



Steering Council Meeting Agenda
August 19, 2022 ▫ 8:30 – 10:30 am ▫ Zoom

1. Call to Order/Introductions
2. Approval of the Agenda*
3. Approval of July 15, 2022 Meeting Minutes*
4. Public Comment on Agenda Items (Limit 3 minutes ea.)
5. Approval of Consent Agenda*
 - a. Steering Calendar
 - b. ESG Financial Assistance Report
 - c. Budget Report: Statement of Activity
 - d. Strategic Plan: Coalition Scorecard - Quarterly Rocks
 - e. Data Reports: PIT Count Report, CERA Status Report
6. Petitions and Communications
7. Low Income Housing Tax Credit Presentation: Breton Grove II – Woda Cooper - *Letter of Intent and site plan included in agenda packet*
8. Proposed Staffing and Infrastructure Plan Update
9. FY2022-2023 MSHDA ESG Funding
10. FY2022 CoC Program Competition
11. CoC Program Supplemental NOFO to Address Unsheltered and Rural Homelessness
12. Any other matters by Steering Council Member(s)
13. Public Comment on Any Matter (Limit 3 minutes ea.)
14. Adjournment

Next meeting: Friday, September 16th, 8:30 – 10:30am



STEERING COUNCIL MEETING MINUTES - **DRAFT**

July 15, 2022

8:30-10:30

| | | | |
|--------------------|---|-----------------|----------|
| Facilitator: | Lauren VanKeulen | | |
| Meeting Attendees: | <u>Steering members present:</u> Lauren VanKeulen, Rebecca Rynbrandt, Adrienne Goodstal, Ryan VerWys, Wanda Couch, Alyssa Anten (for Victoria Arnold), Casey Gordon, Mark Contreras, Tammy Vincent, Elizabeth Stoddard, Jenny James, Alonda Trammell, Cheryl Schuch, Fran Dalton, Victoria Sluga, Holly Wilson, Karen Tjapkes (joined at 8:45) <u>Steering members absent with notification:</u> Tom Cottrell, Jose Salinas <u>Steering members absent without notification:</u> none <u>Community Members:</u> Lee Nelson Weber (Community Member) <u>Staff:</u> Courtney Myers-Keaton, Brianne Robach | | |
| Time Convened: | 8:32 am | Time Adjourned: | 10:09 am |

| | | | |
|--|--|----------------------|-------------------|
| Approval of Agenda | | | |
| Motion by: | Ryan VerWys | Support from: | Adrienne Goodstal |
| Discussion | | | |
| Amendments | None | | |
| Conclusion | All in favor, motion passes. | | |
| Approval of Minutes | | June 17, 2022 | |
| Motion by: | Cheryl Schuch | Support from: | Ryan VerWys |
| Discussion | | | |
| Amendments | None | | |
| Conclusion | All in favor, motion passes. | | |
| Public Comment on Any Agenda Item | | | |
| Discussion | | | |
| None | | | |
| Approval of Consent Agenda | | | |
| Motion by: | Adrienne Goodstal | Support from: | Holly Wilson |
| Discussion | None (Karen Tjapkes joined the meeting) | | |
| Amendments | | | |
| Conclusion | All in favor, motion passes. | | |
| Petitions and Communications | | | |
| Discussion | | | |
| None | | | |
| Proposed HUD Grantee Change | | | |
| Discussion | | | |
| Courtney Myers-Keaton indicated that changing the grantee for some US Department of Housing and Urban Development (HUD) Continuum of Care (CoC) grants was discussed last meeting and with the full membership. Public comment was solicited and responses are in the agenda packet. | | | |
| Courtney provided context behind the proposed changes. She continues to discuss transition planning which has included identifying potential gaps and how to ensure they are filled. | | | |



STEERING COUNCIL MEETING MINUTES - **DRAFT**

July 15, 2022

8:30-10:30

Rebecca Rynbrandt motioned to approve the change in grantee for the HUD HMIS grant from The Salvation Army to Heart of West Michigan United Way starting on 12/1/2022. Adrienne Goodstal seconded. In favor: 15 (Adrienne Goodstal, Rebecca Rynbrandt, Ryan VerWys, Mark Contreras, Victoria Sluga, Wanda Couch, Elizabeth Stoddard, Karen Tjapkes, Casey Gordon, Holly Wilson, Cheryl Schuch, Jenny James, Tammy Vincent, Fran Dalton, Alonda Trammell)

Abstentions: 1 (Alyssa Anten as her agency is named in the motion)

Motion passes

After discussion of the suggested motion and amendment to the motion, **Cheryl Schuch motioned to approve the change in grantee for HUD Supportive Services Only (SSO) grants from The Salvation Army to the fiduciary of the CoC, currently Heart of West Michigan United Way, starting 6/1/2023 with the expectation for an expenditure plan for how the funds will support an updated CoC infrastructure and coordinated entry process. The plan will be presented to Steering Council and the CoC general membership for consideration and input with final approval no later than 9/16/2022. Victoria Sluga seconded.** In favor: 14 (Cheryl Schuch, Adrienne Goodstal, Victoria Sluga, Rebecca Rynbrandt, Fran Dalton, Karen Tjapkes, Alonda Trammell, Elizabeth Stoddard, Wanda Couch, Holly Wilson, Mark Contreras, Casey Gordon, Tammy Vincent, Jenny James)

Abstentions: 1 (Alyssa Anten as her agency is named in the motion)

Motion passes

| Action Items | Person Responsible | Deadline |
|---|--------------------|----------|
| | | |
| CoC Program Supplemental NOFO to Address Unsheltered and Rural Homelessness | | |
| Discussion | | |
| <p>HUD recently released a Notice of Funding Opportunity (NOFO) to address unsheltered and rural homelessness. Courtney shared a presentation from the National Alliance to End Homelessness overviewing the opportunity. To score well, the community will have to demonstrate an ability to create a collaborative community plan. Courtney thinks the application process will be an opportunity to develop a cohesive plan to address unsheltered and chronic homelessness.</p> <p>Jenny recommended contacting Kent County's Chief Inclusion Officer for questions related to equity. Mark indicated that Catherine's Health Center is very interested in supporting this application.</p> <p>Lauren suggested that staff develop a recommended timeline. Members should contact staff to be involved with the process; a high-level of engagement will ensure a robust application.</p> | | |
| Action Items | Person Responsible | Deadline |
| | | |
| FY2022-2023 MSHDA ESG Funding | | |
| Discussion | | |
| <p>A portion of funds will be allocated to the Housing Assessment and Referral Agency (HARA) and a portion to a Street Outreach lead agency, selected through a Request for Proposals (RFP) process. A decision needs to be made on how to allocate the balance of funds. Conversation around need for</p> | | |



STEERING COUNCIL MEETING MINUTES - **DRAFT**

July 15, 2022

8:30-10:30

prevention funds. Cheryl indicated that there is a continued need for funding for family shelter but does not think this is the best use of these funds.

A motion is required to allocate the balance of funds due to the delegation of responsibilities in the Coalition's charter.

(Jenny left the meeting at 9:58)

After discussion and amendment, **Adrienne motioned that MSHDA ESG funds not obligated by MSHDA will be prioritized per staff recommendations with staff documentation for the reasoning. Karen second. All in favor, motion passes.**

| Action Items | Person Responsible | Deadline |
|---|--------------------|---------------------------|
| | | |
| Anticipated FY2022 CoC Program Competition | | |
| Discussion | | |
| Staff anticipate the will be released soon and are revising the local application scorecard. Courtney and Lauren have discussed working with a grant writer to support the application narrative. | | |
| Action Items | Person Responsible | Deadline |
| | | |
| Other Matters from Steering Council members | | |
| Discussion | | |
| Mark shared that Catherine's Health Center is part of a street medicine initiative. They are in the needs assessment phase; he encouraged attendees to complete a survey to share their perspectives. | | |
| Public Comment on Any Item | | |
| Discussion | | |
| None | | |
| Adjourn | | |
| Motion by: | Victoria Sluga | Support from: Ryan VerWys |



GRAND RAPIDS/WYOMING/KENT COUNTY
STEERING COUNCIL ANNUAL CALENDAR
Updated November 2021

January

Steering Council Orientation
Executive Officer Elections
Point in Time Count
Draft Budget Presentation
Steering Council Annual Conflict of Interest
Forms Completed
Strategic Plan: Review of Q4 Rocks and
Introduction of Q1 Rocks

February

City of Grand Rapids Emergency Solutions Grant
Application
Reallocation Discussion
Budget Approval

March

Data Quality Committee Report
CoC and ESG Mid-Term Monitoring

April

LIHTC Developer Presentations to Steering
(October Round)
Point in Time Count Submitted to HUD
Budget Review
Strategic Plan: Review of Q1 Rocks and
Introduction of Q2 Rocks

May

Nominating Committee forms

June

Steering Council Funding Process Review
Governance Charter Recommended Changes to
CoC membership
Open Call for New CoC Members
PIT Data Released

July

NAEH Annual Conference
Strategic Plan: Review of Q2 Rocks and
Introduction of Q3 Rocks

August

HUD CoC Program Funding Vote (Anticipated)
System Performance Measures Reported to CoC
CoC, Fiduciary, HARA MOU for ESG Execution

September

MSHDA Emergency Solutions Grant Application
HUD CoC Program Application Due (Anticipated)
PIT Planning Begins

October

LIHTC Developer Presentations to Steering
(April Round)
Governance Charter Review, including Fiduciary
MOU
Strategic Plan: Review of Q3 Rocks and
Introduction of Q4 Rocks

November

Staff Evaluations Initiated by Fiduciary

December

Steering Council elections (at CoC meeting)
Staff Evaluations Concluded by Fiduciary
Budget Preparation Begins
Strategic Plan: Review & Update Annual
Priorities

ESG Financial Assistance Report

| Recipient/Subrecipient | Grant Term | Total Grant Amount | Direct Financial Assistance Amount | Activities Funded | % of Grant Term Complete | Total Amount Spent | % Spent | Planned # of Households Served | # of Households Served Grant Term to Date | Special Population(s) Served | Data Reported as of |
|-------------------------------|-----------------------|--------------------|------------------------------------|--------------------------------|--------------------------|--------------------|---------|--------------------------------|---|------------------------------|---------------------|
| MSHDA* | | | | | | | | | | | |
| ESG - Community Rebuilders | 10/1/2021 - 9/30/2022 | \$53,290 | \$53,290 | RRH | 50% | \$0.00 | 0% | not currently available | not currently collected | | 3/31/2022 |
| ESG - ICCF | 10/1/2021 - 9/30/2022 | \$128,834 | \$78,000 | RRH | 50% | \$20,210.01 | 16% | not currently available | not currently collected | | 3/31/2022 |
| ESG - Pine Rest | 10/1/2021 - 9/30/2022 | \$48,600 | \$0 | Outreach | 50% | \$0.00 | 0% | not currently available | not currently collected | | 3/31/2022 |
| ESG - The Salvation Army | 10/1/2021 - 9/30/2022 | \$209,365 | \$37,990 | Outreach, RRH, Prevention | 50% | \$40,657.06 | 19% | not currently available | not currently collected | | 3/31/2022 |
| ESG-CV - Community Rebuilders | 1/1/2021 - 9/30/2022 | \$233,182 | \$164,088 | RRH | 76% | \$134,755.01 | 58% | not currently available | not currently collected | | 4/30/2022 |
| ESG-CV - Family Promise | 1/1/2021 - 9/30/2022 | \$1,136,148 | \$0 | Shelter | 76% | \$1,133,899.05 | 100% | not currently available | not currently collected | Families | 4/30/2022 |
| ESG-CV Mel Trotter | 1/1/2021 - 9/30/2022 | \$54,200 | \$0 | Shelter | 76% | \$54,200.47 | 100% | not currently available | not currently collected | | 4/30/2022 |
| ESG-CV - Pine Rest | 1/1/2021 - 9/30/2022 | \$56,700 | \$0 | Outreach | 76% | \$54,093.97 | 95% | not currently available | not currently collected | | 4/30/2022 |
| ESG-CV - The Salvation Army | 1/1/2021 - 9/30/2022 | \$153,057 | \$89,927 | Prevention, RRH | 76% | \$152,303.06 | 100% | not currently available | not currently collected | | 4/30/2022 |
| City of Grand Rapids** | | | | | | | | | | | |
| ESG - Community Rebuilders | 7/1/2021 - 6/30/2022 | \$250,818 | \$170,900 | RRH | 100% | 250,818 | 100% | 36 | 47 | | 7/31/2022 |
| ESG - The Salvation Army | 7/1/2021 - 6/30/2022 | \$83,000 | \$57,854 | Prevention/ Eviction Diversion | 100% | 83,000 | 100% | 25 | 24 | | 7/31/2022 |
| ESG-CV - Community Rebuilders | 11/1/2020- 7/31/2022 | \$1,185,418 | \$597,091 | RRH | 100% | 1,145,480 | 97% | 75 | 112 | Geographically Targeted | 7/31/2022 |

| Recipient/Subrecipient | Grant Term | Total Grant Amount | Direct Financial Assistance Amount | Activities Funded | % of Grant Term Complete | Total Amount Spent | % Spent | Planned # of Households Served | # of Households Served Grant Term to Date | Special Population(s) Served | Data Reported as of |
|-------------------------------|---------------------|--------------------|------------------------------------|---------------------------------|--------------------------|--------------------|---------|--------------------------------|---|------------------------------|---------------------|
| City of Grand Rapids** | | | | | | | | | | | |
| ESG-CV - Community Rebuilders | 11/1/2020-7/31/2022 | \$555,672 | \$0 | Shelter | 100% | 555,672 | 100% | 70 | 74 | Geographically Targeted | 7/31/2022 |
| ESG-CV - Community Rebuilders | 11/1/2020-7/31/2022 | \$186,423 | \$98,884 | Prevention | 100% | 186,423 | 100% | 85 | 85 | | 7/31/2022 |
| ESG-CV - Community Rebuilders | 11/1/2020-7/31/2022 | \$22,167 | \$0 | HMIS | 100% | 22,167 | 100% | N/A | N/A | | 7/31/2022 |
| ESG-CV - Community Rebuilders | 11/1/2020-7/31/2022 | \$58,622 | \$0 | Outreach | 100% | 58,622 | 100% | 200 | 200 | | 7/31/2022 |
| Kent County*** | | | | | | | | | | | |
| ESG 18 | 8/10/18-12/31/20 | \$136,428 | \$126,196 | Prevention/Hotel/Motel | 100% | \$85,836.08 | 63% | 34 | 24 | | 3/31/2022 |
| ESG 19 | 7/01/19 - 6/30/21 | \$149,297 | \$138,100 | Prevention/Hotel/Motel | 100% | \$92,886.53 | 62% | 49 | 22 | | 3/31/2022 |
| ESG 20 | 7/01/20 - 6/30/22 | \$154,368 | \$142,790 | Prevention/Hotel/Motel | 100% | \$154,368.00 | 100% | 45 | not currently collected | | 7/31/2022 |
| ESG-CV | 4/01/20 - 9/30/22 | \$1,643,522 | \$1,479,169 | Prevention/Hotel/Motel | 93% | \$898,640.64 | 55% | 231 | 88 | | 7/31/2022 |
| ESG 21 | 7/01/21 - 6/30/23 | \$148,422 | \$137,290 | Prevention/Hotel/Motel Vouchers | | \$0.00 | 0% | | not currently collected | | 3/31/2022 |

Notes

*MSHDA reports are submitted quarterly

*Some MSHDA ESG-CV amounts are anticipated to change in the coming months

**City of Grand Rapids payment requests are due monthly. ESG-CV performance reports are due monthly, and ESG reports are due quarterly.

***The County entered into an agreement with Family Promise recently to expended the full amount of the 2020 ESG.

***Kent County also expanded its funding amount to Family Promise for the ESG-CV program to \$910,000 and is anticipating a full payout of that amount prior to 09/30/2022.

***Kent County's remaining amounts for 2021 ESG, 2022 ESG and ESG CV will be put forward for area non-profits to apply for in early September 2022.

They anticipate fully awarding those dollar amounts, less any funds reserved for a County operated program.

Continuum of Care Grant Financial Status

As of April 30, 2022

| Grant | Grant Award Amount | Total Projected Expenses | Over Spent or Need to Spend | Grant Year End Date |
|-----------------------------------|--------------------|--------------------------|------------------------------------|---------------------|
| HWMUW (Match) | \$ 17,000.00 | 20,924.77 | 3,924.77 | 6/30/2022 |
| MSHDA ESG 21.22 | \$ 456,049.00 | - | (456,049.00) | 9/30/2022 |
| MSHDA ESG 20.21 | \$ 369,419.00 | 361,386.00 | (8,033.00) | 12/31/2021 |
| MSHDA EHV | \$ 174,000.00 | 174,000.00 | 0.00 | 9/30/2023 |
| MSHDA CV | \$ 1,258,866.00 | 1,121,378.60 | (137,487.40) | 9/30/2022 |
| CITY OF GR CDBG (MATCH) | \$ 20,050.00 | 25,861.50 | 5,811.50 | 6/30/2022 |
| CITY OF WYOMING CDBG (MATCH) | \$ 5,000.00 | 4,901.18 | (98.82) | 6/30/2022 |
| HUD PLANNING 11.30.22 | \$ 206,850.00 | 189,497.69 | (17,352.31) | 11/30/2022 |
| KENT COUNTY CUNP 12.31.22 (MATCH) | \$ 20,000.00 | 7,927.26 | (12,072.74) | 12/31/2022 |
| HMIS SALVATION ARMY 11.30.22 | \$ 77,458.00 | 72,515.08 | (4,942.92) | 11/30/2022 |
| NPTA | \$ 5,000.00 | 4,900.00 | (100.00) | 12/31/2022 |
| KENT COUNTY CDBG | \$ 10,000.00 | 10,000.00 | 0.00 | 6/30/2022 |
| Total | \$ 2,619,692.00 | \$ 1,993,292.08 | (626,399.92) | |

Notes

\$4,000 Mission Matters Strategic Planning

Waiting on budget amendment approval to submit last expenses

Submitted Q1 2022 FSR

Waiting on budget amendment

Projected overspend offset by underspend in ENTf

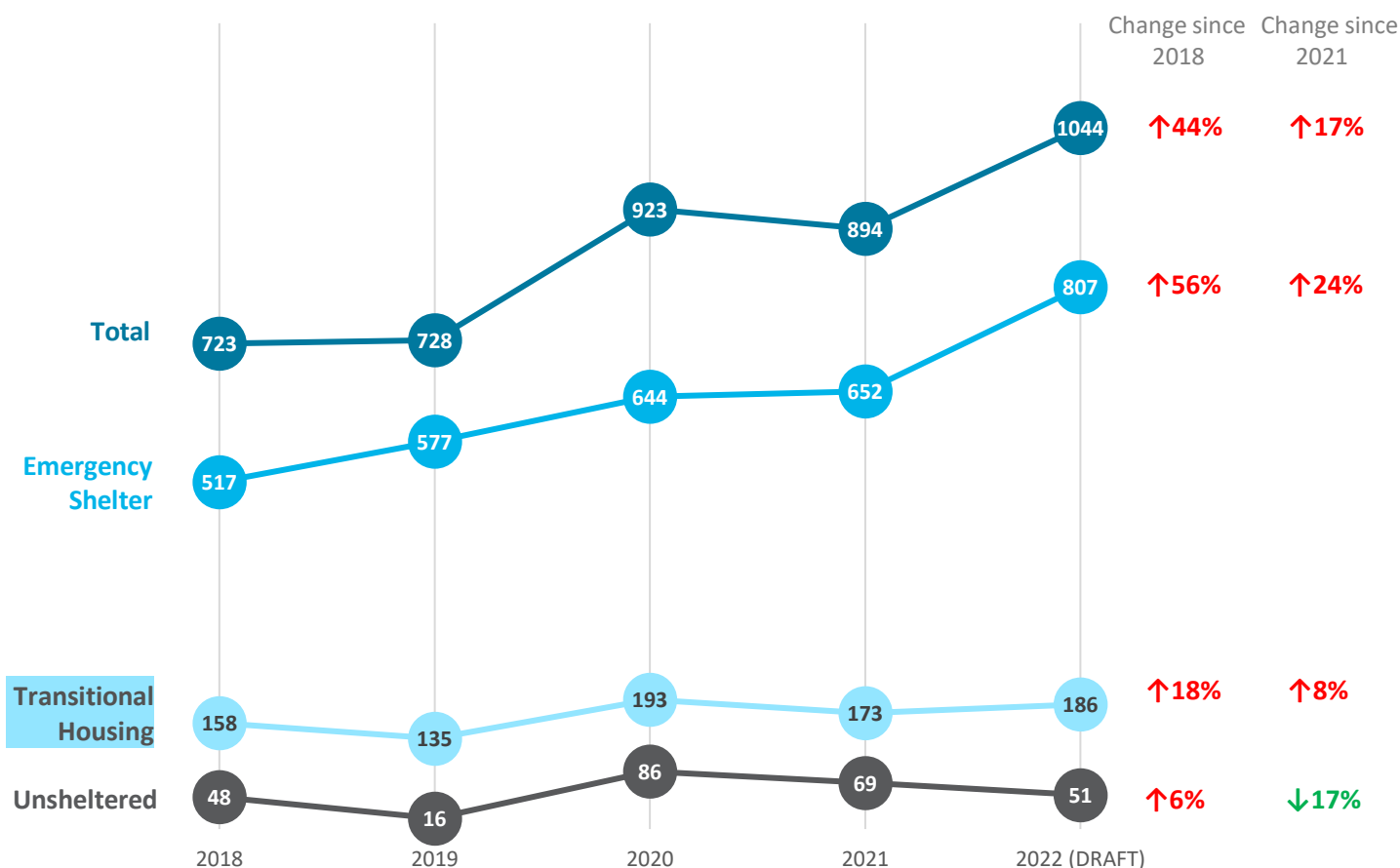
| Quarter | Rocks by 15th following each quarter | Lead | Review | | | |
|-----------|--|--------------------------------|-------------|--------|-------------------------------|--------------|
| | | | Measure | Result | 6/22 | 6/1 |
| Q2 - FY22 | Complete and share Implementation Plan for CE Redesign | | | | In process | In process |
| Q2 - FY22 | Develop CoC recruitment strategy to increase stakeholder representation | | | | In process | In process |
| Q2 - FY22 | Engage with consultant around Advisory Council recruitment (updated) | | | | In process | Updated goal |
| Q2 - FY22 | Identify framework for coordinated community response for prevention (action item: total 2020 prevention funding in Kent County) | | | | In process; meetings underway | In process |
| Q2 - FY22 | Hold 2-3 CoC info sessions re:strategic plan and CoC initiatives with community leaders | | | | | In process |
| Q2 - FY22 | Publish annual brief and report | | | | In process | in process |
| Q2 - FY22 | Communicate plan for reaching functional zero for families and chronic (updated) | | Communicate | | Updated goal | in process |
| Q2 - FY22 | Through MI Racial Equity Strategic Planning, assess the current status of equity objectives and available data | Reliant on MCAH process | | | In process | In process |
| Q2 - FY22 | Communicate a quarterly data sharing protocol - include process for reporting out to other stakeholders, ie quarterly report highlighting strengths and oppurtuntites; Steering Calendar | | | | In process | In process |

2022 Point-in-Time Count and Comparisons

MI-506 - Grand Rapids/Wyoming/Kent County CoC

The US Department of Housing and Urban Development (HUD) requires each Continuum of Care (CoC) to conduct a count annually of people experiencing sheltered and unsheltered homelessness on a single night, known as the Point-in-Time (PIT) Count. The 2022 PIT Count was performed on the night of Wednesday, February 23rd, 2022.

The total number of persons experiencing homelessness on one night increased from last year's count and has increased markedly since 2018. The number of persons in emergency shelter and transitional housing¹ increased from 2021 while unsheltered persons² decreased.



Please note that 2021 data were affected by COVID-19 as the January 2021 count was performed during a peak in the pandemic. Due to COVID-19, the unsheltered portion of the count was conducted as an observation-based count in which demographic and population data was not collected from all individuals. This also may have led to an undercount of the unsheltered population.

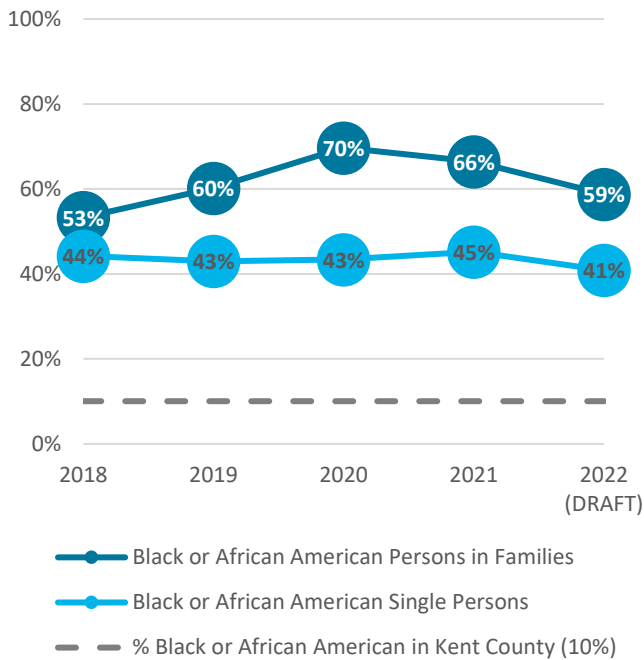
2022 Point-in-Time Count and Comparisons

2 of 4

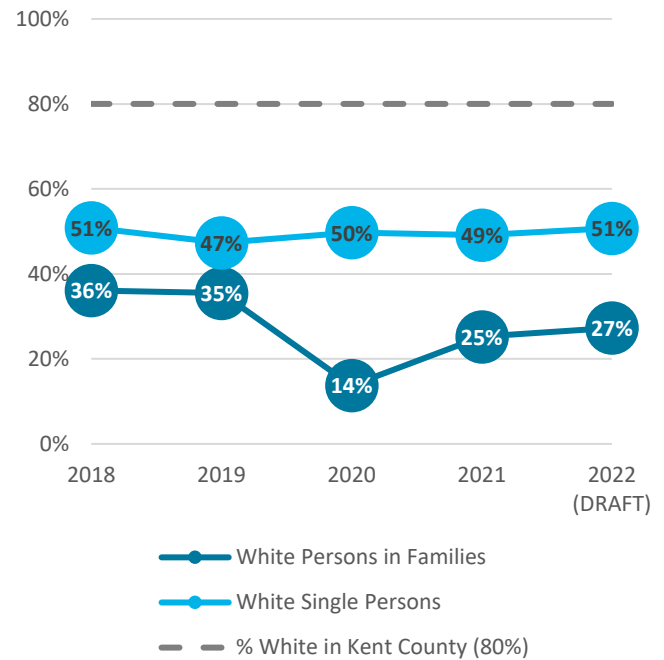
Demographics

Demographic data reveals a **racial disparity** in people experiencing sheltered and unsheltered homelessness in Kent County. In the last 5 PIT Counts, white persons have been under-represented when compared to Kent County (80%) and Black or African American persons have been over-represented when compared to Kent County (10%). This disparity is greatest among persons in families. Although data for remaining races is not shown here, “American Indian or Alaskan Native” and “Two or more races” were slightly overrepresented in 2022’s count at 1.9% and 7.8%, compared to 0.4% and 4.1% in Kent County, respectively. ^{3, 4}

Black or African American Persons

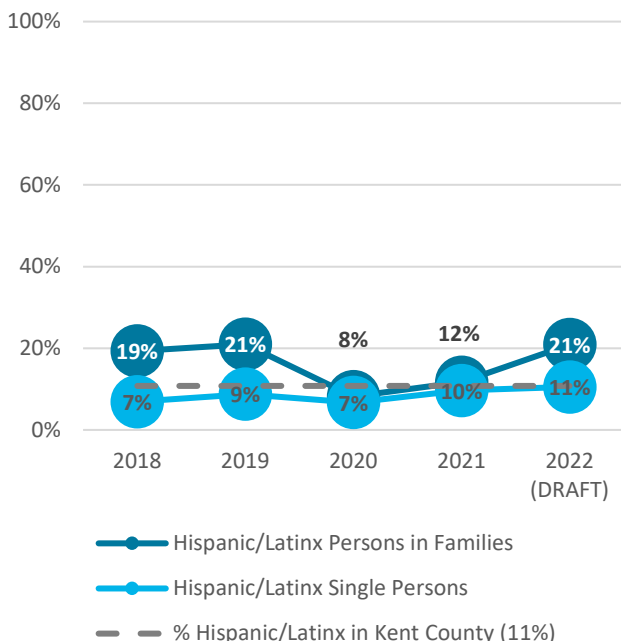


White Persons

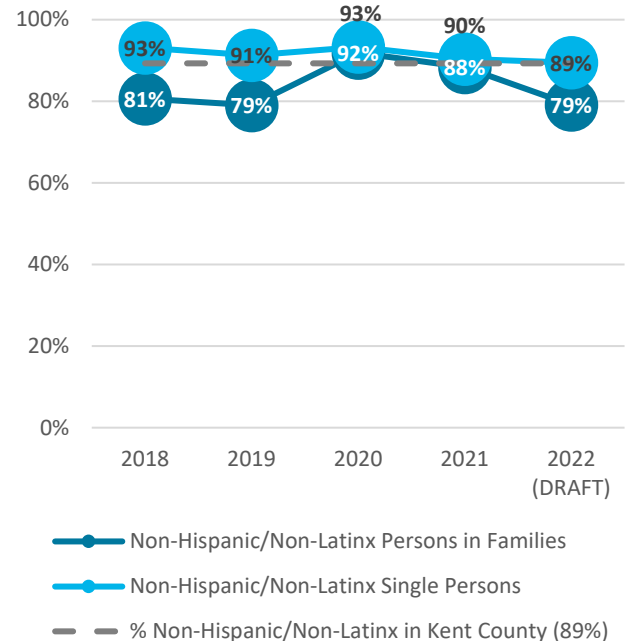


Hispanic/Latinx single persons experiencing homelessness on the night of the PIT Counts were fairly represented when compared to Kent County (89%). Hispanic/Latinx persons in families are over-represented in 2018, 2019, and 2022 revealing an **ethnic disparity**. ^{3, 4}

Hispanic/Latinx Persons



Non-Hispanic/Non-Latinx Persons

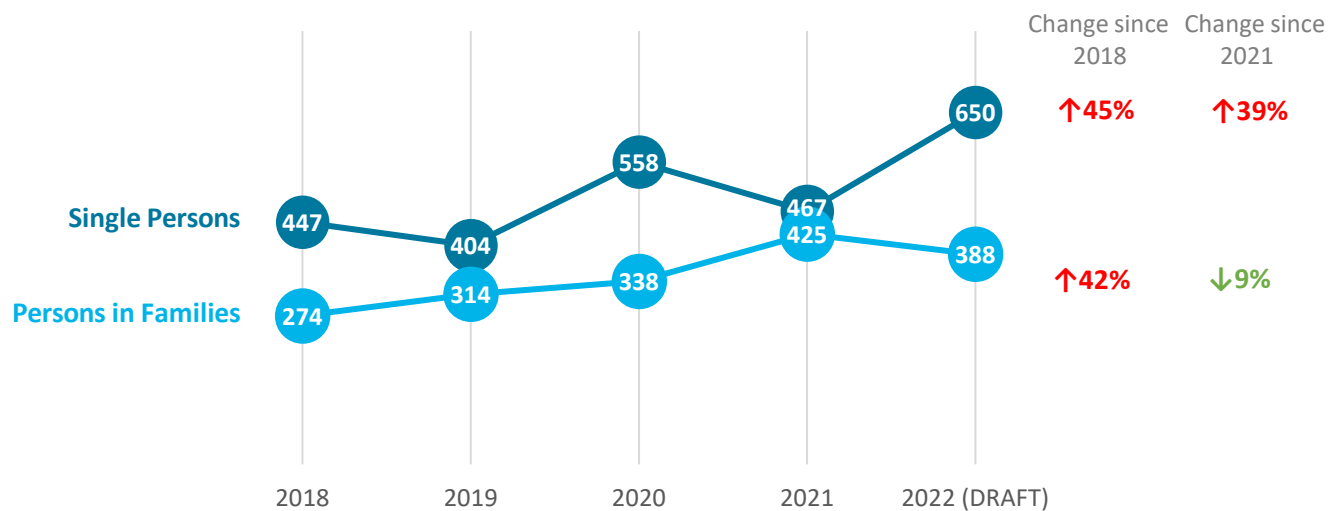


2022 Point-in-Time Count and Comparisons

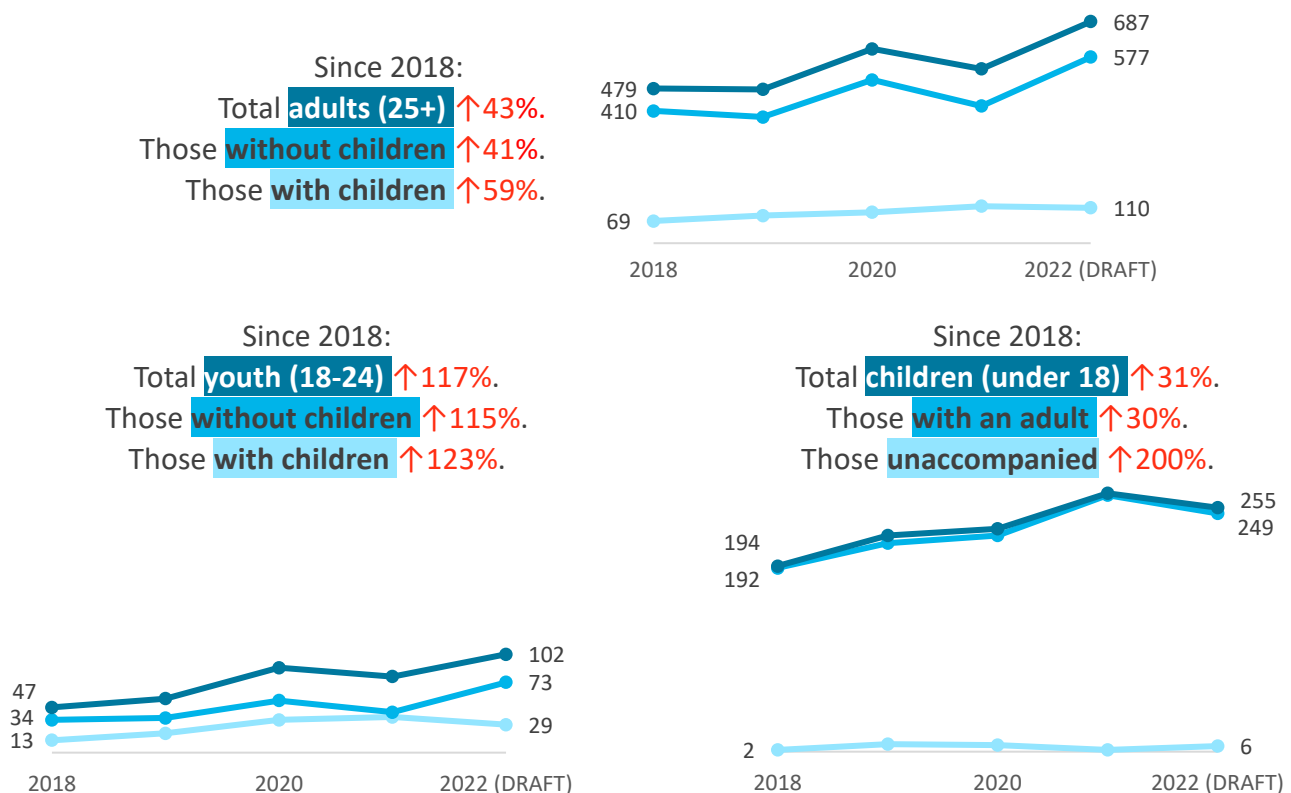
3 of 4

Populations

The number of single persons experiencing homelessness on one night increased in the last year and since 2018. The number of persons in families (at least one adult and one child) decreased slightly since last year but has increased overall since 2018. An additional shelter location for adults opened in 2022 which may have contributed to the increase in the number of single persons staying in emergency shelter. In 2021, there was increased capacity in family shelter due to increased funding to address the COVID-19 pandemic. This funding was no longer available in 2022 leading to a decrease in shelter capacity for persons in families.⁴



When broken down by age, the total number of adults (ages 25 and older), youth (ages 18-24), and children (under age 18) has risen since 2018. Adults, youth, and children in all categories saw an increase.⁴

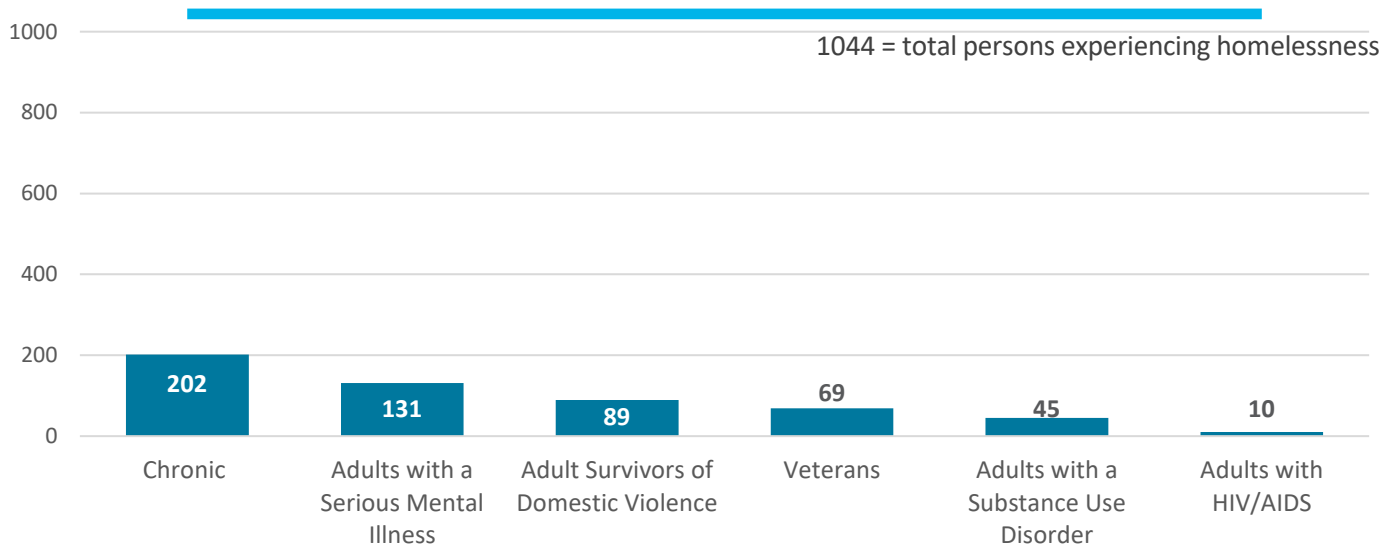


2022 Point-in-Time Count and Comparisons

4 of 4

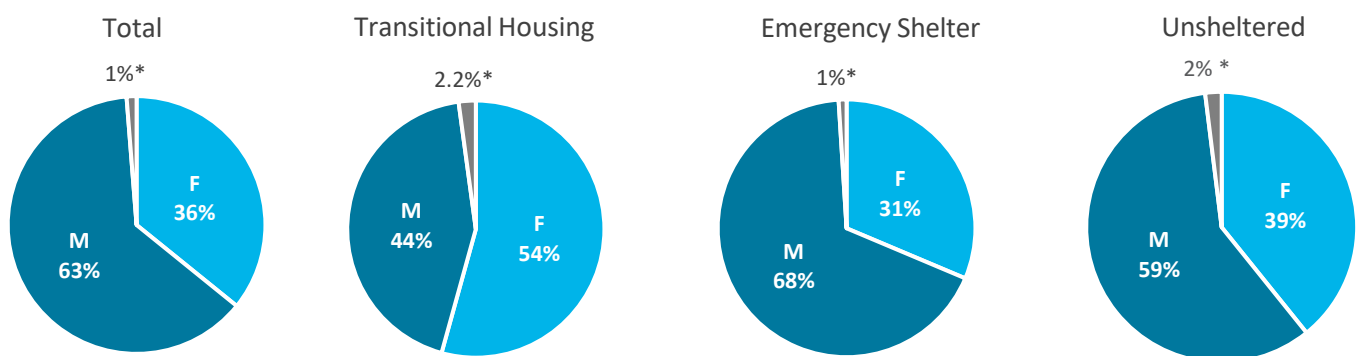
Additional Populations

Data collected during the PIT Count includes the number of persons experiencing homelessness who are members of specific subpopulations. Note that persons can be included in one or more populations. A portion of this dataset relies on self-reporting and as such inclusion in listed populations may not be verified.⁵



In 2022, **males (M)** made up more than half of those experiencing homelessness (total) and in emergency shelter and unsheltered. **Females (F)** were a majority in transitional housing, this may be because a large transitional housing project in our community serves persons actively fleeing domestic violence.

*Due to low number “Transgender”, “Questioning” and “a gender not singularly male or female” (13 or <2%), responses were combined into one category. However, we know that historically marginalized populations may under-report due to real or perceived stigma.



¹ For a definition of transitional housing, see www.hudexchange.info/programs/coc/coc-program-eligibility-requirements/.

² Due to the COVID-19 pandemic, the unsheltered portion of the 2021 count was conducted as an observation-based count which may have led to an undercount of the unsheltered population. This undercount also likely impacts the chronic homelessness and single adult populations.

³ Kent County data is from the 2019 American Community Survey 5-Year Estimates Table S0101 - Age and Sex and Table B02001 – Race and Table B02001 - Race and Table B03003 - Hispanic or Latino Origin.

⁴ In 2021, unsheltered data was collected on an observational basis and as such accuracy is limited. 2021 demographic calculations include only data from those staying in emergency shelter or transitional housing. Population data from unsheltered individuals is included where available.

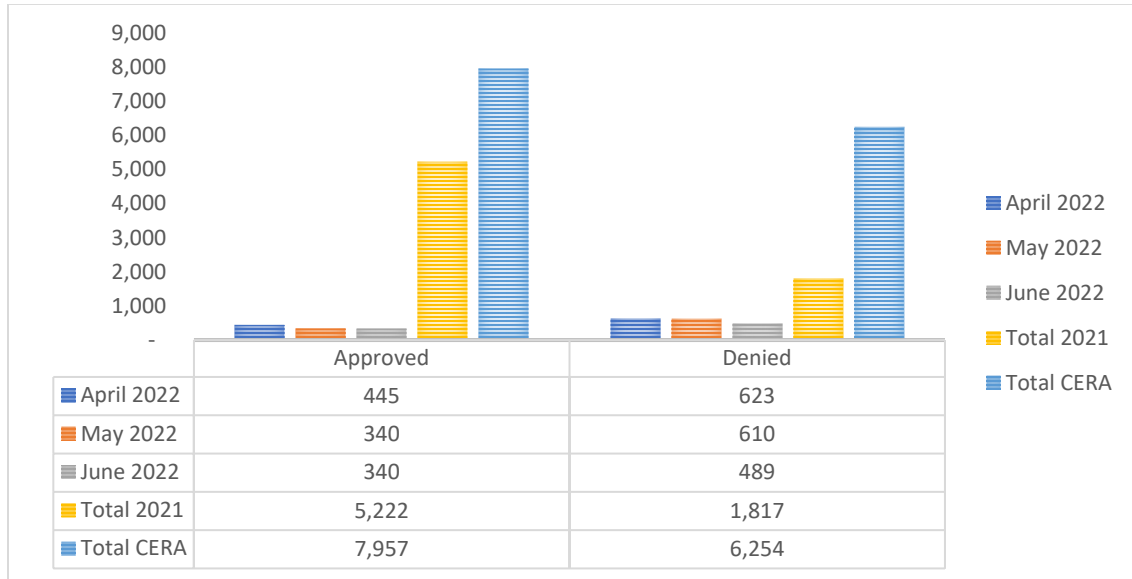
⁵ For a definition of chronic homelessness, see www.hudexchange.info/resource/4847/hearth-defining-chronically-homeless-final-rule/.

KENT COUNTY CERA STATUS

7.1. 2022

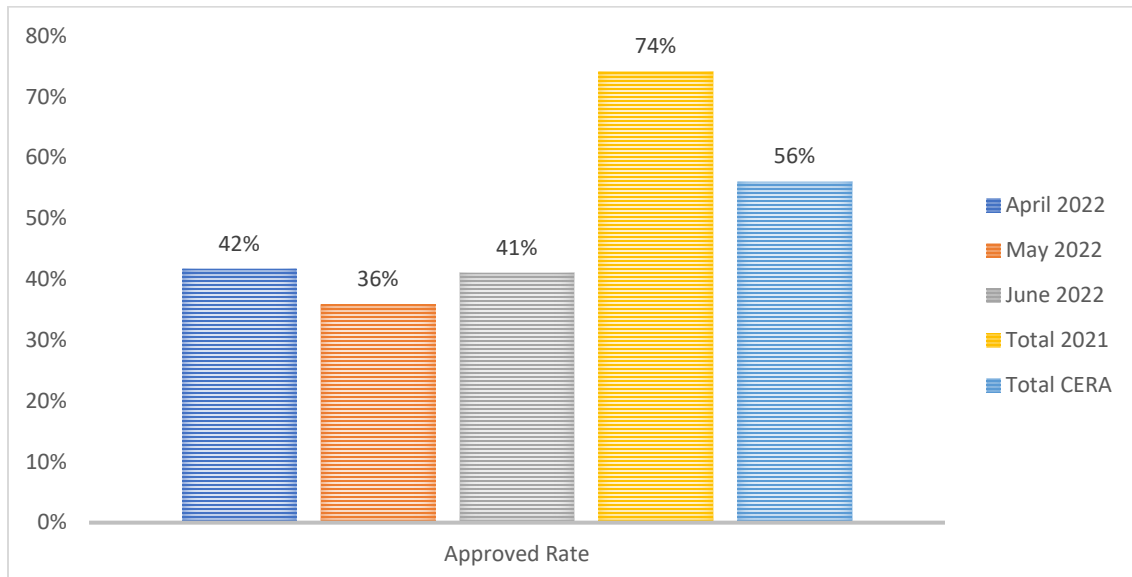
Applications Approved vs Denied:

Summary: Over 7,900 applications have been approved.



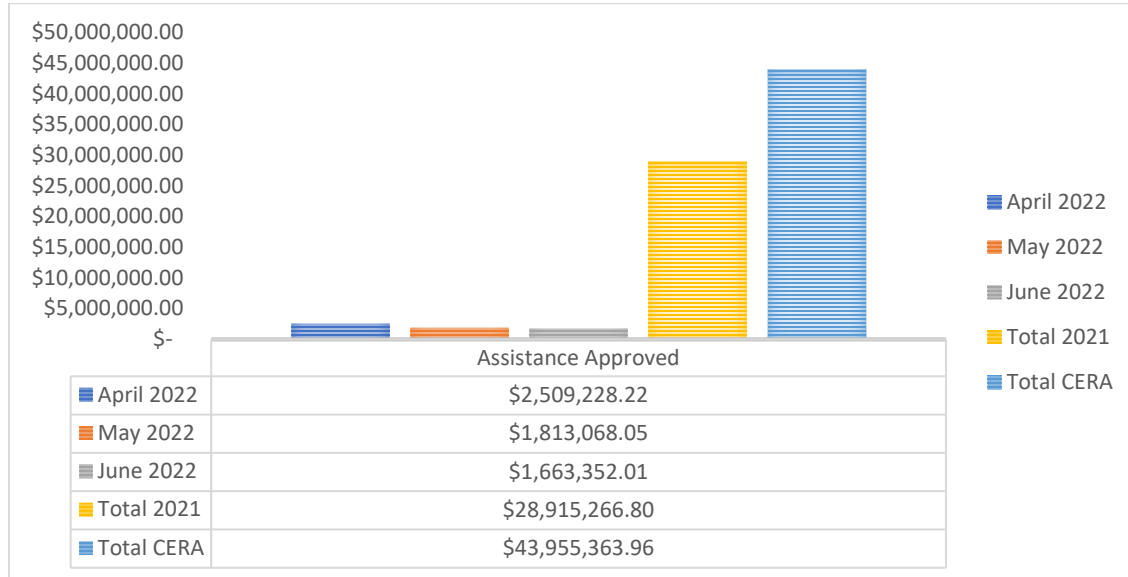
Application Approval Rate: 41%

Summary: Approval rate took a slight increase back up to 41%, the March 30, 2022, cut-off date for eligible arrears is restricting our ability to approve more applications.



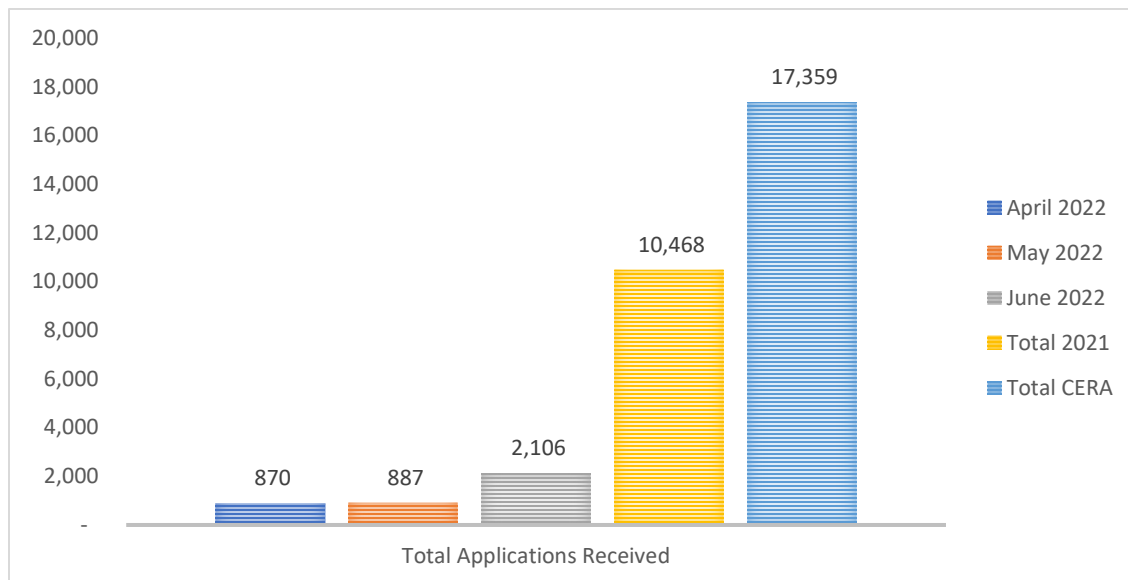
Financial Assistance Approved: \$42,292,011.95

Summary: Total assistance approved is over 43 million in Kent County through May, we have spent down 42% of CERA 2 and 92% of CERA 1. We have approximately \$16 million left to spend in CERA 1 and CERA 2 as of May 31, 2022.



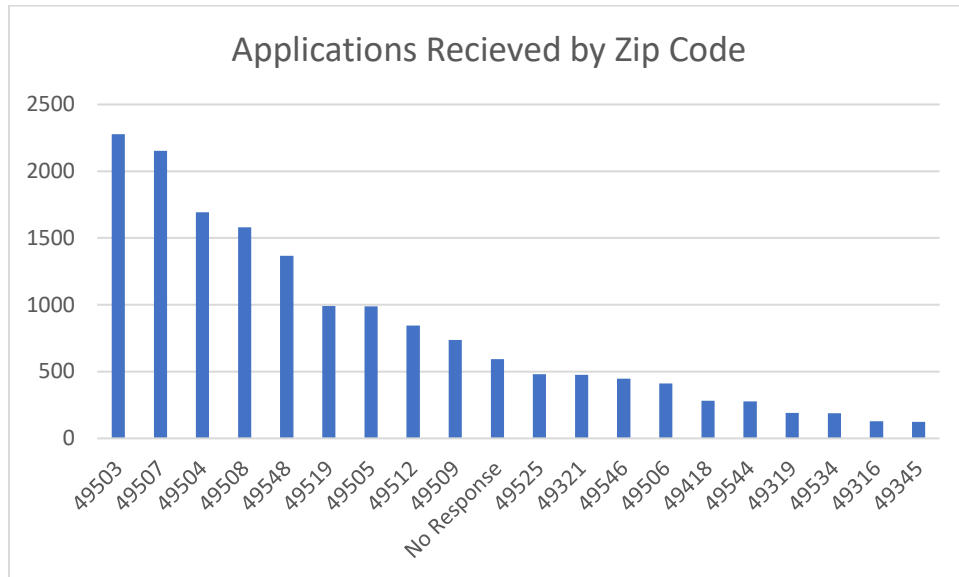
Total Received Applications: 17,359

Summary: We saw a tremendous spike in June due to the announcement from MSHDA that the portal would close on June 30, 2022



Demographics: Applications Received by Zip Code

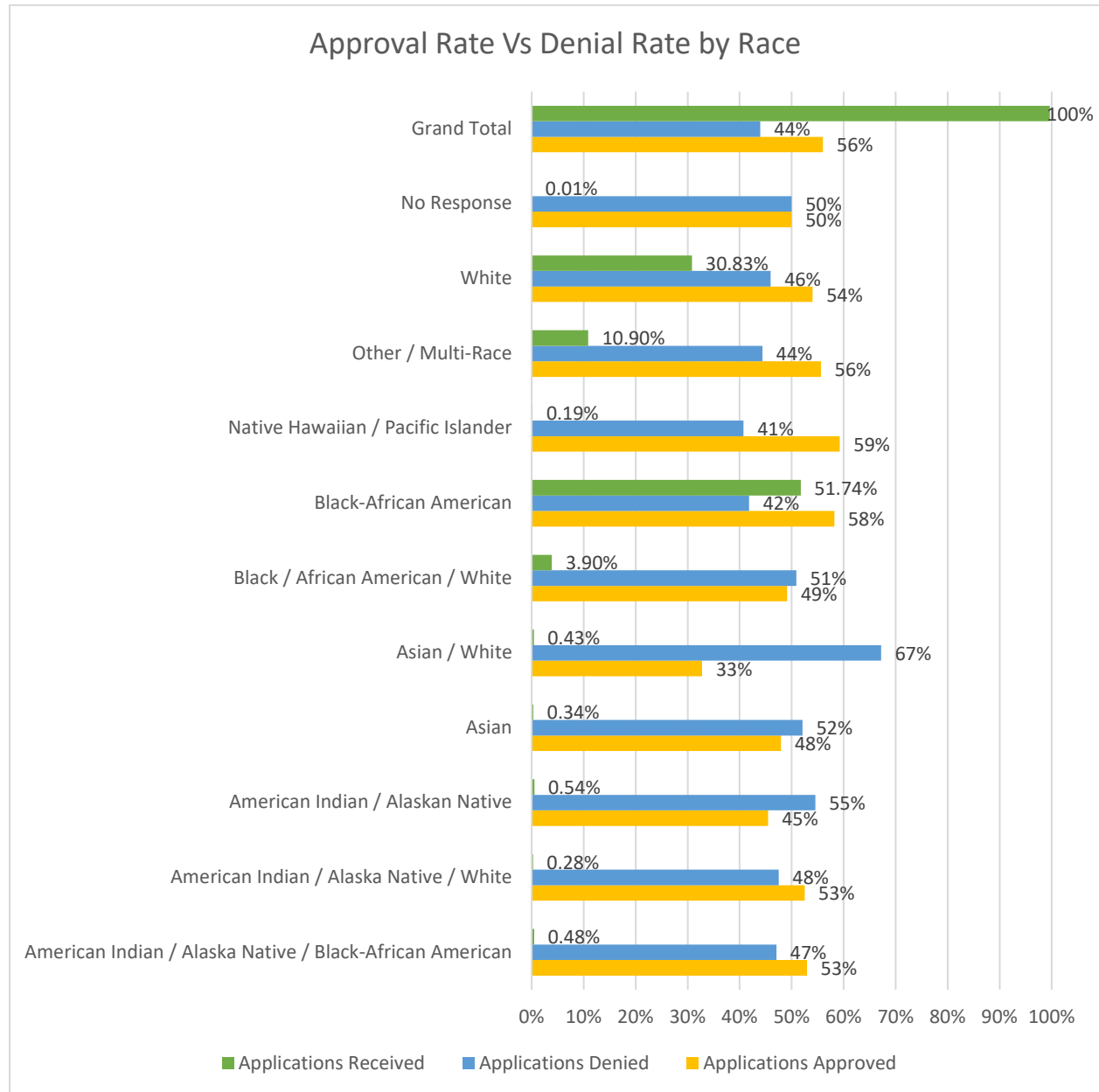
Summary: The same zip codes are in the top 5, the only zip codes illustrated are those with or 100 more applications received.

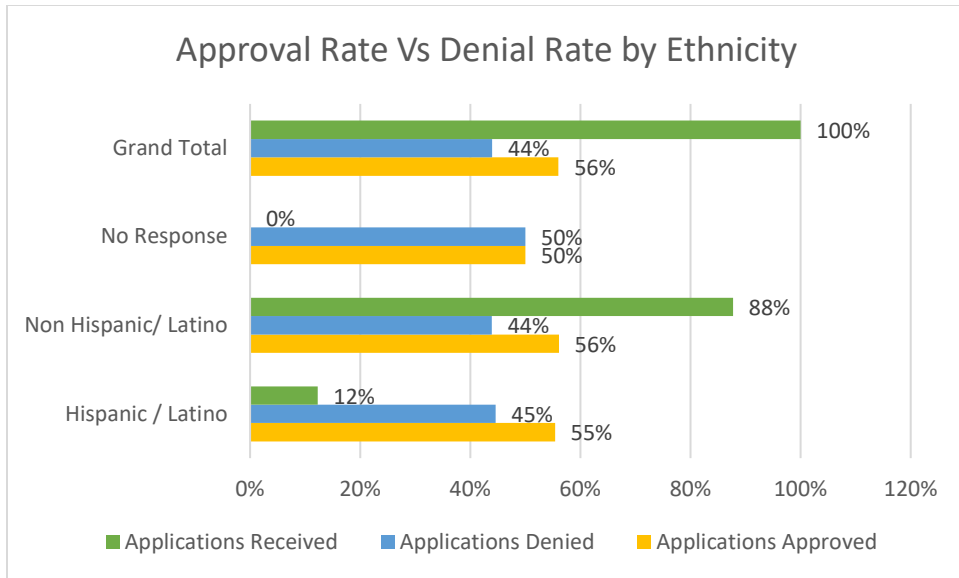


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|-------------|------|-------|-----|
| 49503 | 2277 | 49525 | 480 |
| 49507 | 2152 | 49321 | 476 |
| 49504 | 1693 | 49546 | 448 |
| 49508 | 1580 | 49506 | 410 |
| 49548 | 1366 | 49418 | 282 |
| 49519 | 992 | 49544 | 277 |
| 49505 | 989 | 49319 | 191 |
| 49512 | 845 | 49534 | 189 |
| 49509 | 736 | 49316 | 128 |
| No Response | 594 | 49345 | 123 |

Demographics: Race and Ethnicity based on Applications Denied and Approved.

Summary: The largest groups showing the greatest need are still Black-African, White and Other/Multi-Race. The percentage of applications approved vs denied between each race group are in line with the percentage of those received. With Ethnicity, the percentages remain very similar from the previous month.



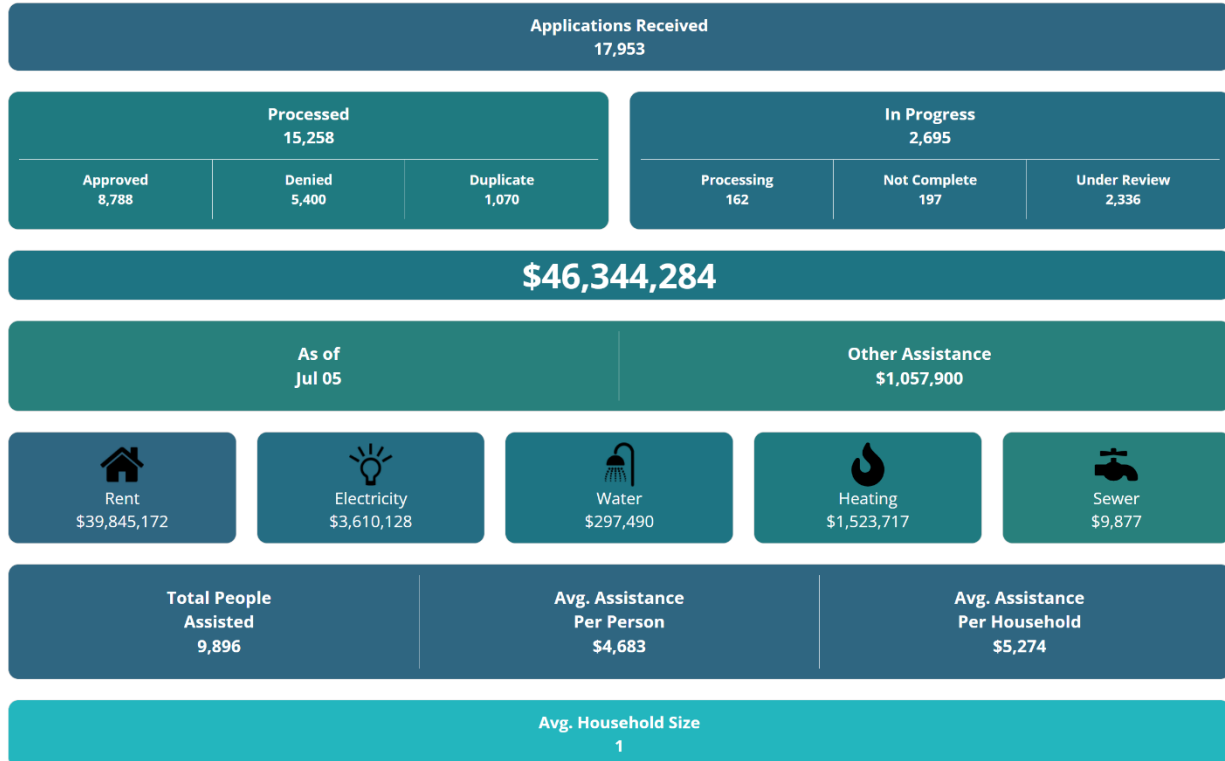


CERA Dashboard as of 7.1.2022

*Approved Cases include those that were processed by MSHDA directly

* Total assistance includes funds that are still in processing

County: KENT





WODA COOPER COMPANIES

614.396.3200
www.wodagroup.com

500 South Front St
10th Floor
Columbus, Ohio 43215

August 12, 2022

Lauren VanKeulen
Grand Rapids Area Coalition to End Homelessness
118 Commerce Ave. SW
Grand Rapids, Michigan 49503

Re: Breton Grove II
Permanent Supportive Housing CoC Letter of Intent

Dear Ms. VanKeulen:

I am pleased to present this letter of intent (“LOI”) to the Grand Rapids Area Coalition to End Homelessness. Woda Cooper Development, Inc. (“Woda Cooper”) is preparing to submit a Low-Income Housing Tax Credit application to MSHDA for the October 3, 2022 application round. Our company is currently working with Community Rebuilders to provide supportive services for this development. As you may know, Woda Cooper and its affiliates are experienced developers, general contractors, and property managers specializing in the design, construction, and management of affordable multi-family apartments, senior communities, and single-family homes. Considered leading experts in the affordable housing industry, the Woda Cooper team is known for producing and maintaining high quality affordable housing. Woda Cooper has developed and currently manages more than 375 communities and 16,000 units, operating in 16 states.

Woda Cooper is also experienced in developing, owning, and managing permanent supportive housing communities. Currently, Woda Cooper has 22 properties which include 192 permanent supportive housing units. Woda Cooper is also experienced with Section 811 Rental Assistance and has 28 properties and 164 units with Section 811 Rental Assistance. Our company provides residents with supportive services through partnerships with local non-profits and service providers. Most recently in Michigan, Woda Cooper developed two Permanent Supportive Housing communities in Michigan named Brookside Commons and Grand View Place. Two additional PSH communities (Edison Crossing and Breton Grove) are either under construction or in the pre-construction phases. See the below bullet points with basic information about the projects:

- **Brookside Commons** is located at 4155 Sprucewood Drive, Traverse City, Michigan 49685. The community includes 9 apartment buildings and 72 units of which 26 are designated permanent supportive housing units. Goodwill Industries is the lead agency. The permanent supportive housing units assist victims/families of domestic violence, persons with HIV/Aids, mental health diagnosis and/or young adults who are physically disabled.
- **Grand View Place** is located at 936 Front Ave NW, Grand Rapids, Michigan 49504. The community includes one 4-story building with 68 units of which there are 21 permanent supportive housing units targeted to homeless veterans and the chronically homeless.
- **Edison Crossing** is located at 110 Northbound Gratiot Ave., Mount Clemens, Michigan 48043. The community includes 1 apartment building and 30 units of which 11 are designated

OFFICES LOCATED IN GEORGIA, INDIANA, KENTUCKY, MARYLAND, MICHIGAN, NORTH CAROLINA, OHIO, AND VIRGINIA.

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permanent supportive housing units. Macomb County Homeless Coalition is the lead agency. The permanent supportive housing units assist the Top 10% of Continuum of Care's Prioritization List and Households of Chronically Homeless.

- **Breton Grove** is located at 2400 43rd Street SE in Grand Rapids, Michigan 49508. The community includes 1 four-story apartment building with 55 LIHTC units of which 20 are designated PSH units. Community Rebuilders is the lead agency. The PSH housing units assist the Top 10% of Continuum of Care's Prioritization List and Households of Chronically Homeless.

According to your Letter of Support Policy, this LOI must: address the MSHDA-identified content, detail how vacancies will be filled, and describe how the project supports the CoC's plan to end homelessness and the current strategic goals. Woda Cooper has addressed each requirement below:

- Project overview
 - Woda Cooper proposes the development of a 35-unit general occupancy and Permanent Supportive Housing development in a highly walkable neighborhood. The development will consist of one building adjacent to 2400 43rd Street SE, Grand Rapids, Michigan 49508. The units will consist of a combination of one and two-bedroom units located on all levels of the midrise four-story building. Community space along with restrooms will be provided along with supportive services offices and a property management office. Tenants will pay water, sewer, electric for lighting, cooking, and air conditioning as well as gas for heat and hot water plus any charges for telephone, cable television, or internet. The Owner will pay for trash collection. Gross rents will remain affordable to households for thirty years beyond the fifteen-year compliance period. The development anticipates 13 MSHDA Project-Based Vouchers. The Owner will pay for all utilities on PSH units per MSHDA guidelines.
- Identification of the development team
 - Project Owner: Breton Grove II Limited Dividend Housing Association Limited Partnership
 - Project Sponsor: The Woda Group, Inc.
 - Developer: Woda Cooper Development, Inc.
 - Architect: Hooker DeJong, Inc.
 - Contractor: Woda Construction, Inc.
 - Property Manager: Woda Management & Real Estate, LLC
 - Lead Agency: Community Rebuilders
- Total number of units
 - 35 units
- Total number of PSH units
 - 13 units
- Targeted population
 - The 13 PSH units will be set aside for the Top 10% of Continuum of Care's Prioritization List and Households of Chronically Homeless.
- Bedroom mix of the proposed PSH units
 - 6 - 1 Bedroom
 - 7 - 2 Bedroom



- Location of the development
 - Breton Grove II will be located adjacent to 2400 43rd Street SE, Grand Rapids, Michigan 49508 and consist of 1 building in the Breton Road SE and 43rd Street SE corridor of Grand Rapids, Michigan. This area includes many retail, community and service employment opportunities as well as public transportation options that will connect residents with the wider Grand Rapids metropolitan area.
- Proposed services and amenities
 - The Breton Grove II unit amenities will include microwaves, dishwashers, frost-free refrigerators, garbage disposals, central air conditioning, as well as energy efficient "green" features such as abundant insulation, energy efficient windows and Energy Star appliances (if available). It is expected that the property will qualify for Enterprise Green Communities Plus or similar certification. Breton Grove II will have access to a variety of community amenities, including a community space with a kitchenette, sitting areas with a television, a laundry room, a property manager's office, support-services offices, and a children's play area.
 - The property will provide permanent supportive housing. Community Rebuilders will provide on-site supportive services and coordinate the provision of other supportive services through MOUs with local service agencies. Supportive services will include:
 - Initial assessments
 - Completing Support Service Plans
 - Providing tenants with referrals and linkages to appropriate services
 - Tenant screening and selection
 - Coordinating on-site supportive services
 - Behavioral health services
 - Financial management and budget counseling
 - Linkages to benefits counseling
 - Linkage to employment training and services
 - Job training
 - Linkage to literacy services when necessary
 - Assistance with obtaining transportation and training in use of public transportation
 - Developing relationships with partner service agencies
 - Encouraging positive community interaction between neighbors
 - Fostering a positive relationship between property management and tenants
 - Encouraging resident participation in appropriate services
 - Coordinating onsite activities for tenants in the community/supportive service room
 - Coordinating a Tenant Led Advisory Council for all residents in conjunction with Woda Management and Real Estate, LLC.
 - Health related services
 - In addition to the onsite Community Rebuilders staff, Woda Cooper also maintains an onsite community manager to oversee leasing and property management and assist the entire community of residents. The Woda Cooper community manager is available to assist the nonveteran residents in finding supports such as Meals on Wheels, dial a ride, job referrals and medical care, etc.



- Provide details regarding how vacancies will be filled
 - Vacancies will be filled with wait list provided in coordination with HARA (Salvation Army) and Community Rebuilders.
- Provide details on how the project supports the CoC's plan to end homelessness and current strategic plan goals.
 - This project supports current goals of the CoC to develop and provide more permanent support housing units for individuals and families experiencing chronic homelessness in Kent County.
 - The leadership of Grand Rapids has identified affordable housing and ending Homelessness as a priority initiative. Woda Cooper will utilize their resources (financial and human) in cooperation with Community Rebuilders and the Woda Cooper management team to help accomplish the CoC and City strategic goals to end homelessness. Woda Cooper already has an existing partner relationship with Community Rebuilders and will rely on their team to advise/aid the Woda Cooper team as needed.

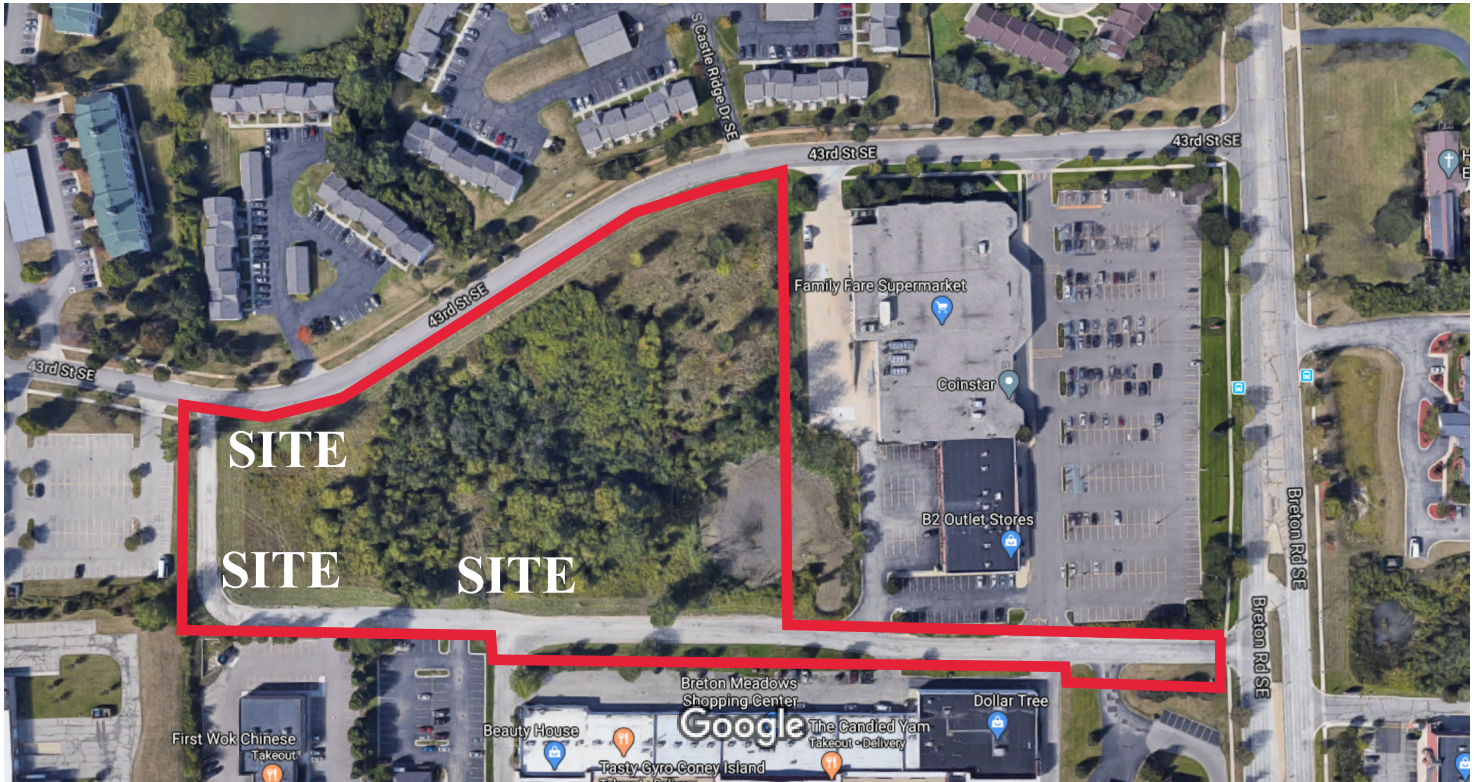
If you require any additional information, please do not hesitate to reach out to me at gmustric@wodagroup.com or 614-396-3222.

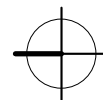
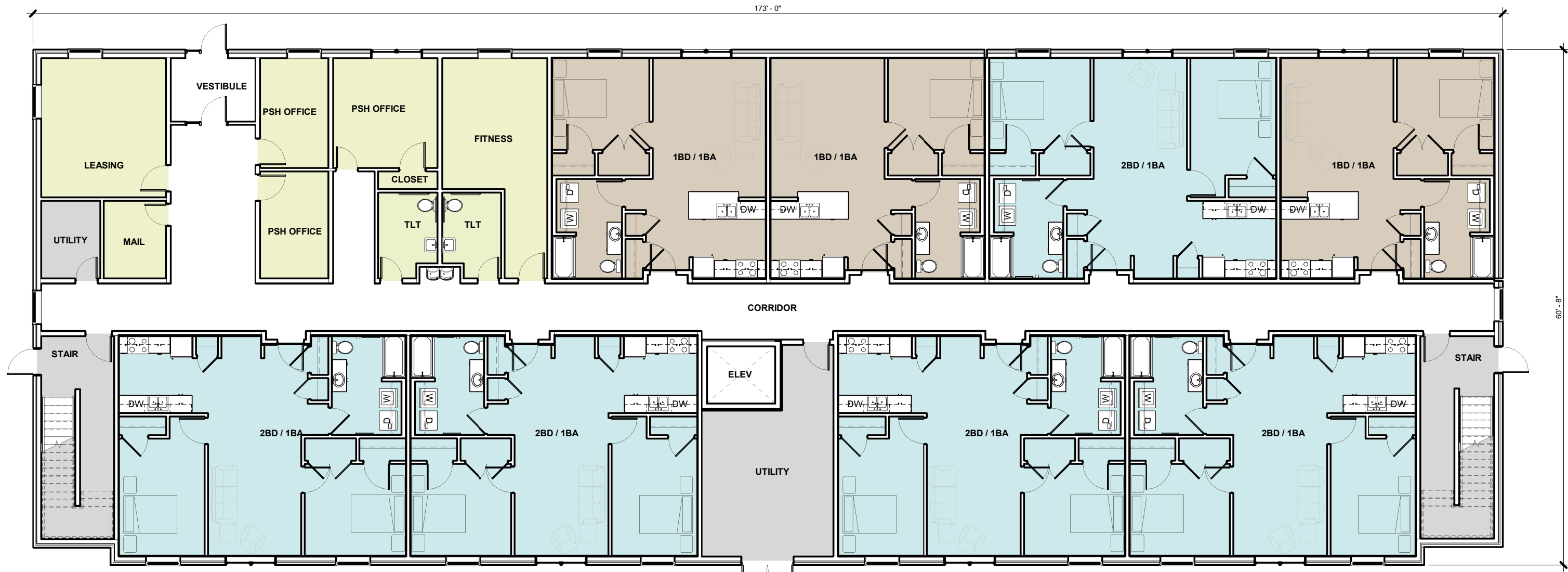
Sincerely,

WODA COOPER COMPANIES, INC.



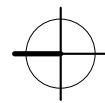
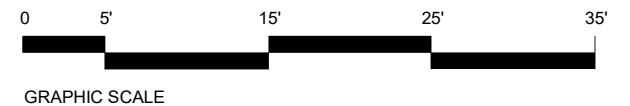
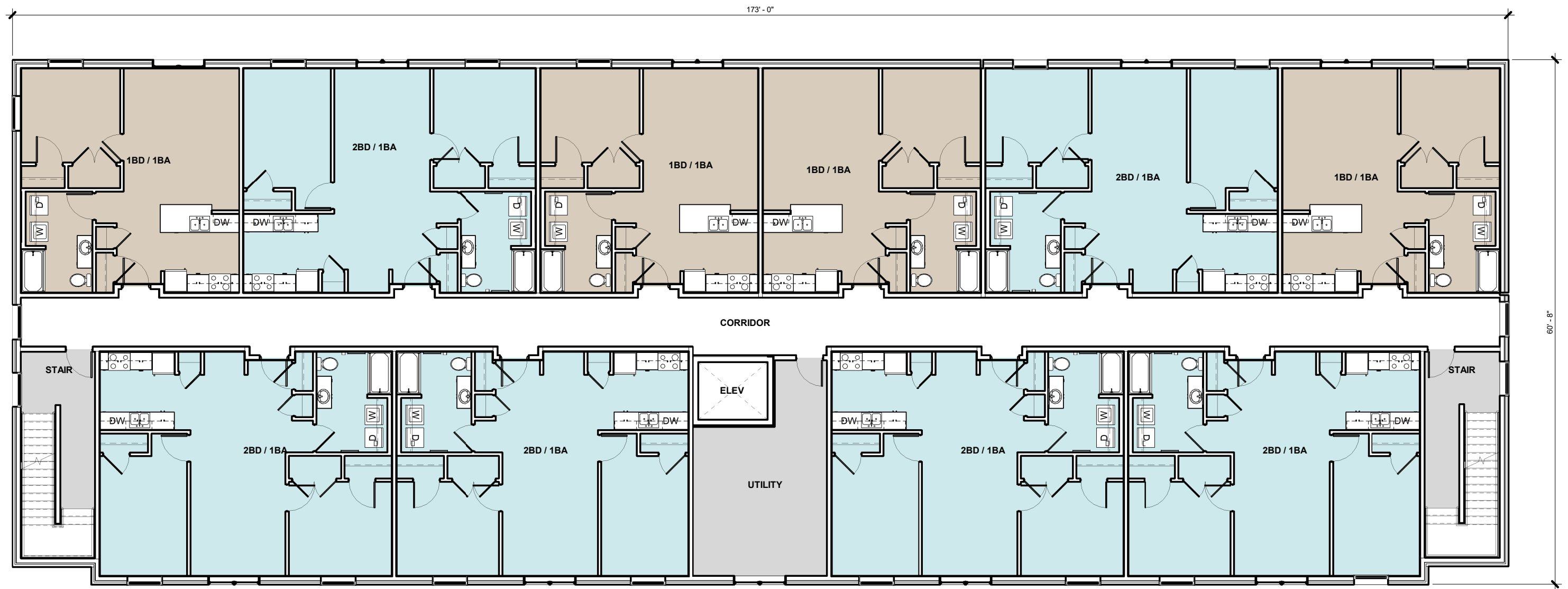
Gregory Mustric
Vice President





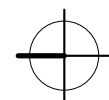
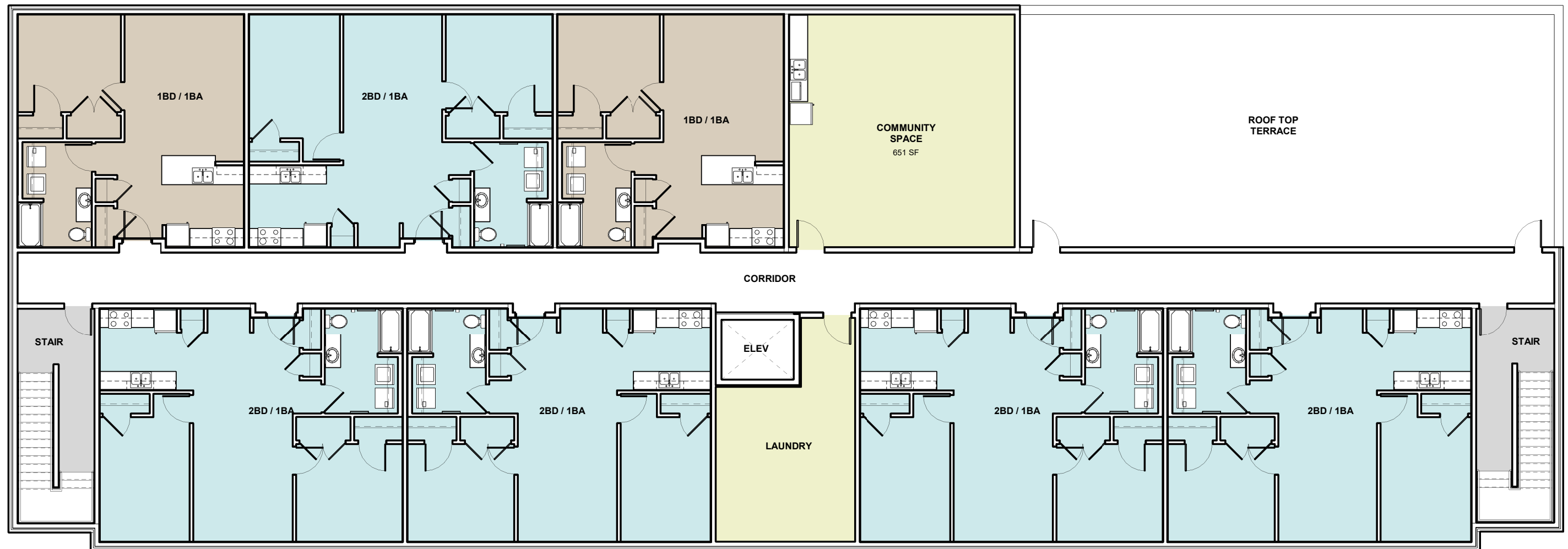
FIRST FLOOR PLAN

6



SECOND FLOOR PLAN

7



THIRD AND FOURTH FLOOR PLAN

8