

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

Date:	11/6/2020	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, Ashley Burton, Julia Steinberg, Kirsten Elliott, Leah McCall, Carl Kunda

Facilitator:	Leah McCall	Scribe:	Ashley Burton
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Item	Discussion	Outcome	Action Item	Responsible Person and Due Date
1. Proposed Ferndale Integrated Permanent Supportive Housing Development	<p>Carl Kunda from Full Circle Communities, Inc.(FFC) and Community Housing Network presented on their proposed development in Ferndale Michigan.</p> <p>Minimum of 20 hours of on-site supportive services will be provided to tenants of the project, but current service model projects a full-time case manager and support staff for the tenant population.</p> <ul style="list-style-type: none"> • All services for residents will be voluntary, 	<p>The development will be at 503 E. Nine Mile Road in Ferndale. This is an integrated permanent supportive housing development.</p> <p>53 unit development, 41 one-bedroom units and 12 two-bedroom units</p> <ul style="list-style-type: none"> • 19 PSH units (2 family, 17 single) 		

	<p>utilizing a Housing First model</p> <p>CHN would provide housing case management services along with coordinating additional supportive services with other agencies or services providers, as needed.</p> <p>CHN is basing the configuration of support services off of all of the other successful developments that they have (Palmer Point, Jefferson, Unity Parks). Ensuring that it is low barrier housing. Will screen everyone in. Will use blended property management model that they currently employ.</p> <p>CHN will provide same scope of services with the community engagement, help to create opportunities for leadership. Coming at</p>	<p>The development will support a person-centered approach, developing Individualized Service Plans (ISP), and providing direct supportive services, and coordination services with other service providers, entitlement and benefit programs, transportation, education, and employment programs.</p>		
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	<p>everything with a trauma informed approach.</p> <p>The development will also include a Community Meeting Hub.</p>	<p>This will provide an amenity to the surrounding neighborhood and community groups. The space will allow for flexible programming including workshops, collaborative working spaces, community presentations, group meetings and other events.</p>		
2. Population	<p>Designed to serve moderate to low income residents in Ferndale, particularly impacted by recent growth in the luxury housing market.</p> <p>Over the past few months they have been trying to refine that concept to see if they would be ready to go for the February MSHDA application.</p> <p>Most recently FCC has been working with CHN around what a partnership would look</p>	<p>Project has been designed and planned with feedback from local LGBTQ+ service and religious organizations. The community is interested in housing that would allow adults to age in place within Ferndale.</p> <ul style="list-style-type: none"> • Not restricted to just LGBTQ+ identified tenants, it will be marketed and designed around the needs of LGBTQ+ individuals. Particularly adjusting barriers that they may have in accessing this type of housing. 	<p>Do not have a deterministic model of who is going to live here, it is not going to be 100% specific population.</p> <p>CoC needs to create process internally for how to target LGBTQ+ individuals for prioritization, not necessarily captured at this moment.</p> <ul style="list-style-type: none"> • How to market to these individuals 	

	<p>like and how they can deliver a project that comes from the mission of serving the LGBTQ+ community, while also bringing online some much needed units that respond to the CoC needs.</p>	<ul style="list-style-type: none"> • Working with SAGE and Affirmations. <p>Non PSH units are a mix of affordable units, for tenants earning between 30% and 60% AMI.</p>	<p>Compare notes on what is being captured now, and share models.</p> <p>Question asked by CHN: Do we have any information from our Prioritized Registry about the people that get on to it, what is the percentage of individuals that go on to Permanent Supportive Housing (PSH) and what of that goes to Rapid Re-housing (RRH)? Do a majority of families go to RRH and don't need PSH? Is it really the individuals that need PSH?</p> <p>Alliance confirmed that the majority are singles that need PSH.</p>	
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Ashley Burton
Scribe

11.6.2020
Date