

# AGENDA

## Rebuilding Lives Funder Collaborative Meeting

August 19, 2010

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>New RLFC Member – Charles Hillman, CMHA</li> <li>Approve Meeting Notes from 5.20.10 (P)</li> </ul>	Michelle Heritage Ward	✓
11:35 am	<b>Administrative Issues</b> <ul style="list-style-type: none"> <li>FY10 Quarter 4 System &amp; Program Indicator Report (H)</li> </ul>	Lianna Barbu	
12:00 pm	<b>Strategic Issues</b> <ul style="list-style-type: none"> <li>OHFA Tax Credit Process</li> <li>HUD Technical Review Committee Recommendations <ul style="list-style-type: none"> <li>2010 CoC Permanent Housing Bonus (A)(R)</li> <li>2011 Priority Project for OHFA Tax Credits (A)(R)</li> <li>2011 CoC Permanent Housing Bonus (A)(R)</li> </ul> </li> </ul>	Blaine Brockman, Sean Thomas Susan Lewis Kaylor	✓ ✓ ✓
	<ul style="list-style-type: none"> <li>HPRP Rapid Re-Housing Program for Single Adults Proposal Recommendation (H) (R)</li> </ul>	Dave Davis	✓
	<ul style="list-style-type: none"> <li>Updates on Strategy Progress to Date <ul style="list-style-type: none"> <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 (A)</li> <li>Unified Supportive Housing System (A)</li> <li>Employment Strategy</li> <li>Re-entry Housing Advocacy – Incarcerated Populations</li> <li>Re-entry Housing Advocacy – Mental Health Population (A)</li> <li>Coordinate Emergency Aid</li> </ul> </li> </ul>	Dave Davis     Lianna Barbu Tiffany Nobles Sally Luken Susan Lewis Kaylor Matt Kosanovich	
1:30 pm	<b>Project Development</b> <ul style="list-style-type: none"> <li>NCR Commons at Buckingham (A)</li> <li>NCR Commons at Livingston (A)</li> <li>NCR Commons at Third (A)</li> <li>CHN Inglewood Court (A)</li> </ul>	Colleen Bain    Susan Weaver	
2:00 pm	<b>Adjourn</b>		

**Next RLFC Meeting: 11:30 am – 2:00 pm, Thursday, November 18, 2010**

**Other enclosures:** YMCA Sunshine Terrace Replacement

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

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

**Resolution of the Rebuilding Lives Funder Collaborative  
August 19, 2010**

**Recommendation of the HUD Technical Review Committee for the 2011 Tax Credit Priority  
Project Selection Process and 2011 HUD Bonus Award**

**Resolution**

WHEREAS, the HUD Technical Review Committee (HUD TRC) was established to review and make recommendations via a formal resolution to the Rebuilding Lives Funder Collaborative (RLFC);

WHEREAS, annually developers of Rebuilding Lives permanent supportive housing projects may apply for tax credits through the Ohio Housing Finance Agency (OHFA) and as part of the process the RLFC and the Continuum of Care (CoC) identify a local priority project to receive the HUD bonus award pending the award of OHFA tax credits;

WHEREAS, the HUD TRC recommended and the RLFC approved the designation of the Community Housing Network project Inglewood Court as the 2010 local priority project for the Ohio Housing Finance Agency (OHFA) tax credit submission and was designated the 2010 HUD bonus award at the December 17, 2009 meeting of the RLFC;

WHEREAS, the CHN Inglewood Court project was not awarded tax credits through the OHFA process on July 1, 2010;

WHEREAS, the HUD TRC after review of the project submitted by Community Housing Network (CHN) Inglewood Court and after discussion and deliberation, found the project plan to meet the requirements of Rebuilding Lives permanent supportive housing and remains promising;

THEREFORE, the HUD TRC recommends the following for consideration by the RLFC regarding the 2011 Tax Credit Priority project designation and 2011 HUD Bonus award:

CHN Inglewood Court as the designated priority project for the 2011 Tax Credit Priority Project and designation as the 2011 HUD Bonus Award.

**Approved by voice vote:**

Witnessed by:

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

\_\_\_\_\_  
Date

## New PSH Prioritization Process

### **Background:**

Annually, developers of Rebuilding Lives permanent supportive housing projects may apply for Federal tax credits secured through the Ohio Housing Finance Agency (OHFA). As part of the process, the Rebuilding Lives Funder Collaborative (RLFC) and the Continuum of Care (CoC) identifies proposed projects with respect to priority for the community and awards a limited amount of HUD CoC bonus funding for the proposal, pending the award of OHFA tax credits.

Unfortunately, CHN Inglewood Court, the priority project submitted this year from this community was not awarded the tax credits. However, one local project that was endorsed but not prioritized, NCR's Commons at Third, was funded.

CSB alerted the RLFC and CoC Steering Committee of this situation on July 7, 2010.

### **PSH Prioritization Process:**

Since three projects have already been reviewed by the HUD Technical Review Committee (a joint committee of the RLFC and the CoC), the CoC Steering Committee and the RLFC, we will not accept additional project proposals for consideration.

One project will be submitted as the community's number one priority for the 2010 CoC process in order to secure the anticipated bonus funding from HUD for new permanent supportive housing. The 2010 CoC project was originally designated for Community Housing Network Inglewood Court but since CHN was not awarded tax credits an alternate project needs to be identified. At this time we also need to identify 2011 tax credit priority and 2011 CoC project. The following chart depicts the status of the priority ranking and tax credit award processes. The desire is to develop a process that would be able to utilize the HUD bonus award to become operational in 2011.

Award	Project	Estimated Date
OHFA 2010 – Tax Credits	NCR Commons at Third	Awarded July 2010
CoC 2010 - HUD bonus	TBD	Operational in 2011
OHFA 2011 – Tax Credits	TBD	Operational 2012 – 2013
CoC 2011 – HUD bonus	TBD	Operational 2012

Funding through HUD's Supportive Housing Program would be used to support housing subsidy costs for Rebuilding Lives eligible individuals who meet the federal definition for chronic homelessness or homelessness. It is anticipated that approximately \$300,000 - \$400,000 will be available for the 2010 CoC award. **Until the HUD Notice of Funding Availability (NOFA) is issued, project requirements and deadlines are not known.**

Per the RLFC/CoC procedures:

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.

## New PSH Prioritization Process

### Timeline:

Date	Activity
7/1/10	OHFA 2010 Tax Credit Awards announced
7/7/10	CSB informs RLFC and CoC SC of OHFA 2010 Tax Credit Awards and impact
7/30/10	HUD TRC receives background and summary materials
8/5/10	HUD TRC meets to review project proposals and make recommendations to CoC and RLFC
TBD	HUD issues 2010 NOFA for CoC
8/17/10	CoC considers HUD TRC recommendations
8/19/10	RLFC considers HUD TRC recommendations
September	Providers are notified of CoC & RLFC approvals of priority designation for 2010 CoC bonus, 2011 tax credits and 2011 CoC bonus
TBD	Provider submits 2010 CoC bonus proposal to HUD (due date will be 60 days after NOFA issued)
10/14/10	Provider submits 2011 tax credit proposal to OHFA
TBD	Provider submits 2011 CoC bonus proposal to HUD (pending release of 2011 NOFA)

# Projects for 2010 CoC Priority, 2011 OHFA Tax Credits & 2011 CoC Priority

Revised 8/4/10

## Projects Summary

Two projects - CHN Inglewood Place and NCR Commons at Third - are being considered for the 2010 CoC Priority, 2011 OHFA Tax Credits and 2011 CoC Priority. Below is a summary of the major elements of the 2 projects to be considered.

Project Configuration	CHN Inglewood Court	NCR Commons at Third
Total Units	60 (single building)	100 units (single building)
Rebuilding Lives	45 (Including 20 HUD –CH) (3 couples)	60 (including 16 HUD –CH) (may serve couples)
Other (included)	15 High Priority ADAMH	40 non-RL, low income and disabled
Unit size	One bedroom	Efficiency
Location	3700 Sullivant Avenue (TBD)	Sites near Edgehill and Third Avenue
Target Population	Homeless men and women with severe mental disabilities/dual diagnosed. High crisis care utilization including AOD only will be considered.	Homeless, with SMD, meet RL criteria; 75% male. AOD and HIV.
Staff Availability	24/7 – 4.6 Front desk/mobile security; 1FTE Project Manager; 1.4 FTE LPN; 2FTE Service Engagement specialists; 1.4 FTE Crisis Intervention specialist	24/7 Front Desk (4.5 FTE); 0.075 FTE Senior Property Manager; 1 FTE Asst. Property Manager; on-site nursing and case management

Project development	CHN Inglewood Court	NCR Commons at Third
Total Project Costs	\$8,997,924 (60 units) Cost /unit \$149,465	\$11,673,750 (100 units) Cost/unit \$116,737
Annual Services Costs	<u>\$216,600 (total request)</u> \$45,120 (RLFC request) \$40,284 (HUD SHP request) \$131,196 (other, e.g. Medicaid) Cost/unit \$3,610	<u>\$189,425 (total request)</u> \$51,000 (RLFC request) \$112,105 (annual HUD SHP request) \$26,320 (other, e.g. Medicaid) Cost/unit \$1,894.25
Annual Operations Cost	<u>\$542,844</u> \$24,198(RLFC request) \$425,725 (Section 8, tenant rent) Cost/unit \$9,047	<u>\$673,200</u> \$613,200 (Section 8 vouchers) \$60,000 (other, e.g. tenant rent) \$200,000 (HUD SHP applicable only after capital is complete) Cost/unit \$6,732
Development/ Capital	<u>\$8,238,480</u> \$1,450,000 (RLFC request)	<u>\$10,862,125</u> \$2,400,000 (RLFC request, includes \$200,000 in HUD SHP)
Development Timeline	Tax credits 2011; Begin construction- Summer 2012; Construction completed Summer 2013 and fully leased (within 60 days) 2013	Tax Credits 2010; Construction May 2011- May 2012; Lease up May – September 2012

# Meeting Minutes

## HUD Technical Review Committee Meeting

Thursday, August 5, 2010

3:00 pm – 5:00 pm

Community Shelter Board

### **Attendees:**

*HUD Technical Review Committee (HUD TRC):* Ron Kadylak (for Susan Lewis Kaylor), Ted Jones, Don Strasser, Sheila Prillerman, Lori Criss, Dave Simmons, Michelle Heritage Ward (chair)

*CSB staff:* Dave Davis, Tiffany Nobles, Lianna Barbu

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

Michelle welcomed the group and all gave name and affiliation introductions. Don requested that we add a discussion around the situation with the 2010 OHFA tax credits to the agenda.

### **Overview of Process to Date**

Dave Davis provided an overview of the prioritization process to date. He reminded the group of the recommendations that resulted from the November 18, 2009 HUD TRC meeting. The notes from that meeting were included in the materials issued for today's discussion along with background information on the process to date. The background document includes a timeline of the tasks and activities around the prioritization process. A revised project summary comparing the two projects for consideration today was issued as a handout.

### **Discussion on Situation Surrounding Tax Credits**

Michelle informed the group of CSB's knowledge of the 2010 tax credit situation for Columbus/Franklin County. Dave D. and Michelle attended project review meetings for each project. Michelle also noted that during several phone calls with key stakeholders and OHFA staff the message from CSB on behalf of the projects was that they both were endorsed but the CHN Inglewood Court project was prioritized by the community.

Michelle reported that after the awards were announced she asked OHFA to explain why another project was selected over the CoC's designated priority project. OHFA staff did not provide an explanation for what occurred when NCR Commons at Livingston was selected but they did explain the thought process they used around awarding tax credits to NCR Commons at Third (CAT). OHFA stated that the CAT project appeared to be very similar to the VOAGO Edgehill Place project that was the priority project the year before so they decided to fund it this year.

Michelle invited Blaine Brockman and Sean Thomas from OHFA to attend the RLFC meeting set for August 19.

Ted commented that OHFA has been making changes to its processes over the years based on how Columbus & Franklin County operates.

Michelle noted that she feels that OHFA understands that we are concerned they have not funded the CoC priority project for the past two years and are working to get back in sync with Columbus & Franklin County. They want to model OHFA's partnerships with the rest of the state communities on our process.

Lori noted that there is current planning around state and local partnerships and she and Michelle are both a part of the statewide workgroup that is developing recommendations for the Ohio Interagency Council to consider and adopt.

### **Discussion of CHN Inglewood Court proposal**

Since the full project proposals were reviewed by the HUD TRC last fall, they were not re-issued. An updated project summary was issued as a handout. Dave D. reviewed the project summary with the group.

Lianna noted that with the Unified Supportive Housing System, CSB is moving away from funding operations for projects and maximize outside funding for PSH projects (i.e. Medicaid, etc.). As a result, CSB sees funding services as a better use of community funds than operations because there are often many services needed that are not eligible for Medicaid reimbursement. Lianna suggested that the \$24,198 request for operations be approved for the 1<sup>st</sup> year but moved to services after year 1. Michelle noted that there are certain operating costs built into the billable unit for Medicaid reimbursement. It was noted that for Southpoint Place, CHN does not received operating funds from RLFC for operations costs.

It was requested that we ask CHN why they included operations funding from the RLFC in the budget. Dave D. will contact CHN about this and email a response to the HUD TRC for consideration.

Suggestions for improvements:

1. CHN should explain why they included operations funding from the RLFC in the budget and consider moving the allocation from operations to services after year 1.

### **Discussion of NCR Commons at Third**

Michelle presented some concerns that CSB has with NCR's eligibility criteria. Currently in the lease-up process for Commons at Buckingham CSB feels that NCR is being more selective than is necessary. Lianna distributed a copy of the eligibility criteria currently in use by NCR for lease-up of Commons at Buckingham. The concern is that on paper the criteria is less restrictive and general but in practice it is much more restrictive. The biggest concern is around persons being rejected based on criminal history. CSB suggest that NCR be asked to submit more specific eligibility criteria in writing for approval.

The group agreed that these concerns should be shared with the CoC Steering Committee and the RLFC and a request for the written eligibility criteria should be included in the resolution to be considered.

Suggestions for improvements:

1. Eligibility and selection criteria must follow the CMHA Administration Plan for Housing Choice Vouchers, Project Based Vouchers and Shelter Plus Care.
2. Designate 15 of the 40 non-RL units for ADAMH clients.
3. Commit that the project will serve couples if they present for admission rather than state that the project *may* serve couples.

4. Commit that the project will accept non-Medicaid eligible clients.
5. Submit more detail on the staffing plan, specifically around nursing.

**Additional Questions:**

Will NCR's current budget align with the community's plan to apply more federal funding to operations rather than services?

**Recommendations:**

*Which project should receive the 2010 CoC Bonus Priority Designation?*

Ted moved and Don seconded that the 2010 CoC Bonus Project Priority designation be awarded to NCR contingent upon agreement to the requested amendments. Motion unanimously approved without any abstentions.

*Which project should receive the 2011 OHFA Tax Credit Priority Designation?*

Ted moved and Sheila seconded that the 2011 OHFA Tax Credit Project Priority designation be awarded to CHN Inglewood Court. Motion unanimously approved without any abstentions.

*Which project should receive the 2011 CoC Bonus Priority Designation?*

Ted moved and Sheila seconded that the 2011 CoC Bonus Project Priority designation be awarded to CHN Inglewood Court pending the award of tax credits. Motion unanimously approved without any abstentions.

**Next Steps:**

Volunteer to present recommendations at August 17<sup>th</sup> CoC Steering Committee meeting - Ted  
Volunteer to present recommendations at August 19<sup>th</sup> RLFC meeting – Susan or Michelle



## Rebuilding Lives Funder Collaborative: Update 8.19.10

### **Strategy: Access to Benefits – Benefits Partnership Update**

The program started its second year of operation as a host site for Phase 2 of the COHHIO SSI/SSDI Project. This allows for the continuation of the SSI Benefits Specialist that was funded under Phase 1 of the project. With the addition of two benefits specialists funded by United Way, this strategy is in full operative mode. The UW specialists have completed training in the SOAR method of completing SSI/SSDI applications and are fully up to speed. All of the specialists now have dedicated SSA adjudicators assigned to them, which aids in faster eligibility determinations.

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

### **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). To date the new process has worked smoothly, as individuals have been redirected to the center with few problems. Although preliminary, the CPOA process has enabled the system to track the diversion of 14% of individuals seeking shelter from shelter to other resources. A diversion rate of 35% is one of the key expectations of the CPOA and is correlated to expectations of reducing the need for shelter, reducing the length of shelter stays, increasing successful housing outcomes for men and women, and eventually eliminating the need for winter overflow.

### **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.

To date HFF has converted 9 of its 46 units and VOA has converted 13 of its 24 units to the new model. The pilot will be evaluated during FY10 and will measure the proportion of transitional rental assistance units that are sustained or expanded over time, and the roll-over of subsidies to other units. Evaluation should also focus on the change in outcomes for the households served by this type of program versus the Tier II model, as well as operational and cost efficiencies developed.

## Rebuilding Lives Funder Collaborative Update 8.19.10

### 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. Initially sought to develop 760 units by June 30, 2013 via the following 5 year development plan:

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

- < Update: 210 units in pipeline as of August 2010 (155 Rebuilding Lives units).
- < Commons at Buckingham (75 RL/25 other units) began lease-up on July 23, 2010.
- < NCR Commons at Third has received OHFA tax credits July 1, 2010.

Planned 520 units by master lease

- < Update: 25 units represented by CHN master Leasing project in pipeline as of August 2010, awaiting HUD notice;
- < 30 units in operation represented by RL Leasing project sponsored by Southeast, Inc.

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
Community Housing Network Master Lease	25	-	25
<b>Total New RL Plan project pipeline</b>	<b>155</b>	<b>80</b>	<b>235</b>

\*New project plan increased to 100 units.

# **Unified Supportive Housing System Update**

## **Commons at Buckingham**

Unified Supportive Housing System (USHS) is currently in the lease up phase of its third pilot, Commons at Buckingham (CAB). USHS is working in conjunction with National Church Residences (NCR) staff to implement lease up and subsequent vacancy management for CAB. There is a projected 3 month lease-up for all units, and move in started July 23, 2010.

CAB offers 100 units of permanent supportive housing, for single adults only. Of these units, 75 are for Rebuilding Lives eligible clients, out of which 16 will meet the federal definition of chronic homelessness and 12 will be designated for veterans. The remaining 25 units will be for non-Rebuilding Lives eligible clients, with 15 ADAMH units and 10 NCR units for the medically disabled. In addition to handicap accessible units, CAB will also offer on site case management, an employment resource center, and 24/7 on site staffing.

All client applications are being processed by USHS for eligibility determination. Clients interested in obtaining housing with CAB must be referred either by a shelter, one of the outreach providers (Maryhaven Outreach, VA, Open Shelter, Southeast Outreach or Capital Crossroads), ADAMH providers, or NCR. Only clients who have gone through the USHS eligibility process will be housed at CAB.

As of July 28, 83 eligible applications have been referred to NCR for housing, which will go toward filling the 100 units. Of those 83 applications, 40 were eligible for Rebuilding Lives, 17 met the criteria for chronic homelessness, 14 were eligible for the veteran units, 4 were referred by ADAMH providers, and 8 were eligible for the medically disabled units.



Alcohol, Drug and  
Mental Health Board  
of Franklin County

447 East Broad Street  
Columbus, Ohio  
43215-3822  
614.224.1057  
614.224.0991 Fax  
[www.adamhfranklin.org](http://www.adamhfranklin.org)

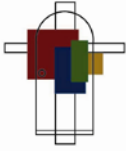
## **HPRP ADAMH Prevention Program**

### **July 2010 Update**

Through July 15, 2010, there are 39 clients currently moved into units on an HPRP subsidy and 29 clients in-process. The total amount of funds requested to date is \$83,835 (\$15,425 for security deposits & utilities, and \$68,410 for rent). We just learned that we are now able to bill for up to 3 months of rent in advance rather than 2 months as previously thought. After adjusting the claims for this change, the total funding request will be \$92,387.

In order for the ADAMH Prevention program to reach the 30% usage rate by September 30, 2010, 10 additional clients need to be housed based on the current activity experienced. We fully expect to meet this goal.

Note: as of June 30, 2010, the CSB Dashboard posted on the CSB website is recording slightly less than \$50,000. The reason for this difference is the Dashboard figure is based on checks cut by CSB by the end of June. There can be a lag time of several weeks for CSB to review and approve the application, conduct the housing inspection and cut the check.



# Memorandum

**Date:** August 5, 2010  
**To:** Tiffany Nobles, Community Shelter Board  
**From:** Colleen Bain, M.Ed., L.S.W.  
**Cc:** Dave Kayuha; Dave Davis; Lianna Barbu  
**RE:** Quarterly Update Commons at Buckingham

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The Commons at Buckingham (CAB) is a 100 unit single room occupancy 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.

## Development update

- Construction was completed ahead of schedule and on budget. The building is beautiful!
- Grand Opening event was held July 22, 2010.
- The first residents began moving in July 23, 2010.
- Commons at Buckingham is the first Permanent Supportive Housing project in the country to receive a platinum LEED designation.
- Parking onsite is limited only to residents. **All staff and visitors must park offsite** – on street or at meters.

## Occupancy update

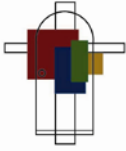
- NCR/CAB been participating as the final pilot site for the initial Unified Supportive Housing System demonstration project.
- NCR moved 50 residents into Commons at Buckingham during the last week of July. The goal is to move at least 25 more in during August and the final 25 no later than September. We are hopeful that we can meet this goal earlier than expected.
- Population targets: At this point, all 16 HUD units have been pre-leased; most of the 10 RL veteran units are pre-leased; and most of the 10 medical units have been pre-leased. 3 of the ADAMH units are filled at this time, with more in process.

**Supportive Services update**

- NCR has submitted an application to ODMH for mental health certification and is awaiting a site survey. We are also working with ODMH to establish a Medicaid billing rate for services.
- Contracts executed with ADAMH for \$60,000 to fund a nurse during the first year; and with CSB for \$115,208 awarded by RLFC.
- Columbus Foundation commitment for \$25K toward Employment Specialist for first year secured. In addition, Abbott Labs granted NCR \$5,000 to fund employment services during the first year of operations.
- Interdisciplinary meetings between NCR, InCare, and the VA have begun. Having medical personnel onsite is already proving hugely beneficial to our residents.
- All supportive services staff have been hired; NCR InCare is staffing with one of their existing personnel pending the hire of a full-time RN.

**Community Acceptance**

- Good Neighbor Agreement approved by Discovery District SID and DDDC
- NCR met with Cols State to review GNA – they are reviewing and are expected to sign.
- NCR continues to work with Abbott and other neighbors on Good Neighbor Agreements.



# Memorandum

**Date:** August 5, 2010  
**To:** Tiffany Nobles, Community Shelter Board  
**From:** Colleen Bain, M.Ed., L.S.W.  
**Cc:** Dave Kayuha; Dave Davis, Lianna Barbu  
**RE:** Quarterly Update 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 update:**

- Permits received
- OHFA ARRA Step III approval received
- City & County HOME and AHT funds in the process of closing
- CRA for tax abatement approved by City Council
- Construction loan committed by Huntington Bank
- Huntington Bank committed as tax credit investor
- AHAP from CMHA being finalized
- Application for Permit submitted
- Closing scheduled for July 28<sup>th</sup>
- Construction to begin first week of August

**Neighborhood Outreach:**

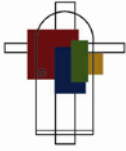
- The Berwyn East Civic Association spoke at the groundbreaking, welcoming the development to the neighborhood
- In the process of completing a Good Neighbor Agreement
- NCR will continue to reach out and communicate with BECA and other interested neighbors and stakeholders

**Supportive Services updates:**

- To ensure consistent quality and continuity of services between and among RL and NRL tenants, the VA has agreed to provide services to all 50 residents of Commons at Livingston.

- NCR will employ a full-time staff member who will serve as primary onsite liaison between the VA and NCR; and will also supervise and assist residents in the onsite Resource Center.
- As recommended by the RLFC, NCR has executed an MOA with Volunteers of America's Homeless Veteran's Reintegration Program to provide services for eligible homeless veterans (must referred prior to actual move-in in order to be eligible). Copy of MOA attached.





# Memorandum

**Date:** August 5, 2010  
**To:** Tiffany Nobles, Community Shelter Board  
**From:** Colleen M. Bain, M. Ed., L.S.W.  
**Cc:** Dave Kayuha; Dave Davis, Lianna Barbu  
**RE:** Quarterly Update - Commons at Third

The Commons at Third (CAT) is a 100 unit efficiency apartment community located in the near Northwest side adjacent to Grandview Heights. 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.

## **Current Status**

- Received 9% Tax Credit Award of 2010 Credits
- Franklin County and City of Columbus NSP funds committed
- Received \$1,000,000 AHP Grant from the FHLB
- 100 Section 8 Project Based Vouchers committed by CMHA
- Berardi Partners Architects engaged in full construction document preparation
- Projected Timeline
  - Zoning Variance received 10/15/10
  - Architectural drawings complete 10/31/10
  - Final pricing 11/21/10
  - Final Investor commitment 12/1/10
  - Closing and Construction Start 12/15/10

## **Neighborhood Outreach:**

- In partnership with Goodwill Columbus, NCR has met with all City Council members, County Commissioners and the Mayor's office to update them on the status of Commons at Third.

- NCR has also been in communications with the Grandview Mayor and City Council, Grandview Chamber of Commerce, Nationwide Insurance, Grandview Schools and PTO, and the Fifth by Northwest Area Commission
- NCR has attended several Area Commission meetings and has continued to update the commission on the progress of the development and reach out to any concerned residents
- NCR hopes to host a tour with Fifth by Northwest Area Commission neighbors at Commons at Grant.
- NCR is exploring the possibility of hosting a community forum in the Grandview area for residents and other interested stakeholders to learn more about the project.

**Supportive Services updates:**

- NCR is requesting new project “bonus” funding from the 2010 HUD Columbus and Franklin County Continuum of Care in anticipation of the SHP/McKinney Vento NOFA release. NCR has reduced the amount of the initial new project award request to be used for capital - and increased the amount for services - thereby maximizing the annual renewal for our community in future years; and reducing reliance on local (RLFC) funds to pay for supportive services for the project.
- NCR will act as primary supportive services provider and will provide case management, nursing, and social and recreational activities for all residents.
- Goodwill Columbus will provide employment services for residents of the project.

**Community Housing Network, Inc.**  
**Inglewood Court**  
**CSB Quarterly Updates**  
**August 2010**



**Inglewood Court**

***CHN remains deeply committed to this project***, which, in partnership with Maryhaven, 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. 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 will be closing on the purchase of this property, August 30, 2010.*** In November 2008, CHN gained control of the site at 3700 Sullivant Avenue (back portion), a wooded vacant lot in the Hilltop area. 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 to disturb less 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**  
**August 2010**

Community Process:

- The Good Neighbor Agreement was signed by May 2009.
- Zoning was approved in June 2009.

Development Funding:

*Announced July 1, 2010, Inglewood Court was not selected in the 2010 OHFA Tax Credit process. In October 2010, CHN will submit the tax credit and HDAP (Housing Development Assistance Program) applications to OHFA for the 2011 competition.*

CHN submitted the City of Columbus application on February 16, 2010. CHN will submit other applications for other funding sources after tax credit awards are announced (in March 2011). These potential funding sources may include Federal Home Loan Bank, Franklin County, the United Way, and The Columbus Foundation.

*In recent discussions with CHN staff, OHFA representatives indicated that Inglewood Court was competitive and scored well, but it is essential for the project to be ranked first by the community for it to continue to be competitive. It is critical for Inglewood Court to be selected as the #1 priority for both the*

- *2011 OHFA Tax Credits and*
- *2011 Continuum of Care Permanent Housing Bonus*

*CHN is deeply committed to this project. Extensive planning and predevelopment has already taken place. We request the continued strong support of the HUD TRC, Continuum of Care and Rebuilding Lives Funders Collaborative to make this permanent supportive housing program a reality for the homeless and disabled persons it will serve.*

YMCA of Central Ohio  
Quarterly Update Sunshine Terrace

The contract to purchase the Byer's and Wasterstrom property located at 500 West Broad was finalized in May 2010. Berardi was selected to be the architect for the building. Initial meetings with CMHA, YMCA of Central Ohio and Berardi discussed the layout of the new Sunshine Terrace. The 100 unit property will have a Bank branch and may also contain Community space.. The Choice Food Pantry, staff offices, meeting rooms, health clinic, resident lounge and resource room are also intended to be included on the property. Planning meetings will continue throughout the year.

Charles Hillman, Director of CMHA, is taking the lead on this project. Meetings with the City of Columbus regarding sewage and utilities have been scheduled. It has not been determined whether the property will use tax credits or bonding.

The YMCA of Central Ohio will be hosting the next Franklinton Commissioner Meeting slated for September 9, 2010. Staff will continue presenting information to the community in order to maintain support of the new project. The YMCA of Central Ohio staff will assist CMHA in the relocation of residents from Riverside Bradley and Sunshine Terrace to other housing during the transition phase.