

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

Date:	7.9.2021	Start Time:	9:00	Stop Time:	9:30	Location:	Zoom – Virtual Meeting
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Members Present: C.J. Felton, Eric Burton, Marc Craig, Deborah Busch, Ryan Hertz, Leah McCall, James Dow, Janet Li

Facilitator:	Leah McCall	Scribe:	Ashley Burton
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Item	Discussion	Outcome	Action Item	Responsible Person and Due Date
1. Updates on Raymond E. Shepherd Housing & Washington Square Project.	In regards to Washington Square: The Alliance has already offered support for this project which was submitted in the current funding round. No further action from the Alliance is being requested at this time. If the development is not funded in the current round, CHN is open to further dialogue with stakeholders about alternatives for the property.	<p>It should also be noted that Venture is a partner in the Washington Square development.</p> <p>CHN & Full Circle Communities, Inc. provided updates on both Shepherd Housing and Washington Square Project.</p> <p><u>Washington Square Updates:</u> This project was submitted in the February 1st round. It is the old Washington Middle School on Huron Street in the Historic District of Seminole Hills.</p> <ul style="list-style-type: none"> • 41 units total • 21 PSH units 		

	<p><u>Washington Square Project Discussion:</u></p> <p>The Pontiac community has expressed being upset about this proposed development.</p> <ul style="list-style-type: none"> • This proposed development is in an area of Pontiac where housing prices are stabilizing and going up...would this have an impact on that? • Perspective from the Alliance: If we put our stamp of approval on this, will this make the community see us in opposition of that interest? • What has community push back been? • What are the implications of this approval? 	<p>CHN had a community meeting about 5 weeks ago. There was neighborhood attendance, and there was push back. However, at the end of the meeting there were many 1 on 1 conversations that were positive. People were understanding that something needs to be done to the middle school.</p> <p>CHN and OLHSA have been sensitive and respectful of the concerns people have raised. CHN is taking a look at if this doesn't get funded in the next round are there other possible approaches.</p> <p>The immediate surrounding area of the middle school needs some re-development that will contribute to the community.</p>		
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	<p><u>Raymond E. Shepherd Housing Discussion:</u></p> <p>Full Circle Communities, Inc.– Raymond E Shepherd Project is in Ferndale. CHN is not the developer for this project, they are the supportive services provider</p> <p>Waiting to hear from MSDHA about funding at this point. Under the new QAP this project actually scores better. Regardless of if this receives and award or not, they will progress with an October application again.</p> <p>Creating an inclusive environment. This project has been designed in concert with local LGBTQ+ organizations to create an environment that’s welcoming to all.</p>	<p>Not changing anything in regards to commitments made to this group previously around number of PSH units and services being provided.</p> <p>If anything, the only material change to the project might be higher construction costs as it might be delayed another 6 months.</p> <p>However, it is not an age restricted building, not LGBTQ restricted building.</p> <p>Supportive services and community programming to be provided by Community Housing Network, SAGE,</p>		
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<p>2. New project proposal: Unnamed Pontiac project</p>	<p>CHN will be assisting in helping individuals be placed in this units</p> <p>Community Housing Network's (CHN) newest proposed development is a new build construction of a property that will consist of approximately 76 - 80 units of affordable housing, including up to 40 units (not quite determined but will not exceed that) of Supportive Housing, in Pontiac.</p> <ul style="list-style-type: none"> • Largely 2-3 bedrooms with some 1 bedrooms. • 8 barrier free units (this has been updated, as it says 3 units in the project narrative). 	<p>Affirmations, Metropolitan Community Church of Detroit, and other local LGBTQ+ organizations. It will work the same way other PSH developments operate in Oakland County.</p> <p>There is a negotiation going on about location, but it will be in Pontiac.</p>		
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	<p>Negotiating site control now. Conversations with the City of Pontiac.</p> <p>CHN will be the Lead Service Provider.</p> <p>CHN is looking to submit the unnamed Pontiac project for the October 1 if it can secure all necessary site control</p>	<p>City of Pontiac is supportive. Community meeting will be held within the next couple of weeks to get resident input.</p> <p>This will have a little bit of a different look and feel. It is going to be a brownstone type of walk up look. Close to the street, parking will be back within the rest of the property. Large community building anchoring the middle of the inside of the development.</p> <p>CHN will provide on-site Support Service Coordination for a minimum of 20 hours per week and has staff who will perform housing case management.</p> <ul style="list-style-type: none"> • Works with both residents of the developments and the surrounding neighbors. <p>This will be CHN's largest project.</p> <p>The Affordable Housing Committee has approved and is in support of this project.</p>	<p>Will send to the Alliance Board for approval and support.</p>	
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	and approvals. CHN / Full Circle are looking to resubmit Washington Square and Raymond E. Shepherd House in the October round if funding is not secured in current round.			
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Ashley Burton
Scribe

7.9.2021
Date