



**Alliance for Housing, Oakland County Continuum of Care
Affordable Housing Committee
Meeting Minutes**

Date:	8.9.2024	Start Time:	9:00AM	Stop Time:	10:00AM	Location:	Zoom – Virtual Meeting
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Attendees: Leah McCall, Ashley Cuniberti, Julia Steinberg, Ryan Hertz, Eric Burton, Marc Craig, Sarah Rennie, Gary Heidel, Elizabeth Germaine, Chris Yatooma, Shannon Laskey, Stephanie Beale, Tom Beauchamp

Facilitator:	Leah McCall	Scribe:	Julia Steinberg
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The New Foster Care (TNFC) presented information about their background and work they have done since establishing in 2017:

- Began Direct Services that change the trajectory of children and families that experience foster care.
- Worked on legislation to enact the Foster Children’s Bill of Rights.
- Supported Fostering Success Michigan and subsequently Educate Tomorrow.
- Implemented the transition to independence process, a youth driven research supported delivery model.
- Worked on legislation to expand legal definition of fictive kin.
- Successfully implemented national model through MDHHS.
- Supported Protective Factors Training through Michigan Federation for Children and Families.

The New Foster Care (TNFC) presented their proposal for a Supportive Housing initiative rehabbing the Plaza Hotel in Southfield using green design.

297 units:

- Studio (405 sq ft) - 198
- 1-bedroom (607 sq ft) - 66
- 2-bedroom (810 sq ft) - 33

The project addresses: the need for affordable housing in Michigan, mobility/transportation challenges, and difficulty navigating systems by including:

- Health care integration
- Holistic services
- Co-location
- Service coordination
- Interdisciplinary model
- Community connections
- Access to transportation
- Trauma-informed care
- Attention to special populations



The Bridge Program – Target population: youth aging out of foster care. This housing development is designed to foster upward mobility enabling the transition out of this development and onto a successful life. The direct services program, The Bridge, assists young people in changing the trajectory of their life as they enter adulthood.

Project will have 24/7 professional staff and on-site support including:

- Life skills & workforce development
- Educational resources
- On-site therapy
- Parenting services

Project will have a community center open to public on the 1st floor which includes:

- Gymnasium
- Fitness center
- Learning center
- Art room
- Lounge
- Theater room
- Games room
- Community garden
- Food service
- Daycare/Head Start
- Legal offices
- Integrated healthcare services
- Bridge program services

TNFC is seeking a letter of support for October LIHTC application.

Group Discussion, Questions, Concerns:

- Discussion around how the project addresses community integration, de-concentration, and promoting inclusion in the community:
 - Goal of assisting disadvantaged youth with housing as a component to lead a productive life including education and jobs and to get to non-congregant after providing bridge supports.
 - The project has support from Southfield, hoping for new job opportunities and education opportunities with OCC and Ascension being nearby.
 - Providing liaison support to create opportunities and making sure residents know about opportunities.
 - Working on a grant to create bike and e-bike access for bike paths.
 - Will provide assistance with obtaining vehicles and other resources.
 - A partner will provide services focusing on financial literacy & home ownership.
 - The Bridge program will also serve youth outside of the housing facility that do not need the housing support.
 - Project also has the goal of having community members come to the building to use the public community center.
 - Discussion around scattered site transition-in-place vs. on-site place-based housing and the importance of having access to resources nearby for this population.



- Discussion around funding and capital stack:
 - Funding stack can be made available to the committee.
 - Project has support from MSHDA, DHHS, and commitment from other community partners.
 - High level breakdown:
 - Applying in the October round for 9% & 4% LIHTC
 - New Market Tax Credit for community center and offices on top 2 floors
 - State appropriation of \$7.5 million and an additional \$7.5 million in funding set aside that can be applied for
 - \$7 million in private funding that can be available if needed as a cushion.
 - 10% is already secured through appropriations, half will be LIHTC, and the rest will be NMTC and multiple grants in queue.
- Discussion around how individuals will access units:
 - Would like to work with the CoC Coordinated Entry as well as referrals from DHHS to The Bridge program for prevention services.
 - Criteria will be the Supportive Housing/LIHTC criteria around income and those ageing out of foster care.
 - The Bridge program has served 92 this fiscal year from Wayne, Macomb and Oakland counties.

Next steps:

- The Affordable Housing Committee supports this project and will send to the Alliance Board for approval.
- Per the Alliance Executive Director, because none of the committee members were very familiar with TNFC group, we encourage them to become integrated within the CoC and become more familiar with services and agencies that can help to support youth in Oakland County.