

HUMAN SERVICES COMMITTEE
June 18, 2018
Minutes

Members Present: Banas, Nolan, Koenig, Louney, and Sebolt (arrived at 6:35 p.m.)

Members Absent: Tennis and Naeyaert

Others Present: Kim Shapiro, Jared Cypher, Lindsey LaForte, and others.

The meeting was called to order by Chairperson Banas at 6:31 p.m. in Personnel Conference Room "D & E" of the Human Services Building, 5303 S. Cedar Street, Lansing, Michigan.

Approval of the June 4, 2018 Minutes

MOVED BY COMM. LOUNEY, SUPPORTED BY COMM. KOENIG, TO APPROVE THE MINUTES OF THE JUNE 4, 2018 HUMAN SERVICES COMMITTEE MEETING.

THE MOTION CARRIED UNANIMOUSLY. Absent: Commissioner Sebolt, Tennis, and Naeyaert

Additions to the Agenda

None.

Limited Public Comment

None.

MOVED BY COMM. LOUNEY, SUPPORTED BY COMM. NOLAN, TO APPROVE A CONSENT AGENDA CONSISTING OF THE FOLLOWING ACTION ITEM:

2. Health Department – Resolution to Authorize Extended Cooperative Operational Agreement with the Ingham Community Health Center Board of Directors

THE MOTION CARRIED UNANIMOUSLY. Absent: Commissioner Sebolt, Tennis, and Naeyaert

THE MOTION TO APPROVE THE ITEM ON THE CONSENT AGENDA CARRIED UNANIMOUSLY. Absent: Commissioner Sebolt, Tennis, and Naeyaert

1. Discussion – Impact of Closure of the Greater Lansing Housing Coalition

Kim Shapiro, Executive Director of the Greater Lansing Housing Coalition (GLHC), stated that she was here to address any questions about the closing of the GLHC.

Jared Cypher, Deputy Controller, stated that there had been a discussion of the impact this closure would have on the County. He further stated that there were a couple contracts that the County had with the GLHC.

Ms. Shapiro stated that the GLHC had been operating for about 30 years and had morphed to fill in a lot of gap in services in the area. She further stated that at the start of the GLHC, the Coalition would purchase distressed homes and then sell them at an affordable rate to low-income people.

Commissioner Sebolt arrived at 6:35 p.m.

Ms. Shapiro stated that the GLHC currently helped with housing for many individuals, some with mental illness, some low-income residents, and the elderly. She further stated that funding was an issue.

Ms. Shapiro stated that the director before her had not been fundraising at all and GLHC had not been able to overcome that hurdle and get back on track. She further stated that they had attempted to merge with another organization, but that was not an option at this time either.

Ms. Shapiro stated that the Toolman Program had been taken over by the Capital Area Housing Partnership and continue to build ramps for those in need in the community. She further stated that it was need-based and income-based to qualify for the program and mostly served the elderly and individuals who are disabled.

Ms. Shapiro stated that she had only been with the GLHC for a year, so she was not as knowledgeable about the history of the organization as she might have been given more time. She further stated that the Valentine apartment building was a step-down building from the Walnut building.

Ms. Shapiro stated that the Walnut building was permanent housing assistance and the occupants received assistance with employment, shopping, and other things like Community Mental Health helped with medications. She further stated that the Valentine building residents needed less services.

Chairperson Banas asked about the population served by the GLHC.

Ms. Shapiro stated that mainly the GLHC served predominantly homeless people and mentally-ill people at the Valentine and Walnut buildings.

Mr. Cypher asked who would be taking over the Walnut and Valentine buildings after the GLHC was dissolved.

Ms. Shapiro stated that it was still being worked out, but the Cinnaire group would temporarily take over the operations.

Commissioner Nolan asked which properties the GLHC owned.

Ms. Shapiro stated that they owned Walnut, Valentine, Jefferson in Mason, and Ferris.

Commissioner Koenig asked how many units were in these properties.

Ms. Shapiro stated that there was about 62 units of senior housing in Mason, and about 50 units at Ferris, 18 units at Valentine, and 9 units at Walnut.

Commissioner Koenig asked about the previous fundraising efforts, what that looked like when it was being done.

Ms. Shapiro stated that the GLHC had raised funds through flipping properties.

Commissioner Koenig stated that was not a usual fundraising source for non-profits.

Ms. Shapiro stated that there were other, more traditional sources also, but the main source of funding was from property development.

Commissioner Koenig asked how the GLHC acquired the properties.

Ms. Shapiro stated that it was from various services, including some they already owned.

Commissioner Koenig asked if GLHC sold the properties and, if so, to whom.

Ms. Shapiro stated that GLHC did not sell the properties, they developed the properties and used the tax credits and such as fundraising.

Commissioner Koenig asked what the annual budget for GLHC was, on average.

Ms. Shapiro stated that the budget was about \$500,000 per year.

Chairperson Banas asked if it was used for management of the properties.

Ms. Shapiro stated that each property operated as their own limited liability corporation. She further stated that there was also the Neighborhood Empowerment Center (NEC) that operated differently.

Commissioner Koenig stated that the GLHC had some property assets. She further stated that there were about 150 people affected by this.

Commissioner Nolan asked who GLHC was partnering with to hand off these properties.

Ms. Shapiro stated that there was a complicated formula and Cinnaire would take back the properties and then they would turn them over to another non-profit. She further stated that the individuals living in the properties would not be affected or at risk during this process.

Ms. Shapiro stated that most residents would not notice this change.

Commissioner Nolan asked if there had been a property manager.

Ms. Shapiro stated that they did have a contracted property manager, KMG.

Commissioner Nolan asked how much money was put into GLHC contracts with the County.

Mr. Cypher stated that it was about \$10,000 to \$12,000 dollars annually.

Commissioner Nolan asked about how the County gave the money to the GLHC.

Mr. Cypher stated that the County doled out the money in two phases and he had instructions from the County Attorney to transfer the contracts.

Commissioner Koenig asked about funding from the Land Bank for these projects.

Ms. Shapiro stated that the Land Bank had been a tenant a while ago, but was not currently working with the GLHC.

Commissioner Koenig asked if the GLHC owned or rented their building on the School of the Blind property.

Ms. Shapiro stated that they owned it but the City of Lansing possibly had a lien on the property and they were in a discussion with the City about that property.

Commissioner Koenig asked if Cinnaire was 501c3 non-profit.

Ms. Shapiro stated that they were a for-profit agency with a non-profit arm.

Commissioner Koenig stated that she was concerned about this closure. She further stated that she was glad to hear that the residents were not at risk.

Commissioner Sebolt asked about Ms. Shapiro's area of work prior to this.

Ms. Shapiro stated that she worked with the Food Bank.

Commissioner Sebolt asked how many employees were employed by the GLHC.

Ms. Shapiro stated that the GLHC had about five employees plus a few AmeriCorps workers before they began dissolution.

Commissioner Sebolt asked how many employees worked with programs helping the residents

Ms. Shapiro stated that the GLHC oversaw grants and worked with the properties, but they were not involved in the social work aspect of the housing buildings.

Commissioner Sebolt asked about the decision to close because of lack of funding.

Ms. Shapiro stated that organization was in too large of a hole because of lack of fundraising.

Commissioner Koenig how long was the last Executive Director of GLHC had been in place.

Ms. Shapiro stated that she had been there for about three years.

Commissioner Nolan asked if Julie Powers had been the last director.

Ms. Shapiro stated that it was Julie Powers.

Commissioner Koenig what grants the GLHC oversaw.

Ms. Shapiro stated that GLHC received significant grant funding from the City of Lansing. She further stated that the majority of their funding came from properties and property development, not grants.

Ms. Shapiro stated that if you were a good fundraiser, you would have money coming from various sources at all times.

Commissioner Koenig stated that on average the GLHC raised \$500,000 per year and about 70% was from development and about 30% from grants.

Ms. Shapiro stated she was not exactly sure of all of the history or breakdown of that fundraising.

Chairperson Banas asked how the partnership with Cinnaire developed.

Ms. Shapiro stated that Cinnaire was the syndicator for these properties and their tax credits. She further stated that the GLHC had been working with them for about 15 years.

Ms. Shapiro stated that their partnership had already been established, so it was a natural transition to move the properties to them. She further stated that these properties will likely be transferred to another non-profit.

Ms. Shapiro stated that Cinnaire was not in the business of the day-to-day management of properties but this non-profit would temporarily do so.

Chairperson Banas asked if the Board of Directors would be dissolved.

Ms. Shapiro stated that the Board would be dissolved and they were working with the City of Lansing to continue the oversight of the properties. She further stated that they have a strong partnership with Advent House also.

Chairperson Banas asked about the Mason facility.

Ms. Shapiro stated that the Mason facility ran like clockwork.

Chairperson Banas thanked Ms. Shapiro for coming to the meeting.

Commissioner Louney asked about the timeline for dissolution.

Ms. Shapiro stated that GLHC was working with the Attorney General's Office toward dissolution. She further stated that they were aiming to close the books by September but the GLHC office would probably be closed prior to that.

Ms. Shapiro stated that they did not have any money and she had been working for the last three months without pay. She further stated that they would close the office to end all expenses before dissolution.

Chairperson Banas stated that the GLHC had made a great impact on the community and it was sad to lose this resource.

Ms. Shapiro stated that they did not take this decision lightly and there was just no other way. She further stated that the Committee could call her cellphone or text at any time.

Ms. Shapiro provided a handout about becoming a One Stop Resource to help the homeless. She further stated that housing programs and the Food Bank programs needed more funding to make a larger impact.

Discussion.

Commissioner Louney asked about GLHC's relationship with Capital Area United Way.

Ms. Shapiro stated that she attempted to build a relationship, but the United Way had not known about the GLHC prior to that.

Commissioner Koenig asked what it would have taken to keep running for another year.

Ms. Shapiro stated that they would have needed \$100,000.

Commissioner Koenig stated that seems like a little amount to keep an agency open after nearly 30 years.

Announcements

Commissioner Koenig stated that she was concerned about these programs for people that were all currently at risk. She further stated that as the County looked to fund programs, it should be sticking to basic needs of food and shelter.

Chairperson Banas stated that she agreed with Commissioner Koenig.

Commissioner Louney stated that perhaps the County needed to have some discussions with the Capital Area United Way in order to identify some of the needs in the community.

Chairperson Banas stated that she believed that there needed to be some public needs assessment to figure out where the County can make the best impact. She further stated that the County could be a leader to facilitate meeting some of the needs in the Community.

Discussion.

Commissioner Koenig stated that the Health Department did a needs assessment and asked if it would be helpful.

Chairperson Banas stated that it was more focused on health needs, and not housing needs.

Commissioner Koenig asked Mr. Cypher to find out what organizations have needs assessments completed, such as the Health Department, the area hospitals, and the City of Lansing.

Chairperson Banas stated that she would like to hear from those organizations at a Committee meeting after Mr. Cypher put together a summary of his findings.

Commissioner Sebolt stated that he was concerned that the at-risk population may be at an even greater risk with the new Medicaid work requirements. He further stated that the County might find that there are more residents needing access to the Ingham County Health Plan.

Discussion.

Public Comment

None.

Adjournment

The meeting was adjourned at 7:27 p.m.



BARB BYRUM, CLERK OF THE BOARD