



**Ohio Developmental Disabilities Council
Community Living Committee**

Meeting Minutes

<p><u>Vision Statement</u> People with developmental disabilities can become independent, productive, people, fully integrated and included in their communities and in the fabric of our society.</p> <p>People with developmental disabilities have the programs, services and supports needed to:</p> <ul style="list-style-type: none"> • Be seen as people first • Achieve their full potential 	<p><u>Mission Statement</u> To identify & promote strategies approaches and resources that support adults with developmental disabilities as they choose where and with whom they wish to live... and children with developmental disabilities in safe and nurturing family settings.</p>
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LOCATION:

**Cherry Valley Lodge
 2299 Cherry Valley Road
 Newark OH 43055**

DATE:

July 9, 2015

Members	Present
Jane Byrnes	X
Anna Marie Denning	X

Lisa Krauss	X
Linda Kunick	X
Mike Schroeder	X
James Placenia	X
Mark Seifarth	X
JoAnn Spargo	X
Marcella Straughter	X
Kim Stults, Chair	X
Heather McFarlin	X
Jeff Turner	X
Renee Wood, Special Advisor	X

Policy Analyst

Fatica Diana Ayers	X
Kim Crisbaum	X
Ken Latham	X
Leslie Paull	
Paul Jarvis	X
Carla Sykes	X
Kay Treanor	

Fiscal Staff

Gary Groom	X
Robin Shipp	X

Executive Director

Carolyn Knight	X
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GUEST(s):

- Melody Brauninger with Linda
- Jacquelyn Slemmer, Disability Housing Network
- Donna Lowe with Renee
- Jaime Graham with Marcella
- Brenda Stevens w/ Lisa Krauss
- Bob Laux, Wild River Consulting
- Ernie Fischer, DODD
- Diana Mairose
- Deb Tackett with James & Jeff
- Kim Crisbaum, Council Staff
- Rochelle Hall-Rollins, Council Members

Heather's mother
Sue Willis, Council Member
John Romer, Hamilton CB/ DD

I. Call to Order

- A. The meeting was called to order at 4:15 p.m. by Kim Stults, Chairperson of the Community Living Committee.
1. The Chair asked everyone to introduce themselves.
 2. The Chair asked for a motion to approve the May 7, 2015 minutes as mailed.
 - a. **Jeff Turner made a motion to approve the minutes as mailed.**
 - b. **It was seconded by James Plasencia.**
 - c. **Motion was approved.**

II. Public Policy Update

- A. Paul will share his presentation at full Council on Friday.

III. How should Council invest dollars in housing during the next 5 years?

- A. The Chair turned the meeting over to Jacquelyn Slemmer, former Council Housing Project Grantee.
- B. Below are highlights of her presentation:
1. The recommendations are coming from DHN Board and county board and others.
 - a. **Technical assistance on Day to Day Property Management**
 - 1) Protect the Investment
 - 2) Consultants with a proven track record
 - 3) Evaluate and provide recommendations on physical condition on housing, rent structure, boardmanship, etc.

b. Alternative Models of Housing

- 1) Study on alternative models in housing
- 2) National speakers
- 3) Analysis of housing corporations serving one county as compared to multiple counties

c. County Housing Planning

- 1) More than just deciding how many houses to buy or what capital improvements are needed.
- 2) Exploring existing housing resources
- 3) Putting together a cohesive plan of housing options for individuals as they move into the community

d. Rent Subsidy Program Assistance

- 1) County Board and/or Housing Corporation
- 2) Assist with setting up structure & process
- 3) Practical management of Rent Subsidy Program

e. Partner w/ Housing Tax Credit Developers

- 1) Knowledge of Ohio's system and Developer/Manager Partners
- 2) Experienced DD Housing Corp
- 3) Set aside of Units in a larger development

C. Kim turned the meeting over to Bob Laux, Project Director for Council's current housing Project. Below are highlights of his comments:

1. Bob provided a brief overview of the scope of his project.
2. There are factors that are critical and affecting the future:
 - a. Need to recognize true cost of community housing
 - b. Critical need to continue the separation of housing from supports (currently being challenged)
 - c. Segregated housing is slated for elimination
 - d. Lack of subsidies is the costs money and someone has to pay for it!

- e. Policy matters affects affect everything you do!
3. He shared the difference between income vis expense.
4. Property expense & Single Family Home was the example used.
5. He provided cost comparisons.
6. He provided insight on policy matters such as:
 - a. HUD Resources – HOME Funds, CDBG,CHIP, HUD 811, former NSP now NIP(Neighborhood Initiative Program - scattered/infill), Section 8 Vouchers, TBRA- **Strategy** – Get counties, state-wide systemic involvement in Consolidated Planning to have local input, identify“unmet needs”, need collaborative effort to engage Ohio Dept. of Development Agency, outline unmet need to HUD.
 - b. LIHTC’s – Largest source of affordablehousing in country since 1988, 90,000+units in Ohio, OHFA’s other resources- **Strategy** – Process of involvement, need to reviews last five years of development,engage project counties in locating units, collaboration with noted developers, push state QAP for recognition of unmet needs,demonstration project needed, 3-5 year commitment to effort.
7. Bullets a. & b. are just two examples of the policy issues facing Ohio. His hand-out will be e-mailed to everyone.

D. When Kim opened the floor for comments the following suggestion was made:

1. The Office of Civil Rights may need to be contacted about prevalent issues relating to housing.

E. Kim turned the meeting over to Ernie Fischer from DODD and below are highlights of his presentation. The Department has determined the following needs to happen:

1. Educate- Can educate on so many levels, talking with HUD and local housing authorities.
2. Collaborate

3. Diversify
4. Advocate

- a. Qualified Allocation Plan (QAP)- it is scored and points are given for certain aspects in their proposal that include: working with county boards of dd , mental health and set aside for people with disabilities.
- b. Advocacy- work needs to start now for the next biennial budget DODD needs people to advocate for \$750,000 to support 200 people but will not be enough in years to come. We need to advocate for capital dollars for developmental centers and community development dollars.
- c. DODD has rental assistance funding and is working on mechanism on how that would happen. Low income 811 grant for 11 million dollars for existing housing projects and developer must set aside units for people with disabilities. There will be some kind of locator system .
 - (1) Bottomline- if a Developer says they wanted to set aside a certain amount of units for people with disabilities, it would be in their best interest if there is a vacancy to fill it.

F. At this point in the meeting Kim gave Carolyn Knight the floor to share a possible funding idea that could dovetail with the work Bob Laux is already doing. She suggested a group called **Corporation for Supportive Housing (CSH)**.

1. CSH is a national leader in the field of supportive housing and has worked with hundreds of developers, non-profit organizations, and public agencies in Ohio and across the country to increase supportive and affordable housing to vulnerable populations. Their *Dimensions of Quality Toolkit and Opening Doors Institute* are tried and true approaches to improve outcomes and represents the cumulative lessons learned from 20 years in the field.

2. **They would** conduct three, one day trainings around the state to provide an overview and educate County Boards, Housing Corps, providers and developers about Supportive Housing and the different types of approaches and opportunities for funding projects.

3. From these trainings, select four 'teams' to attend CSH's *Opening Doors Institute* to participate in trainings on funding available through the Federal Home Loan Bank, State Housing Trust Fund, CDBG, OHFA Gap Financing, among others, as well as how to work with state agencies and other advocates. Teams will determine how to assess needs and match with potential housing. Teams will develop a project application to be submitted to OHFA in the 2016 round of funding availability.
 4. CSH will provide 50 hours of technical assistance to teams to submit projects and, if funded, in preparation for implementation later in 2016.
 5. Carolyn stated we could buy 2 teams and utilize them a model.
 6. All of this can be negotiated and Bob Laux has agreed to work with them, so we would just need a State Plan Amendment to Bob's grant which would include the work of CSH and we can use \$20,000.00 that remains in the Community Living Committee from the transportation project.
- G. Kim asked for a motion to create State Plan Amendment to fund at \$20,000.00 selected portions of the work by CSH:
1. Lisa Krauss made a motion to create State Plan Amendment to pursue Carolyn's suggestion.
 2. Linda Kunick seconded the motion.
 3. Motion carried.

IV. Grant Extension

A. Kim turned the floor over to Gary Groom who had a project that needed an extension. Gary stated the following:

1 The grant extension is to TALL Institute which should have ended in December. Due to personal family issues and trainings being rescheduled the project is delayed. They do have 5 trainings set up and would like to complete their series of trainings. They want an extension through March 2016.

B. After some discussion, Kim asked for a motion to grant the extension until March 2016 and they must provide updates on the trainings as they are completed:

1. **Jeff Turner made a motion to approve the extension with the caveat that they must provide updates as each training is completed.**
2. **James Plasencia seconded the motion.**
3. **The motion carried.**
4. **Linda Kunick abstained.**

V. **Grant idea from Paula Rabidoux**

A. Kim shared the following grant idea from Dr. Rabidoux.

1. The staff at Nisonger were talking about all the controversy around the new DD budget and in particular the proposed closing of the DCs. Since there were 2 closures (many more) of DCs (at least 10 years ago).No one has looked at what happened to the people who came out of those institutions? Wouldn't a study looking at those people, their families, and the effects of moving into communities be a good idea?

B. Kim opened the floor for comments and below is what was said:

1. Carolyn stated she knows of a group that has already done the work.
2. Kim asked that they come and talk to the come.

VI. **Recap of the Transportation meeting held on June 5th**

A. Kim informed the committee that the notes from the June 5th meeting were available and decided not to use the time to recap the June meeting.

VII. **August Meeting**

A .Kim stated she wanted to set up a planning meeting in August, because tentatively our time slot in September will be utilized by Commissioner Aaron Bishop, hopefully coming to Council to speak to us about the importance of addressing the mandate of reaching out to the un/served.

1. The meeting would take place right after the Nominating on Wednesday, August 5, 2015 from 2:00p.m.- 3:30.m.
2. People will be able to call in and participate.
3. The meeting tentatively will take place at the State Library. Staff will confirm and send out Agenda with instructions.

VIII. Adjournment

- A. Kim asked for a motion to adjourn the meeting.
 1. **Mike Schroeder made the motion to adjourn.**
 2. **The meeting was adjourned at 5:40p.m.**