

Meeting Minutes  
City-County Commission on Supportive Housing  
January 13, 2009  
10:00 a.m.

**Attending:** Kenyatta Yamel (Chair), Jim Hill, Perry Huyck, Emily Long, Sue Brier, Jim Tarantino, Lisa Kuklinski, Paula John, Joan Lawrence, Brittney Neidhardt, Supv. Lynne DeBruin, Rochelle Williams, Steve Falek, Jim Marks, Joe Volk, Tony Perez, Jessica Shriver

**Review and Approval of October 22, 2008 Minutes.** Approved as distributed.

**Supportive Housing Development Project Updates.**

Jim Hill provided the following updates.

- Prairie Apartments 1215 West Highland, is expected to open soon.
- Washington Park Apartments 39th and Lisbon. 24 total units. 10 units specifically for families whose member(s) are experiencing mental illness.
- Johnston Center Residence. 1230 West Grant Street. Will apply for more tax credits. The project is moving along in spite of the many stumbling blocks.
- Empowerment Village: 1527 West National. New location at former Oakton Manor. Received \$500,000 from the County Housing Trust fund. 34 one bedroom units.
- Autumn West: The County has applied for NSP funding for this project, located at 836 N. 20<sup>th</sup> Street.

*Discussion:* Jim Hill informed the group that he has been appointed to the Federal Home Loan Bank Board's Advisory Committee on Community Investment. He will serve a three-year term on the committee. This was a recommendation of the Special Needs Housing Action Team to seek appointments to influential committees that can fund supportive housing developments. Steve Falek reported that the Housing Authority has an additional 100 housing vouchers available for persons that are elderly or disabled and they will receive support services as well.

**Commission Project Endorsement.** The commission listened to the following presentations from projects looking for endorsement from the commission.

**Autumn West:** Joe Volk from Community Advocates asked the commission for endorsement for the Autumn West Safe Haven project. As of January 1, 2009 Community Advocates has taken over the responsibility of the all homeless programs formerly administered by the American Red Cross. Basically, all the staff formerly of the Red Cross has transferred over to Community Advocates. Red Cross was tired of the zoning battles and Red Cross wants to go back to their core mission of disaster relief. The Autumn West Safe Haven is for homeless, mentally ill individuals that have exceptional needs and would not manage well in a traditional shelter. Safe Haven residents can stay for a

lengthy period of time while they are engaged on their AODA and mental health issues. The program is in a temporary location at the former Hillview Nursing Home. A permanent location has been found at 836 North 20<sup>th</sup> St. The building will be rehabbed to 6 one-bedroom and 17 studio apartments. This is a foreclosure property and NSP funding will hopefully be used to partially fund this project. There is an accepted offer on the building. Will possibly close on the property in April if all of the layers of funding come together. A debt-free building will allow consumers with no income to live in the building. Hopefully the building would be ready by the end of summer if all of the pieces fall together. Cardinal Capital is also involved in the development of the project. There is 24-hour support services for the safe haven.

*Discussion:* Jim Hill commented that we have to take advantage of the availability of NSP money. There is no local match that is required and 25% of the funds must be targeted to serve individuals at or below 50% of area median income. The entire \$1.5 million dollars needed for rehab might be available through NSP for this building. Jim also commented that a letter of support should include that the county is committed to this project and making sure that support services are available.

Supv. DeBruin commented that some supervisors feel that county housing trust fund dollars should be used only to fill the funding gap not covered by other sources, but that other supervisors, herself included, believe that these trust fund dollars should be “first in” funding.

***Cardinal Capital/Our Space:*** Bob McCormick and Joan Lawrence presented on the project. Two projects: One at 1527 West National the former Oakton Manor and Empowerment Village Lincoln which would be at 6<sup>th</sup> and Lincoln. There is community support on both projects. The tax credit application will be complete in March and the project could possibly break ground in fall.

***United Methodist Children’s Services:*** Perry Huyck presented about the 18 apartments and 6 units of townhomes. The project was awarded tax credits. The project is located at 39<sup>th</sup> and Lisbon. City and County very cooperative in support of the project. 10 units are specific for persons experiencing mental illness. There will also be an emergency food pantry that will serve all zip codes. The project will also serve as the model of supportive housing projects serving a mixed population.

***Johnston Center Residence:*** Lisa Kuklinski from Mercy Housing presented on the Johnston Center Residence. They are asking the commission for support on their tax credit application. Ms. Kuklinski reported that the project is moving along and that Mercy housing is advocating change in the WHEDA tax credit application. Currently Mercy has half of the tax credits needed for the building. The project is located at 1230 West Grant.

**MOTION:** The commission members will support the proposed supportive housing projects. The support will be documented with a letter drafted by Jim Hill. Supv. DeBruin made the motion. Jim Hill seconded. All in favor, no one opposed.

**Review and Approval of 2008 Annual Report:** The city and county legislation creating the commission requires the commission to produce an annual report. The draft report was presented to the group. Tony Perez commented that the report should include how many units were created. Supv. DeBruin commented that the goals should be spelled out. Lisa Kuklinski commented that the report should state what the city and county did to change the system. A new draft of the report will be developed and e-mailed out. It was also agreed that the report should state the work of Martha Brown and Jim Hill.

**The Next Meeting of the Supportive Housing Commission will be April 28, 2009 at 10:00 at Cherry Court Apartments.**