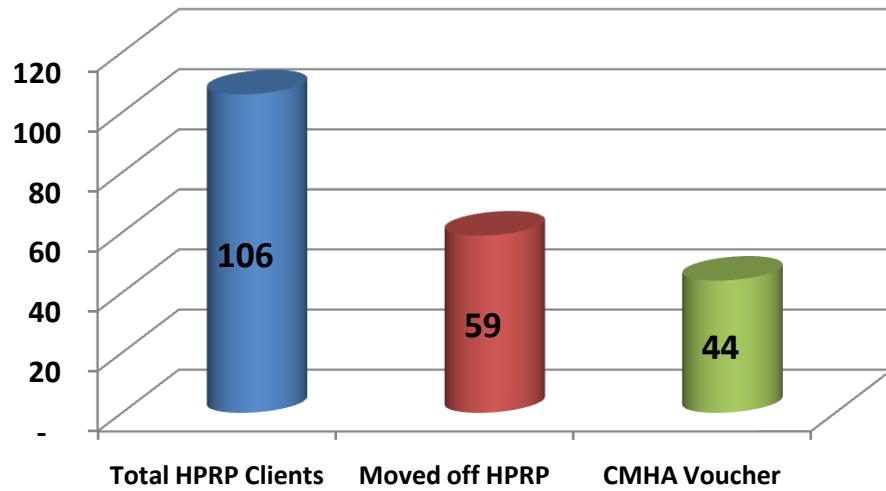
59 of the 106 clients have moved off of the HPRP subsidy of which 44 moved onto a CMHA-HPRP voucher. 15 have moved off of the HPRP subsidy without a CMHA-HPRP voucher.

The average time on the HPRP subsidy for the 59 clients that moved off was 6.1 \* months.

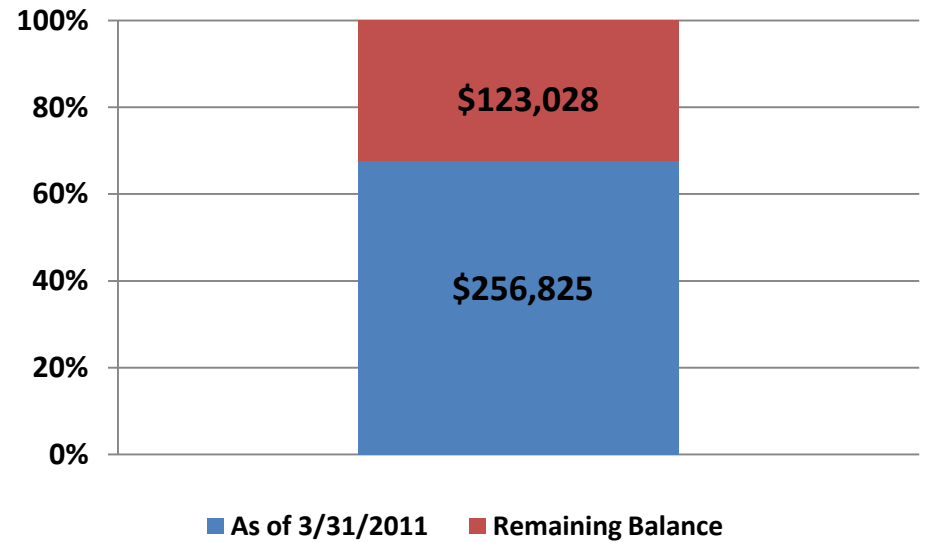
On April 13, 2011, the HPRP Steering Committee notified the ADAMH Prevention program that an additional \$23,488 has been allocated to the program bringing the total program allocation to \$379,853.

(\* ) This number is higher than the expected average due to the fact that in January 2010, CMHA put a freeze on issuing vouchers until April 2010. In addition, 30% of the allocation had to be spent by September 30, 2010 or the money would have been swept away. Therefore, in order to not lose any of the money, clients were delayed in moving off of the HPRP subsidy. The 30% spending threshold was successfully achieved. Efforts are now being focused on moving people onto a CMHA voucher.

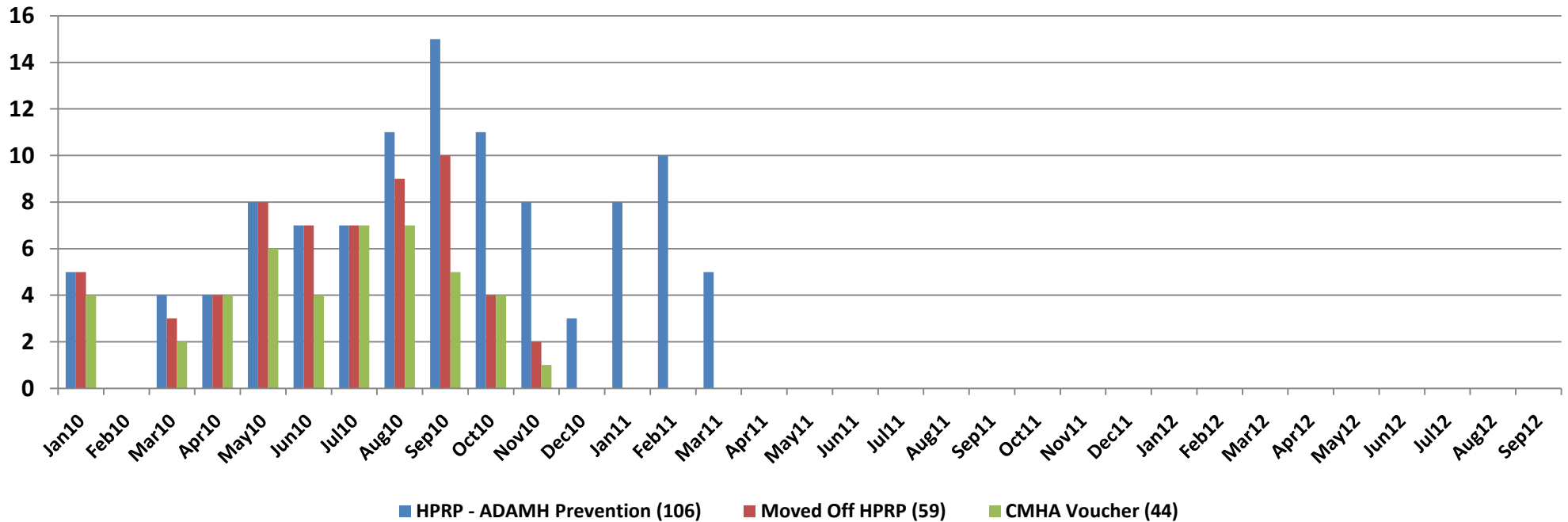
### HPRP - ADAMH Prevention Clients through March 31, 2011



### HPRP - ADAMH Prevention Expenses through March 31, 2011



### HPRP - ADAMH Prevention Clients/Vouchers through March 31, 2011



**Community Housing Network, Inc.**  
**Inglewood Court**  
**CSB Quarterly Updates**  
**May 2011**



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**Inglewood Court**

*In March 2011, Inglewood Court was awarded Low-Income Housing Tax Credits.* In partnership with Maryhaven, Community Housing Network (CHN) can now move forward planning development of the project, which will provide 60 units of permanent supportive housing for persons disabled by severe mental illness (SMD) or dual diagnosed with SMD and chemical dependency, including 45 units for Rebuilding Lives (RL). The 15 non-RL units will be reserved for ADAMH consumers coming from TVBH or other funded ADAMH group homes. CHN will also consider high crisis care utilization including those with AOD only diagnosis as an indicator for intake.

Site: *CHN purchased the property on September 1, 2010.* CHN chose this location to provide an optimum environment for residents:

- It provides easy access to public transportation, convenience shopping and employment areas.
- The site is consistent with the Ohio Housing Finance Agency's Site and Market Evaluation criteria (for tax credit applications).

**Type and Configuration of Housing Units:**

- Unit size was increased from studio to one-bedroom units to take advantage of significantly higher Section-8 rents, which will provide increased operating revenue to the project (tenant's portion of rent is based on tenant income and would not change).
- Number of floors has increased from two to three stories, to minimize additional construction costs due to increased unit size and less disturbance of the site.
- Estimated construction costs increase less than 10% (\$720,000 for one-bedrooms vs. studio units), and it is expected that increased tax credit funds for the one-bedroom units would more than cover this increase.
- Expected rent revenue would increase 16% (\$88 per unit per month), based on current fair market rents.

**Community Housing Network, Inc.**  
**Inglewood Court**  
**CSB Quarterly Updates**  
**May 2011**

Community Process:

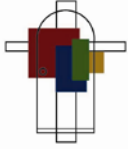
- In May 2009, partners signed the Good Neighbor Agreement.
- In June 2009, Franklin County approved zoning for Inglewood.

Development Funding:

***March 17, 2011, OHFA awarded tax credits to Inglewood Court.*** The second part of the tax credit application is due June 30, 2011. This submission will include architectural plans and preliminary construction costs. In addition, CHN will begin applying for other funding sources, as the applications are due. These potential funding sources may include Federal Home Loan Bank, Franklin County, the United Way, and The Columbus Foundation.

Schedule

Berardi Partners is designing the building and expects to have plans completed for the building permit in October 2011. The team hopes to begin construction in late spring of 2012 with completion in the spring of 2013.



# Memorandum

**Date:** May 2, 2011  
**To:** Tiffany Nobles, Community Shelter Board  
**From:** Colleen Bain, M.Ed., L.S.W.  
**Cc:** Dave Kayuha; Dave Davis; Lianna Barbu  
**RE:** NCR Supportive Housing Project Updates (CAB/CAL/CAT)

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## **Commons at Buckingham**

The Commons at Buckingham (CAB) is a 100 unit efficiency apartment community in downtown Columbus. Seventy-five of the units are designated as Rebuilding Lives; and the remaining 25 units as affordable downtown housing for disabled individuals.

### **General Updates**

- Commons at Buckingham reached 100% occupancy on September 30, 2010, and has remained at 99% occupancy or above since that time.
- NCR is executing a lease agreement with Abbott labs to provide parking for staff on Buckingham St.
- NCR received ODMH certification and will begin testing and processing claims very soon.

## **Commons at Livingston**

The Commons at Livingston (CAL) is a 50-unit one bedroom apartment community located on the East side of Columbus near Livingston Avenue and Barnett. Twenty-five (25) of the units are designated as Rebuilding Lives for veterans; and the remaining 25 units as affordable housing for disabled veterans that qualify for Section 8.

### **Development/construction updates**

- Construction is nearing completion. Certificate of Occupancy expected June 23, 2011.
- Move in will begin July 1, 2011 with a goal of 100% occupancy by August 1, 2011.
- Kickoff luncheon with partners was held April 21, 2011.
- Coordination with USHS, VA, and NCR has begun.
- VA has hired full time LISW for CAL, Tara Sallee.
- NCR has hired Talisha Sealey to be the Blended Management Liaison for CAL.
- The Veteran's Service Commission has agreed to provide flat screen TV's, sofas, recliners coffee table, and an end tables for each unit, in addition to the bed, dresser, kitchen table and chairs provided by NCR.

## **Commons at Third**

The Commons at Third (CAT) is a 100 unit efficiency apartment community located in the near Northwest side of Columbus adjacent to the new Grandview Yard development. Sixty (60) of the units are designated as Rebuilding Lives, and the remaining 40 units as affordable housing for disabled adults that qualify for Section 8.

### **Financing/development updates**

- Permits are ready.
- Subsidy layering review with OHFA will take place in the next two weeks.
- Closing on financing will be mid-may.
- Equity investor will be Huntington Bank.
- Construction will begin in early June with projected completion in summer 2012.
- Lease up expected to begin in spring 2012.

**Supportive services updates**

- NCR continues to work with Goodwill to establish a collaboration to provide employment services to residents of Commons at Third.
- Commons at Third was approved for the new project bonus from HUD for 2011 through the Continuum of Care.





FOR YOUTH DEVELOPMENT™  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

April 20, 2011

Rebuilding Lives Funding Collaborative Update  
YMCA of Central Ohio  
Franklin Station Update

1. Franklin Station did not receive 9% tax credits, but CMHA has an alternative funding strategy and intends to proceed with development. CMHA extended the purchase for the site to January 15, 2012 to allow for any delays that might result from the change to the funding strategy.
2. CMHA applied for \$1,000,000 in grant funds to the Federal Home Bank of Cincinnati under the Affordable Housing Program to seek additional assistance in funding.
3. CMHA has nearly completed the zoning variance process with the City. Approval has been secured from the Franklinton Area Commission on the variance requests, and the City staff is preparing the appropriate language for the City Council ordinance. The variances include vacating the street and alley running through the site, changing Mill St. into a two-way street and granting an easement to the City across the back of the site for future use as part of bikeway system in the central city area.
4. Construction drawings are approaching the 50% stage. Basic layouts, staff space, etc. are completed - just need details now for construction bidding.

**YMCA OF CENTRAL OHIO**

Sunshine Terrace Independence through supportive housing  
272 South Gift Street, Columbus, OH 43215  
P 614 421 6130 F 614 421 6163 ymcaohio.org



A collaboration between the YMCA of Central Ohio and the Columbus Metropolitan Housing Authority. Sunshine Terrace receives support from the Community Shelter Board, which includes funding from the City of Columbus, the Franklin County Board of Commissioners and the United Way of Central Ohio.