

OHS Advisory Board Meeting Minutes

July 18, 2024

9:00am

Front Steps Housing & Services

Members Present: Beth Graham, Karen Anderson, Dr. Michael Seidman, Barb Karam, Michiel Wackers, Yvonne Conwell, Ed Abshire, Allison Schaefer, Shajuana Gaston, Linda Uveges, Fred Berry, Mike Bernot, Rebekah Wiland for Angela Glassco, Beau Hill, Elaine Gimmel, Mike Sering, Raymond Mills, Loh.

Members Absent: Chris Knestrick, Dorivette Nolan, Kris Harsh, Mary McNamara, Marcia Zashin, Kirsti Mouncey, Karen McHenry, Jeanna Davis

Others Present: Megan Scheck, Melissa Sirak, Amanda Larson, Nick Butina, Stephanie Thomas, Michaela DeAlexandra, Jennifer Eppich, Tina Christian, R Abdul Dollar, Christies Sozio, Angela D'Orasio, Nicole Evans, Luke Drotar, Candace Robinson, Valerie Novack, Ebony Clayton, Sherri Brandon, Cheryl Gleeson, Sharon Parries, Natasha Wynn, Lydia Roldan, Nikki Eggert.

- I. Welcome and Open Remarks
 - a. Elaine Gimmel welcomed everyone and called the meeting to order at 9:07am.
- II. Decision issues
 - a. Approval of Advisory Board Minutes 7/18/2024
 - i. Fred Berry presented the minutes and asked for a motion to approve.
 - ii. Elaine motioned to approve, Mike Bernot seconded.
 - iii. All were in favor with no opposition, no abstentions, motion carries.
 - b. OHS Advisory Board membership
 - i. Fred shared that James Dombard resigned.
 - ii. Beverly Torres is representing Karen Anderson today and will be taking that designated seat. Beverly introduced herself and shared her work experience.
 1. Fred asked for a motion to appoint Beverly to the designated seat.
 2. Barb made a motion, Beau seconded.
 3. All were in favor with no opposition, no abstentions, motion carries.
 - iii. Elaine's term on the Board is set to expire on 12/31/2024, but her term as chair expires after. Fred asked for a motion to extend her term to align with her Chair seat. Loh made a motion, Allison seconded.
 - iv. All were in favor with no opposition, Elaine abstained, motion carries.
 - c. Approval FY 2024 BUILDS NOFO Submission
 - i. Melissa and Howard presented.
 - ii. This was the first ever release of the BUILDS NOFO from HUD.
 - iii. Enterprise and Housing Innovations were utilized to assist in the application process
 - iv. 2 applications were received by OHS, and after reviewing the criteria, one was selected as the more competitive project.
 - v. EDEN Emerald Senior Development was selected, will target 55+ seniors who have a disability and are exiting from homelessness. 62 unit building with VASH

vouchers secured as well as CoC vouchers. ERA 2, ARPA, Home Depot Fdn, and Tax Credits are secured and utilized for this project as well.

- vi. This meets a need for the aging homeless population
- vii. One member asked if this was not funded in the NOFO would they still be able to move forward with funding the gap of \$3MIL and Elaine listed several other possible funding sources, and stated they would move forward with the project.
- viii. NOFO is due November 21 and EDEN would submit a full application if the Board approves this today
- ix. A discussion ensued regarding creative housing options and being proactive in planning to better meet the needs of the community
- x. Loh motioned to approve the Emerald Senior Housing project for this NOFO submission, Mike Sering seconded.
- xi. All were in favor with no opposition, Elaine and Barb abstained, motion carries.

III. 2024 NOFO Update

- a. Howard Burchman presented
- b. Have begun reviewing and ranking the projects and ensuring quality control with amounts for each project and anything else
- c. NOFO is due end of October.
- d. We scored well last year and will build on the application narratives from last year

IV. OHS Advisory Board Member Solicitation

- a. This is the time of year that members are solicited. There are 10 designated seats up for renewal and 6 other seats – 2 at large, 2 community reps and 2 HSPA representatives. The application was sent out yesterday, and the deadline to apply is close of business October 15 to either Fred Berry, Elaine Gimmel, or both.
- b. Melissa encouraged applicants to consider the commitment of joining the Board and to make sure they are able to attend the meetings. Elaine reiterated the importance of attendance and commitment.
- c. All members will be asked to designate a proxy and send the same proxy each time if there are unable to attend a meeting.

V. 2024 LIHTC Application Process

- a. Melissa presented.
- b. Formalized the process for LIHTC Applications.
- c. Working with Enterprise on the pipeline process for new projects.
- d. Application will be released this week, and those who apply will be notified by October 8 if their project is chosen. Once chosen, October 18 is the due date for the LIHTC application.
- e. Must meet a need in the community, but does not need to be PSH.

VI. Governance Committee Update

- a. The Governance Committee recommends that Community Representative Board members receive stipends. OHS is not able to provide the stipend itself, but is committed to the importance of having a stipend. Need to identify a funding source for this stipend and have a standard and some consistency on the stipend.

VII. A Home for Every Neighbor

- a. Gillian presented

- b. Directly housing people from encampments with a 12 month subsidy. Have housed 34 HH and 40 clients.
- c. Emily from the City of Cleveland presented further on A Home for Every Neighbor
- d. Pilot month was in July, testing the workflow
- e. Goal was to house someone within 3 weeks, which wasn't happening in July but is now.
- f. Initially, not everyone was willing to talk and move forward with housing and trust was built and now it seems to be working better.
- g. Making sure to get permission to dispose of the tents that are vacated has been important, as some have been immediately occupied once they are vacant.
- h. 7 people are being housed today.
- i. Have been targeting larger camps first
- j. Emily is aware that there will be issues with evictions and tenant/landlord issues but will work through those.
- k. Working to house people quickly in the next 2 months to reach the goal of 150 housed.
- l. Talking to HR about getting some temps to work in the evenings, so if anyone wants temp work they can get employed within 3 days and begin unit acquisition.
- m. One guest asked about supportive services to the participants. Emily shared there are several case management providers that have been engaged to provide services. Looking to add 2.5 FTEs as well.
- n. One guest asked about retention at the end of the 12 months, and Emily stated income is discussed early in the case management process as well as bridging clients to other subsidized housing.
- o. Units do have to pass HQS inspection and City employees have been certified in HQS. CMHA standards are utilized for rent reasonableness, which is \$1095 per month for a 1 bedroom unit. Sometimes incentives are offered, such as a double security deposit or high utility arrears.
- p. One member expressed concern about increased utility costs.
- q. Will provide more demographic information at the next meeting, but most are 35-44, white, and 28 of the 48 reported as chronically homeless.

VIII. Seasonal Shelter

- a. Emily presented.
- b. City is investing \$4.7MIL in housing people who are sleeping outside, but unlikely to fund seasonal shelter.
- c. City is looking for any seasonal shelter provider to show they are in compliance with city code, and to engage with the city to see what they need to do to be compliant.
- d. Nick reminded everyone that data requirements are in place for seasonal shelter
- e. Melissa shared that, similar to A Home for Every Neighbor, OHS is submitting a new application in the NOFO this year to get a unit acquisition team to find units for people living in shelter. Hope to also have an outreach navigation center.
- f. Melissa also shared that OHS will be releasing the redesign RFQ this week. With a due date of October 15. OHS will host a webinar for this.
- g. OHS is working on a large shelter procurement for next year which will align shelter standards.

IX. Initiative Reports

- a. Ending Veteran Homelessness (EVH)
 - i. Frontline presented
 - ii. Census has dropped from triple digits into double digits
 - iii. Reduced numbers of CH veterans to single digits
 - iv. Average time until participants are housed continues to be above 90 days on average, but is skewed
 - v. Lots of progress has been made on inflow/outflow – was extremely high over the summer, but we are closing the gap through HUD VASH, SSVF and veterans being able to self-resolve
- b. Ending Youth Homelessness (EYH)
 - i. Ebony presented.
 - ii. Numbers for August are trending upward
 - iii. 187 on the list, 64 are working a housing plan
 - iv. Uptick in the average number of days before housed
- c. RRH
 - i. Elaine presented.
 - ii. Referrals are down, as is capacity
 - iii. Converting YARDI software and hopefully that will help improve processes
 - iv. New referral numbers for RRH and RRH DV are fluctuating
 - v.
- d. Unsheltered report
 - i. Chris was not present and no notes were provided ahead of the meeting.
- X. Adjournment
 - a. Having no further business, meeting adjourned at 10:37am

The next OHS Advisory Board meeting is on 11/21/2024 at Front Steps Housing & Services

Submitted by Megan Scheck 9/19/2024