



Ohio Developmental Disabilities Council
Community Living Committee
Meeting Minutes

Vision Statement

People with developmental disabilities can become independent, productive, people, fully integrated and included in their communities and in the fabric of our society.

People with developmental disabilities have the programs, services and supports needed to:

- Be seen as people first
- Achieve their full potential

Mission Statement

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.

LOCATION:

Doubletree Hotel-Newark
50 N. 2nd Street
Newark, Ohio 43055

DATE:

September 13, 2018

Members	Present
Michael Denlinger	X
Matt Harrison	X
Emilia Jackson	X
Heather McFarland	
Rochelle Hall Rollins	X
Vicki Jenkins, DODD, Vice Chair	X
Blaine O’Leary	X
James Plasencia	X
Jill Radler, Chairperson	
Joanna Spargo	X
Marcella Straughter	X
Renee Wood, Special Advisor	X
Mindy Vance	
Dara Walburn	X

Policy Analyst

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

Fiscal Staff

Lisa Wilkerson	X
Robin Shipp	X

Executive Director

Carolyn Knight	X
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GUEST(s):

Morgan Gattermeyer, ODDC Member

Billie McAleer with James

Casper Shahan (w/ Matt)

Deborah Pennington (w/Michael)

Leeann Emmons (w/Morgan)

Rhonda Rich, ODDC Member

Christine Brown, Nisonger Center

Donna Lowe with Renee
Casper Shahan (with Matt)
Betsy O’Leary
Bob Laux, Wild River, Inc.
Katie Schroeder, DODD
Jeannette Welsh, DODD

I. Call to order

- A. The meeting was called to Order at 4:15p.m. by Vicki Jenkins, Vice Chairperson of the Community Living Committee.
- B. The Chair asked everyone to introduce themselves.

II. Announcements

- A. Jill Radler’s mother just passed away. Please keep her family in your thoughts and prayers.

III. Approval of July 12, 2018 Minutes

- A. Vicki asked for a motion to approve the minutes.
 - 1. **Blaine O’Leary made a motion to approve the minutes as written.**
 - 2. **James Plasencia seconded the motion.**
 - 3. **Motion was carried.**
 - 4. **There were no abstentions,**

IV. Action Items

- A. **Vicki asked for a motion to reappoint Renee Woods as Special Advisor to Community Living.**
 - 1. **Matt Harrison made a motion to reappoint Renee Woods as Special Advisor to the Community Living Committee.**
 - 2. **Marci Straughter seconded the motion.**
 - 3. **Motion carried.**
 - 4. **There were no abstentions.**

B. Vicki asked for a motion to approve the 2018 State Plan Amendment that will cover the cost of the Grantee Gathering.

- 1. Michael Denlinger approved the 2018 State Plan Amendment to cover the cost for the Grantee Gathering.**
- 2. Blaine O’Leary seconded the motion.**
- 3. The motion carried.**
- 4. There were no abstentions.**

V. Project Presentations- It’s All About Housing

A. Vicki turned the meeting over to Bob Laux, Project Director for Maximizing Resources and Changing Public Policy for housing for adults with disabilities . Below are highlights of his presentation:

- There are many Subsidy issues and Bob was able to share a number of issues with the committee.
- Being a part of the Consolidated Planning process is critical in having a seat at the table.
- Universal Design is a major part of the discussion as we talk about accessible housing.
- Housing is a community issue – social impact of
- seniors, veterans, citizens with disabilities – 64 million.
- Quest to change policy – 25% of all new construction in OH as a standard
- Seeking support/alliance/collaboration with others (VA, Aging, CIL, TBI, Spinal Cord Foundation, etc.)
- Not “Visitable” – universal impacts housing! – new construction versus conversion costs

Capital

- Property Ownership
- Actual Cost of Property
- Useful life studies illustrate replacement reserves
- Operational, operating reserves, return of equity, replacement reserves, forecasting
- Budgeting actual costs versus only income
- Education, education, education!

Olmstead

- CMS rules – time-frames for implementation
- .Message of choice, control, inclusion, long-term financial impact
- Issue of “values” – we create what we believe is right

Current Policy Issues

- The current administration is placing at risk decades of advancement
- in community inclusion for citizens with disabilities gained through
- advocacy, civil rights efforts and community involvement
- .It’s hard to achieve Olmstead without resources to implement.
- .Medicaid and HUD are requirements for those who are involved
- Advocacy efforts are critical in opposition to proposed changes

B. Vicki turned the meeting over to **Katie Schroeder**, Capital Housing Administrator Residential Resources & Jeannette Welsh, Project Manager 1 for Council’s Project entitled: Partnership for Housing for people with disabilities. Katie Schroder and Jeannette Welsh discussed 2018 activities for the **Partnership for Housing for People with Disabilities** project Below are highlights of their presentation:

The project’s have three overarching goals

- Partnership and collaboration
- Creation of affordable, accessible housing
- Continued work with local housing teams

Rental Assistance Program (RAP)

- RAP is a needs-based rental subsidy that is available to individuals leaving an ICF or a state-run developmental center on a waiver.
- By design, individuals pay approximately 30% of their income for rent and utilities.
- RAP currently serves approximately 300 individuals representing thirty-seven board areas.

- The number of boards and individuals served by RAP has grown significantly this year.
- Based on data collected from applications, we have more insight into individuals' income (sources and amounts), rent structures, utility expenses and tenant-to-bedroom ratios.
- The data provides us with information we can use as we talk with boards and others about how to conserve and leverage RAP and other DD housing resources to ensure that the greatest number of individuals possible receive the support they need to live in community.
- RAP has led to increased interaction and collaboration. This has been mutually beneficial for boards and the state.
- RAP allows the state to learn more about what boards and the individuals they assist, need. Meanwhile, boards learn from the state about existing and emerging housing resources.
- This program has become a vehicle for the state to discuss important topics such as, HUD fair market rents; local housing authority and other HUD resources, including, Mainstream Vouchers; state demonstration programs like the Ohio 811 PRA Program and the ODM Subsidy Demonstration; and Stable Accounts.

DD/MH Demonstration Program

- This program is a partnership project between three state agencies that blends DODD community capital with Ohio Mental Health and Addiction Services (MH) capital and Ohio Trust Fund dollars as administered by the Ohio
- Housing Finance Agency (OHFA). The resulting newly constructed quadplex(s) will serve four individuals with a dual diagnosis of DD/MH.
- The project is significant as it marks the first time DD and MH capital resources have been blended and the first time these blended resources have been braided with OHFA funding.
- Blending multiple funding streams controlled by different state systems can present challenges. However, interagency demonstration projects like this provide the state with a testing ground for combining state resources.

- As an update, Phase I of this demonstration, also known as the Graham Road project in Stow, OH is 100% complete and tenants are beginning to move-in. Still it wasn't without challenges. Now that we have developed solutions to some of those challenges, duplicating this project in Phase II will be much easier. Phase II is already being planned

Integrated Multi-family Capital Rule

- A proposed new capital rule would allow DD capital to be used to support multi-family projects that are integrated, meaning just a few units would be interspersed in a multi-family housing project for individuals with DD.
- Allowing some of our Capital funds to be braided with other funds extends their use. Perhaps more importantly, it will provide individuals in the DD system with one more community living option. We have been working very hard on this rule and hope to move it into rule in 2019.

New HUD Mainstream Vouchers –

- The Omnibus Appropriations Acts of 2017 and 2018 each made new money available for new Section 811 Housing Choice vouchers (a/k/a Mainstream Vouchers).
- This past Spring, HUD published a Notice of Funding Award (NOFA) seeking applications for the first \$100,000,000 of this new funding. A requirement of the funding was to establish formal partnerships with multiple health and human service agencies and organizations with the capacity to support individuals living in community and to assist with referrals, etc.
- DODD wanted to ensure that communities both knew about this opportunity and had the resources they needed to apply and be successful.

- Towards that goal, DODD, both independently and in partnership with sister state agencies, OHFA, MH and the Ohio Department of Medicaid (ODM), issued several targeted communications to engage stakeholders – the disability community and public housing authorities (the latter an eligible applicant for the grant). DODD partnered with the Ohio Housing Association Conference (OHAC), Ohio’s trade organization for public housing authorities (PHAs), to encourage their members to partner with boards and other community partners to apply for these new vouchers
- Both DODD and our sister state agencies acted as liaisons between PHAs and our respective systems. They offered an Interagency Letter of Support to all communities who applied since a threshold requirement of the grant was partnership.
- On September 4, 2018 a press release was issued to announce the awards. Twelve Ohio PHAs were successful, which result in 424 new Mainstream Vouchers– all targeted to individuals with disabilities. DODD and its partners are closely monitoring for new NOFA opportunities since there is still \$300,000,000 of additional funds, to be awarded.

Capital Housing Tours and Housing Planning Meetings

- Staff from the Residential Resources team have an aggressive plan to visit all county boards to monitor capital housing projects and to engage in conversations about housing planning.
- They have started by reaching out to the boards that appear to have the greatest need. Discussions include, capital and RAP needs, utilization of local state and federal housing resources, utilization of programs that support individuals in housing (i.e., food stamps, utility assistance, STABLE Accounts), community planning (Consolidated, PHA, Continuum of Care), other leveraging (waiver modification dollars), fair housing and housing-related matters.

Ohio 811 Project Rental Assistance Program

- The state's 811 Program is administered by OHFA in partnership with OHFA, DD, MH and ODM.
- This program will create approximately 485 new units of integrated housing in affordable housing developments across Ohio.
- All units will be subsidized and set aside for individuals with disabilities.
- To access the program individuals must have a trained Referral Agent with access to the state's waitlist.
- To learn more about this program, click on this link:
<https://www.youtube.com/watch?v=TehyTyVdeu0>

V. Old/New Business

A. There was no Old/New Business.

VI. Adjournment

A. Vicki asked for a motion to adjourn the meeting.

- 1. Blaine O'Leary made a motion to adjourn.**
- 2. Michael Denlinger seconded the motion.**
- 3. The meeting was adjourned at 5:39 p.m.**