

FY19 HUD COC PROGRAM COMPETITION NEW/BONUS PROJECT APPLICATION

AGENCY PROFILE				
Legal Name of Agency	Inner City Christian Federation			
Project Name	FY2019 PSH – 435 LaGrave and 501 Eastern			
Contact Person	Deanna Rolffs			
Title	VP Housing and Family Services			
Address	920 Cherry SE, Grand Rapids, MI 49503			
Email drolffs@iccf.org				
Phone 616.336.9333 x303				

Check one:

\boxtimes	Permanent Supportive Housing for Chronically Homeless
	DedicatedPLUS Permanent Supportive Housing
	Rapid Re-Housing
	Joint Transitional Housing /Rapid Re-Housing
Chec	k one:
\boxtimes	New Project Application from Reallocated Funds
	General Bonus Project
	Domestic Violence Bonus Project
	Consolidation (must additionally complete Renewal Project Application for each project)
	Transition
	Expansion (must complete Renewal Project Application in addition)

Authorized Representative: I hereby certify that the information contained in this proposal is true and accurate. Any falsification of information will render the application void, and the application will not be accepted. This application has been reviewed and authorized for submission by the agency's board of directors as of the date indicated.

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FY19 Housing Project New/Bonus Application

Name: Deanna Rolffs	Title: Vice President of Housing and	
	Family Services	
Date of Board/Local Planning Body Authorization:		
Date of Anticipated Board/Local Planning Body Authorization:	9/25/2019	

ELIGIBILITY THRESHOLDS

Basic HUD Eligibility Thresholds must be satisfied before the CoC may consider a new or bonus project application for funding.

1. Please indicate by checking the boxes if the agency has any of the following:
a. Outstanding obligation to HUD that is in arrears for which a payment schedule has not been agreed upon;
☐ Yes ☐ No If yes, please explain: Click here to enter text.
 Debarments and/or Suspensions- In accordance with 2 CFR 2424, no award of federal funds may be made to debarred or suspended applicants, or those proposed to be debarred or suspended from doing business with the federal government;
☐ Yes ☐ No If yes, please explain: Click here to enter text.
c. Unresolved monitoring findings or outstanding (agency or HUD) audit findings; ☐ Yes ☑ No If yes, please explain: Click here to enter text.
= 1es = 1.19 in yes, please explain, energie to enter text.
d. Inadequate financial management or accounting practices within the past three years; \square Yes \square No If yes, please explain: Click here to enter text.
e. Evidence of untimely expenditures on prior award;
☐ Yes ☐ No If yes, please explain: Click here to enter text.
f. Major capacity issues that have significantly impacted the operation of a project and its performance within the past three years;
☐ Yes ☐ No If yes, please explain: Click here to enter text.
g. Issues impacting the timeliness in reimbursing subrecipients for eligible costs; \square Yes \square No If yes, please explain: Click here to enter text.
h. Served ineligible persons, expended funds on ineligible costs, or failed to expend funds within statutorily established timeframes within the past three years;
☐ Yes ☐ No If yes, please explain: Click here to enter text.
2. Does applicant have a financial management system that meets federal standards as described at 2 CFR 200.302?
☑ Yes ☐ No Please describe: ICCF's Finance Department is led by the Vice President of Finance and includes a Controller and three other Accountants. All award funds, expenditures, and activities are reviewed regularly by the Finance, Housing and Family Services, and Fundraising staff to ensure compliance with federal and accounting standards. Expenditures for all federal, state, and local grants are recorded and

3. Does the agency employ or contract services of an accountant who is familiar with Generally Accepted Accounting Principles (GAAP)? \boxtimes Yes \square No 4. Does the agency obtain an annual audit by an independent certified public accountant? \boxtimes Yes \square No 5. Has your organization been monitored by HUD in the past three (3) years? No If yes, include as attachments: Monitoring report from HUD, your organization's response to any findings, documentation from HUD that finding or concern has been satisfied, and any other relevant documentation. If no, reference most recent monitoring by an entity other than HUD for federal or state funding (ESG, CDBG, etc) and include as attachments: Monitoring report, your organization's response to any findings, documentation from entity that finding or concern has been satisfied, and any other relevant documentation. All projects must include as attachments (please number each attachment as follows): there were findings noted in the report ☐ #10 Preliminary Rendering and Site Plan (if applicable)

accounted for, source and application of funds along with other financial outcomes recorded, and all assets safeguarded to ensure they are used for authorized purposes.

NEW AND BONUS PROJECT APPLICATION

See scorecard for scoring criteria in each question.

PROJECT OVERVIEW

1.a. Provide a description that addresses the entire scope of the proposed project. (Include target population(s), the plan for addressing identified needs/issues of the identified target population, projected outcomes, and how the project type, scale and location of housing and support services fit the needs of the identified target population.) (1,000 word limit)

The project is specifically focused on chronically homeless youth ages 18-24, including their own children when applicable. The project is designed to meet a need for youth who are exiting the foster care system or other housing circumstances that do not provide long-term stability. This project will be implemented at two ICCFdeveloped multifamily buildings, located at 435 LaGrave (24 total units, including 6 PSH units) and 501 Eastern (65 total units, including 17 PSH units). In addition to the PSH units, the majority of units at each location will be designated as affordable and/or workforce housing, with a small number leased at market rate. The developments are intentionally designed to welcome a diverse community in regards to income, background, housing experience, age, and occupation. PSH participants will be able to live independently as part of this larger community, with full supportive services from ICCF and partners. ICCF will hire one Community Connector staff for each location to live on site and connect neighbors and build community (both PSH and overall residents). The downtown-area 24-unit building at 435 LaGrave was completed in the fall of 2017 with financing through a combination of grants, loans, tax credits, and other gifts. A ribbon-cutting was held on October 19, 2017, attended by ICCF leadership, the mayor of Grand Rapids, and other stakeholders from around the community. The building provides our region's first 6 PSH apartments for youth aging out of foster care or from other unstable housing, in a non-institutional diverse neighborhood setting with appropriate onsite support services. 435 LaGrave was awarded LEED Gold certification. The 65-unit building at 501 Eastern is currently under construction with an end date expected in January 2020, and has been financed through a similar combination of public and private funds. This building replaces several dilapidated and underused structures in a historic neighborhood that has been experiencing displacement and housing pressure, and is intended to preserve affordable housing for neighborhood residents. 501 Eastern is expected to achieve LEED Silver certification. Support services provided to all youth PSH recipients will be coordinated by ICCF's Resident Engagement Team. This staff group was initiated in late 2017 in order to provide personal, effective support to all residents of ICCF properties, especially those with individualized needs like the PSH participants. Our primary partner in this project will be Bethany Christian Services' Center for Community Transformation (Bethany's CCT), an organization focused on sustainably promoting housing, employment, opportunity, and community development. Case management will be conducted by both ICCF and Bethany's CCT.

1.b. Describe the plan to assist participants in securing and maintaining permanent housing that is safe, affordable, accessible, and acceptable to their needs. (500 word limit)

This project will provide 23 units of affordable housing to youth ages 18-24; each unit allows for an additional child in each unit, with a maximum of 46 people housed. Each youth head of household may or may not have a child. Per CSH Guidelines, PSH supportive services include: - Proactively engages members of the tenant household in a flexible and comprehensive array of supportive services, without requiring participation in services as a condition of ongoing tenancy - Effectively coordinates with key partners to address issues resulting from substance use, mental health and other crises, with a focus on fostering housing stability - Supports tenants in connecting with community-based resources and activities, interacting with diverse individuals including those without disabilities, and building strong social support networks.

1.c. Describe how participants will be assisted to rapidly increase employment and/or income to maximize their ability to live independently. (500 word limit)

Bethany Christian Services' Center for Community Transformation has staff who specialize in employment skills and maintaining meaningful employment, and will work on these skills with our PSH participants. oals for support services include: 1.Tenants Stay Housed Supportive housing is designed to break a cycle of housing instability for tenants and ensure they remain in permanent housing. - Tenants stay in permanent housing. This is inclusive of tenants who exit supportive housing to other permanent housing. 2. Tenants Improve Their Physical and Mental Health Supportive housing and associated services help tenants to access needed physical and mental health care and improve their health status. - Tenants promptly receive any needed medical care, including preventive care. - Tenants promptly receive any needed mental health care. - Tenants with mental health challenges report progress toward recovery since entering supportive housing. - Tenants strongly agree: "Staff helped me obtain information I needed so that I could take charge of managing my illness." 3. Tenants Increase Their Income and Employment Tenants increase their income in supportive housing by obtaining benefits and/or employment. In cases in which tenants are already employed or receiving all benefits for which they are eligible, they maintain their income. - Tenants who have been in supportive housing for one year or more have increased their income. - Tenants who enter supportive housing with income and/or employment have maintained it. - Tenants who express a desire to work are supported and ultimately, successfully employed. 4. Tenants Are Satisfied With the Services and Housing Tenant satisfaction is an important outcome that ultimately affects the quality of life for tenants and the ability of supportive housing projects to help tenants achieve housing stability. - Tenants are satisfied with their housing. -Tenants are satisfied with the services available to them. 5. Tenants Have Social and

Community Connections Supportive housing helps tenants to develop connections to their community and build social support networks. - Tenants are active community members who choose to participate in organizations such as faith communities and peer associations, and/or in activities such as volunteering, voting, community gardens or block parties. - Tenants report a strong social support network.

EXPERIENCE

2. Describe the experience of the applicant and sub-applicants in working with the proposed target population and in providing housing similar to that proposed in the application. (500 word limit)

ICCF has been in the affordable housing field since 1974 and has extensive experience building and renovating many types of housing including single family homes, clustered apartments, and scattered site developments. Currently ICCF has five major mixed-use, mixed-income developments under construction or planned (including 501 Eastern). Since 1990, ICCF has also operated Family Haven, an emergency homeless shelter designed to keep families together in six fully furnished apartments. Through its partnerships with Bethany Christian Services, 3:11 Youth Housing, and others, ICCF has been able to effectively meet immediate and long-term housing needs of youth ages 18-24 and their children/families. Bethany Christian Services' Grand Rapids Branch Office and Center for Community Transformation have successfully helped youth in employment, job skills, and economic opportunity for years. Bethany has been awarded federal funds as a primary or sub-applicant in 40 federal grants over the past 28 years and has effectively expended funds and met grant objectives throughout this time.

Please check the proposed target population from the options below.

Chronically homeless	\boxtimes	Families	
Veterans		Youth (18-25)	\boxtimes
Domestic Violence			

3. Describe the experience of the applicant and sub-applicants with utilizing a Housing First approach. (500 word limit)

ICCF has been implementing housing first principles for many years. ICCF has employed PSH and RRH (historically) to support neighbors. ICCF staff philosophy and practices adhere to the National Alliance to End Homelessness definition of Housing First: ICCF, utilizing Housing First, does not require people experiencing homelessness to address the all of their problems including behavioral health problems, or to graduate through a series of services programs before they can access housing. ICCF, utilizing Housing First, does not mandate participation in services either before obtaining housing or in order to retain housing. ICCF staff, utilizing Housing First approach, view housing

as the foundation for life improvement and enables access to permanent housing without prerequisites or conditions beyond those of a typical renter.

ICCF provides supportive services that offered to support people with housing stability and individual well-being, but participation is not required as services have been found to be more effective when a person chooses to engage. Other approaches do make such requirements in order for a person to obtain and retain housing.

4. Describe the experience of the applicant and sub-applicants in utilizing federal funds. (500 word limit)

ICCF has conducted PSH programming for years and has been receiving HUD funding for homeless and housing counseling programs since FY13 for PSH and RRH programs. ICCF has successfully expended the balance of all grants. ICCF has received HUD Comprehensive Housing Counseling funding through two intermediaries including MSHDA and NCRC; ICCF was audited directly by HUD and received no findings. Additionally ICCF receives numerous other grants from at least a dozen private sector grant funds totaling more than \$500,000. ICCF manages federal and state grants (HOME, LIHTC, etc.) totaling more than \$30,000,000 within the past five years alone. Bethany Christian Services' Grand Rapids Branch Office has successfully administered (or been a sub-contract agent) in over 40 federal grant awards and cooperative agreements over the past 28 years through DOL and DHHS funding from ACF, SAMHSA, ORR, OPH, and other divisions. Bethany's Grand Rapids Branch's annual budget is over \$57 million. Bethany's CCT has experience implementing grants quickly as well as executing community integration/sustainability plans successfully.

5. Describe the process for the determination of the type, amount, and the duration of rental assistance for participants. (500 word limit)

These factors are determined per MSHDA's rules and regulations for placed based HCV vouchers, which apply to each of these units of housing. Rent is based on income, with an annual update of employment, income and persons living in the home.

6. Does the project commit to taking all referrals through the community's Coordinated Entity process?

Yes If no, explain: Click here to enter text.

7. What would be the prioritization process for households referred to this project? How will it be determined who is most vulnerable and the best fit for any referrals to this project? Provide detail from policy established by the CoC. (500 word limit)

The CoC is currently working to update it's practices and procedures to better meet HUD requirements in this regard. ICCF staff members are active on the following committees of the CoC to ensure that we are supporting and following best practices to prioritize the most vulnerable. Committee engagement includes: Coordinated Entry, Youth, Data Analysis, Data Quality, Steering Council and Executive Council of the CoC. ICCF staff receive all referrals from Salvation Army HAP via HMIS and are in close communication with HAP staff consistently regarding housing the most vulnerable youth.

8. Will all participating households served in this project be recorded in HMIS or an equivalent database for Domestic Violence, in accordance with the community's Data Quality Standards?

Yes If no, explain: Click here to enter text.

9. Describe the plan for rapid implementation of the project, documenting how the project will be ready to begin housing the first participant. Provide a detailed schedule of proposed activities for 60 days, 120 days, and 180 days after grant award. (500 word limit)

The development at 435 LaGrave is complete and ready to house youth PSH participants.

The development at 501 Eastern is under construction and will be ready for youth PSH participants in early 2020.

Schedule of 501 Eastern rapid implementation:

Time of grant award (July 1, 2020):

- all construction will be complete
- project staff at ICCF and Bethany's CCT will have been hired and/or assigned to this project
- necessary project staff are in place and have begun providing support services
- Participant enrollment will have been completed
- PSH units will be 100% occupied, full supportive services ongoing for those residents

ORGANIZATIONAL CAPACITY

10. Describe agency key staff positions and qualifications of individuals who will carry out the project (500 word limit):

Deanna Rolffs, Vice President of Housing and Family Services, has more than seventeen years of experience in strategic direction leading to innovative program development and dramatically increased outcomes partnering with traditionally marginalized neighbors. She began her career working with women in transitional housing and served for more than sixteen years leading in local and national K-12 school and district transformation arenas, providing executive coaching to superintendents and district leaders with dramatic results. Deanna is a facilitator of professional learning sessions on dozens of topics. Deanna is an experienced systems leader and has served on executive leadership teams to guide strategic direction, service delivery and staff development and coaching, ensuring that programs and services are responsive to community need. Deanna has founded and led dynamic teams to develop,

implement and evaluate cultural, social justice and racial equity programming and activities to promote and ensure a deeply inclusive environment. Deanna holds a Bachelor's degree from Calvin College in Psychology, Sociology and Social Work and a Master of Public Administration degree with a focus on Urban Planning from Grand Valley State University. Deanna recently completed the MSHDA Counselor Certification in March of 2017.

Berniz Constanza Terpstra, Senior Housing Programs Manager, has more than sixteen years of experience in process improvement, community outreach, and employee training and development. She began her career working in the for-profit world guiding and developing employees to provide excellent customer service. Berniz has served as an advocate of family needs with human service, behavioral health, and medical needs. As an experienced business professional, strategic thinker and skilled organizational manager she has led successful teams in for- and non-profit realms. Berniz holds a Bachelor's degree from Calvin College in Business Administration, Recreation and Social Work. Berniz holds a Program Manager and Executive Director certification from the NeighborWorks Center for Homeownership Education and Counseling.

Ardrace Morris, Resident Engagement Manager, has extensive experience working in the non-profit arena. He is a founding partner of the True Athletics organization, enriching the lives of youth through sport and academic initiatives. He currently heads up the Resident Engagement programming at ICCF, helping tenants take hold of opportunities to improve their housing, financial, and social well-being. He holds a Master's degree in Counseling Psychology from Western Michigan University.

Tiffany Clarke, LMSW, Director of Programs at Bethany Christian Services' Center for Community Transformation, has worked for years providing and managing services for at-risk youth. She has been key in Bethany's partnership with ICCF to serve chronically homeless youth and bring together various organizations and initiatives to improve the local community.

11. Describe the agency's financial management system, including financial reporting, record keeping, accounting systems, payment procedures, procurement processes, and audit requirements (500 word limit):

ICCF's Vice President of Finance, who has a CPA, supervises all financial functions and handles operational budgets, financial statements, project financing, investments, net asset allocations and cash flow management. The Controller is responsible for the general ledger, accounts receivable, audit preparation, payroll/benefits, and fixed assets. The department also includes an Accounts Payable Analyst, a Revenue Accountant (works on accounts receivable), and Accounting Assistant (assists with accounts payable, audit needs, and administration). Activities of the Finance Department are reported to the Audit/Investment Committee of the Board on a monthly basis and are reviewed quarterly by the full Board. The Audit/Investment Committee is chaired by the Board Treasurer and several members work in the accounting or financial industry. ICCF's finances are audited by an independent professional auditing firm annually. All award funds, expenditures, and activities are reviewed regularly by the Finance, Housing and Family Services, and Fundraising staff to ensure compliance with federal and accounting standards. Bethany's CCT is supported by major departments

(HR, IT, payroll, finance, etc.) at the National Headquarters located in Grand Rapids, Michigan. The Michigan Branch of Bethany Christian Services is overseen by a Board of Directors, and President. Specifically, Bethany's CCT is led by a Branch Director who is responsible for overall administrative and financial management. Direct reports are the Program and Operations Directors. Financial services are staffed by a team of 22 professionals led by a Chief Financial Officer. Bethany's accounting system ensures federal funds are not commingled or supplanting other funding sources. Monthly financial reports are distributed to leadership staff for monitoring. A robust external audit takes place annually with Government Auditing Standards (per U.S. Comptroller General).

Scope	of Proposed Project	Proposed Households Served		
Total units		Households with at		
	23	least one adult and one	6	
		child		
Total beds	46	Adult households	17	
	40	without children	1/	

PROJECT BUDGET

Activity	Requested Funds	Other Funding	Total Project Cost	% of Total Budget
Acquisition				%
New				%
Construction				/0
Rehabilitation				%
Leasing				%
Rental				0/
Assistance				%
Supportive	91140	15960	107100	92 %
Services				92 %
Operating Costs				%
HMIS				%
Project		9100	\$9,100	
Administration				8 %
(limited to 7%)				
Total Project	91140	25060	116200	
Cost				

Complete Match and Leveraging worksheet, Attachment A.
See scorecard for scoring criteria based on budget information, questions 12-15

Attachment A

Identify all HUD and non-HUD funding that comprises the project budget. Only those dollars or non-cash contributions (in-kind) that directly support the project should be listed. This may include federal, state, or local government funds, private funds, grants, and/or other sources, including donations.

Match must be at least 25% of total funding requested. Documentation of match must be provided with the application.

Resource	Cash or In Kind	Committed or Planned/ Pending	Available (MM/YY)	Amount/ Value	% of Total Budget	Serves as CoC Program Match? (Y/N)
Steelcase Foundation	Cash	Committed	04/18	\$25,060	20 (27% of request)	Yes
	Cash/Kind	C/PP	MM/YY		%	Yes/No
	Cash/Kind	C/PP	MM/YY		%	Yes/No
	Cash/Kind	C/PP	MM/YY		%	Yes/No
	Cash/Kind	C/PP	MM/YY		%	Yes/No
	Cash/Kind	C/PP	MM/YY		%	Yes/No
	Cash/Kind	C/PP	MM/YY		%	Yes/No
	Cash/Kind	C/PP	MM/YY		%.	Yes/No
	1	Total leveraged	from other sources		%	

Attach additional forms as necessary

Attachment B

HUD General Section Certificates

The agency certifies to the Grand Rapids Area Coalition to End Homelessness that it and its principals are in compliance with the following requirements as indicated by checking the box.

- ☑ Fair Housing and Equal Opportunity. See CFR 578.93 for specific requirements related to Fair Housing and Equal Opportunity.
- ☑ Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity. See the Federal Register dated February 1, 2012, Docket No. FR 5359-F-02 and Section V.C.1.f. of the FY 2017 General Section.
- ☑ Debarment and Suspension. See Section III.C.4.c. of the FY 2015 General Section. Additionally, it is the responsibility of the recipient to ensure that all subrecipients are not debarred or suspended. (24 CFR 578.23((3)(c)(4)(v).d. Delinquent Federal Debts. See Section V.B.3. of the FY 2017 General Section.
- ☑ Compliance with Fair Housing and Civil Rights. See Section V.C.1.a. of the FY 2017 General Section.
- ☑ Executive Order 13166, "Improving Access to Services for Persons with Limited English Proficiency (LEP). See Section V.C.1.d. of the FY 2017 General Section.
- ⊠ *Economic Opportunities for Low- and Very Low-income Persons (Section 3).* See Section V.C.1.c. of the FY 2017 General Section.
- ☑ Conducting Business in Accordance with Core Values and Ethical Standards/Code of Conduct. See Section V.C.15. of the FY 2017 General Section.
- ☑ Prohibition Against Lobbying Activities. See Section V.C.15. of the FY 2017 General Section.
- ☐ HUD Habitability Standards inspections on all units, at a minimum.
- ☑ *Participation in HUD-Sponsored Program Evaluation*. See Section V.C.5. of the FY 2017 General Section.
- ☑ Environmental Requirements. Notwithstanding provisions at 24 CFR 578.31 and 24 CFR 578.99(a) of the CoC Program interim rule, and in accordance with Section 100261(3) of MAP-21 (Pub. L. 112-141, 126 Stat. 405), activities under this NOFA are subject to environmental review by a responsible entity under HUD regulations at 24 CFR part 58.
- ☑ *Drug-Free Workplace*. See Section VI.B.9. of the FY 2015 General Section. n. Safeguarding Resident/Client Files. See Section V.C.11 of the FY 2017 General Section.
- ☑ Compliance with the Federal Funding Accountability and Transparency Act of 2006 (Pub. L. 209-282) (Transparency Act), as amended. See Section V.C.13. of the FY 2017 General Section.
- ☑ *Lead-Based Paint Requirements*. For housing constructed before 1978 (with certain statutory and regulatory exceptions), CoC Program recipients must comply with the requirements of the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4801, et seq.), as amended by the Residential Lead-Based

☑ *Paint Hazard Reduction Act of 1992* (42 U.S.C. 4851, et seq.); and implementing regulations of HUD, at 24 CFR part 35; the Environmental Protection Agency (EPA) at 40 CFR part 745, or State/Tribal lead rules implemented under EPA authorization; and the Occupational Safety and Health Administration at 29 CFR 1926.62 and 29 CFR 1910.1025.

☑ Violence Against Women Reauthorization Act of 2013: Implementation in HUD Housing Programs (24 CFR Parts 5, 91, 92, 93, 200, 247, 547, 576, 880, 882, 883, 884, 886, 891, 905, 960, 966, 982, and 983).

Attestation that all attachments as required by HUD are uploaded in *e-snaps*. See Notice of Funding Availability for the 2018 Continuum of Care Program Competition FR-6200-N-25.

This list is not exhaustive of all HUD requirements. Applicants are encouraged to review the 2018 General Section, found at:

https://www.hud.gov/program_offices/spm/gmomgmt/grantsinfo/fundingopps to ensure eligibility.

Agency: Inner City Christian Federation

Acknowledged By: Deanna Rolffs

Title: Vice President of Housing and Family Services

Date: 8/23/2019