

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

Date:	4.24.2020	Start Time:	9:00am	Stop Time:	9:50	Location:	Zoom – Virtual Meeting
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Present: Janay Mallet, Leah McCall, Joseph Del Morone, Marc Craig, Jessica Pappas, Judge Hoffman, Eric Burton, Anne Harpe, Kathy Williams, Ryan Hertz, Liz Lucas, Heather Rae, Jillian Trumbell, Deborah Busch, Tim Thorland, Rachel Desmore, Brian Spitsbergen, Sara Orris

Facilitator:	Leah McCall	Scribe:	Ashley Burton
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Item	Discussion	Outcome	Action Item	Responsible Person and Due Date
1. Wellspring, Farmington Hills, Michigan	<p>Presentation was held by Janay Mallett (SWSOL) Tim Thorland (SWSOL) Jessica Pappas (Consulting Group LLC) Brian Spitsbergen (Wellspring Lutheran) & Judge Hoffman regarding the housing project Wellspring.</p> <p>The total development is 80 PSH unites and the target population is Substance Use Disorder (SUB) individuals and/or families, with a focus on Opioid disorders.</p> <p>To be developed with local drug treatment</p>	<ul style="list-style-type: none"> • Sixty units will be LIHTC supported affordable housing units. • Twenty units will be non-LIHTC market rate units • Fifty units are targeted to individuals who MSHDAs homeless criteria • Remaining thirty units are a mix of affordable LIHTC (10) and market rate (20) units with no rental subsidy attached <p>Total cost 17.3 million – 1 unit set aside for full time employee to be there.</p> <p><u>Number of PSH Apartments (Total of 60):</u></p>		

<p>2. Referral Process</p>	<p>courts and substance abuse providers to provide an alternative to incarceration and to attempt to address homelessness for those with substance abuse disorders by providing a drug free environment to increase long term solutions to addressing opioid addiction.</p> <p>Project would be similar to other PSH developments in regards to Tenant referrals</p> <p>Vacancies will be communicated to referral partners including info about unit size, income qualification and homeless requirements.</p>	<p>38 apartments - 30% AMI – 1 Bedroom 4 apartments - 50% AMI – 1 Bedroom 16 apartments - 30% AMI – 2 Bedroom 2 apartments – 50% AMI – 2 Bedroom</p> <p><u>Number of Market Rate Apartments (Total of 20):</u> 14 apartments – 1 Bedroom 6 apartments - 2 Bedroom</p> <p>The referrals are to be coordinated through the HARA. The primary referral source will be the tri-county Drug Treatment Courts. A limited number of units will be available for individuals not adjudicated through the Courts and the referral source will be from Substance Abuse treatment providers.</p> <p>All prospective tenants are to be screened for HMIS Data Match and added to the Coordinated Entry System. CHN is to determine an individual’s homeless status. Eligible applicants are to work with the Property Manager, Southwest Housing Solutions</p>	<p>HARAs in each county will triage. The attached waiver will help with expanded criteria. SWSOL will be a part of the prioritized meetings to help through the process.</p> <p>The Alliance expressed concerned with this project not aligning with the Guiding Principles which promote community integration, deconcentrating and inclusion.</p> <ul style="list-style-type: none"> • Group explained that it can take several years to help a 	
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<p>3. Services Provided</p>	<p>The project houses two cohorts of individuals:</p> <ul style="list-style-type: none"> • Drug Treatment Court (DTC) referrals • Substance Use Disorder (SUD) Referrals <p>This is for long-term stays, tenants will be signing a year lease.</p>	<p>to complete the application process.</p> <p>Each DTC referral will have access to a Court Case Manager and project provided Case Manager. SUD referrals will have access to the project provided Case Manager. Individualized treatment services may be provided on or off site, all 80 residents will have access to the two peer recovery coaches provided by OCHN that will be on-site.</p>	<p>person re-adjust and that his model will be incorporated into a campus to provide different help with needs.</p>	
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Ashley Burton
Scribe

4.24.2020
Date