

TASC of Northwest Ohio, Inc. (TASC) will be the primary supportive services coordinator and provider.

Services – Supportive Services Plan:

The Warren Commons project will serve homeless and chronically homeless men and women who may have a history of substance abuse and/or mental health disabilities and/or have current or recent (three years) criminal justice involvement. Homeless individuals and ex-offenders most likely will have mental health and/or substance use disabilities that make it difficult for them to maintain housing without supportive services. Of the currently served individuals in other TASC-supported housing, at least 60% have a history of mental health or substance use disorders, the majority with both, and 100% of them came into the program fitting the definition of chronically homeless.

All 60 units at Warren Commons will operate under the Housing First model. Services offered to residents will include mental health support and case management, financial literacy education, job skills training and placement, and life skills training. Services will be provided by TASC staff and will be augmented by other providers where applicable.

Those who will reside at Warren Commons' Housing First units must meet HUD's and the County Continuum of Care's definition of homelessness (they live in emergency shelters or places not meant for human habitation) and chronic homelessness (four episodes of homelessness in three years or continuously homeless for a year).

Resident Characteristics include:

Homeless upon admission -Warren Commons will include persons who are living in places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings; an emergency shelter; or transitional housing for homeless persons who originally came from the streets or emergency shelter.

Chronically Homeless - Homeless for a year or more; experienced at least four (4) separate episodes in the past three (3) years.

Disabled - A disabling condition is defined as a diagnosable substance use disorder, serious mental illness, developmental disability, or chronic physical illness or disability, including the co-occurrence of two or more of these conditions. A disabling condition limits an individual's ability to work or perform one or more activities of daily living.

Age 18 or above (or otherwise emancipated youth)

The Warren Commons project does not exclude persons with a criminal record unless prohibited by a funding source or if certain exclusions have been negotiated with project neighbors. Income is not required to apply for residency, but applicants with no income are expected to work with a case manager to develop a plan for income. Eligibility is verified and documentation is obtained prior to admission.

Warren Commons will utilize the Housing First Model, as defined by the National Alliance to End Homelessness, and emphasize stable, permanent housing as a primary strategy for ending homelessness. Housing First programs have the following elements:

- An emphasis on helping individuals access and sustain permanent rental housing as quickly as possible without limited lease requirements.

- A variety of services delivered to promote housing stability and individual well-being on an as-needed basis; and
- A standard lease agreement to housing – as opposed to mandated therapy or services compliance.

Services Provided:

At minimum, TASC will provide the following three OHFA-defined services to residents of Warren Commons:

- Mental health counseling services and intensive case management
- Substance abuse rehabilitation services
- Life skills training

Implementation

Upon receiving a qualified referral from Coordinated Assessment and Low Income Housing Tax Credit program income verification, TASC case management (CM) will house the individual in a unit at Warren Commons. Supportive services will be tailored to meet the needs and goals of the participant. Services will be designed to meet the obligations of tenancy, promote stability, reduce recidivism and maximize coordinated service delivery.

In the initial interview, the referred participant will be asked about his/her needs. The interview will be guided by standardized questions; discussion will follow the information provided by the participants. Participants will be made aware that:

- Abstinence will not be a condition of program participation.
- Services will anticipate relapse/active use and recovery will be promoted but not required.
- Treatment services will be offered unconditionally, in the same manner that other services (mental health, medical, etc.) are offered and staff will link consumers to treatment, if requested.

The program will:

- Accommodate individuals that want/need autonomy and those that require higher levels of support.
- Provide supportive services that are user-friendly, responsive and driven by the needs/goals of the homeless individual.
- Anticipate that there may be dual diagnoses, such as mental illness and HIV/AIDS.
- Services will be culturally-sensitive and –competent.
- CM will coordinate the participant's array of medical, behavioral health and social services needs.
- CM will focus on the behaviors and underlying issues that put the participant's "housed" status in jeopardy.
- Provide linkage to educational and vocational assessments and training and/or placement services.
- Develop a mechanism to involve family members/significant others as requested by the participant.

TASC has long had a history of assisting individuals involved in the justice system. The above steps, continued multi-faceted supports and monitoring by the case manager effectively reduce homelessness and recidivism

Coordination with other sources and providers:

Utilizing existing community resources and the justice system will be key elements of this service delivery model. Specifically, Medicaid or the indigent care system for substance abuse, mental and physical health services will be accessed, although these will not be requirements. TASC maintains a strong relationship with probation and parole officers in an effort to reduce recidivism. TASC also maintains strong relationships and working agreements with various local treatment facilities such as New Concepts, The Zepf Center, Harbor House, and A Renewed Mind to educate participants regarding options and opportunities these facilities and treatment may bring to them, although participation is not a requirement.

Case management:

Services offered at Warren Commons are designed to move homeless participants into safe, affordable housing and provide rental assistance and case management to address housing stability and encourage sober and lawful living. Each consumer may receive a psychosocial assessment from a licensed social worker and an Individual Service Plan (ISP) will be created between the consumer and the case manager, targeting goals and strategizing steps to obtain each goal.

One FTE Case Manager is assumed in the services budget below as many of the criminal justice involved individuals will be on the caseload of an existing, and separately funded, case managers through TASC. Those case managers will deliver services at Warren Commons, but will continue to be funded through TASC's budget. As the need arises, additional case managers will be added at Warren Commons and funded through Medicaid billing and grant funding.

Substance abuse rehabilitation services:

Utilizing a team approach that will include community treatment providers and probation/parole authorities, TASC will offer services for persons who have or are at risk of having harmful involvement with alcohol, drugs, or other addictions. The goals of this approach will be to promote community integration, goal-oriented and individualized supports designed to improve the tenant's quality of life and, successful community living. These services will include Relapse Prevention, Anger Management and Cognitive Behavioral (CBT) groups.

Additionally, TASC will actively assess tenant needs to insure that sober support meetings (e.g. AA, NA and/or GA) are of sufficient number and scheduled at times convenient for tenants.

Life skills training:

We anticipate that most residents will have extensive histories of living in 'non-independent living' situations. These include homeless shelters, institutional settings, program-based housing, or living on the

streets. As a result, they may have some deficiencies in skills needed to live independently including housekeeping, meal preparation, apartment maintenance, accessing public transportation, and shopping. Life skills deficiencies will be identified by the case manager as part of the planning and assessment process as well as through the apartment inspection process that will be periodically conducted by management and supportive services. To help address the needs of the tenants TASC will identify the needs of the tenants and have skill building activities in the unit. Some additional onsite activities may include budgeting classes, cooking classes, social gatherings, and gardening.

Transportation and Access:

Warren Commons will be located on Franklin Avenue, which is served by TARTA's #20 bus route. This route operates seven days a week and provides access to downtown Toledo, several hospitals, retail, employment, and other services. Several other TARTA routes are accessible within a ¼ mile walk of the Warren Commons site. TASC provides free tokens for TARTA routes in an effort to increase resident mobility and reduce barriers to employment and treatment.

Additionally, supplemental transportation will be provided by JIJ Vision Outreach, a local nonprofit. JIJ will offer van-based transportation at least five times a week to destinations, such as grocery stores, hospitals, service providers, employment, and retail, chosen based on residents' needs. TASC case workers also provide transportation to off-site service providers on an as-needed basis for residents participating in a treatment program.

Design Features:

Warren Commons is designed by Berardi Partners, a firm with deep experience designing Permanent Supportive Housing developments. Resident units will include kitchens, ample storage space, and separate bedroom and bathrooms, and the units will be finished with durable, easy-to-clean materials. Community spaces are designed for facilitate socializing and treatment, with a large common room, private offices for meetings with case managers, and a secure front desk to control building access.

Outcomes:

It is anticipated that 75% of all consumers will not have new criminal charges during their participation in the project. 40% of consumers will increase their income. 90% of consumers will maintain their permanent supportive housing for a minimum of 6 months.

Performance/Compliance Period

TASC will offer services to all residents for the entire 15-year compliance period and has committed to an extended affordability of 30 years or longer.

Supportive Services Budget

Sources of Funding

TASC expects that 70% of the services provided to the residents of Warren Commons will be Medicaid billable. The remaining services will be funded by grants.

Exhibit A: Warren Commons - Annual Budget – Supportive Services

<u>Position</u>	<u>FTE</u>	<u>Total</u>	<u>Source of Funds</u>
Clinical Director	0.10	6656.00	Medicaid/Grants
Business Operations Manager	0.05	2589.00	Grants
Case Manager	1.0	54000.00	Medicaid
Executive Director	0.05	4622.00	Grants
Supplies and equipment		1500.00	Grants
Mileage	@.50	2000.00	Grants
Total Supportive Services		\$71,367.00	

To: Johnetta McCollough
Executive Director
TASC of Northwest Ohio, Inc.

From: CARF International

Date: December 13, 2016

Re: Accreditation Certificate

Congratulations! The accreditation certificate for TASC of Northwest Ohio, Inc. is enclosed. We encourage you to display the certificate as a symbol of your organization's commitment to quality.

Your organization's accreditation award is through 10/31/2019, with an annual demonstration of conformance to the standards, policies, and procedures required to retain accreditation. Each year, when your organization submits evidence of its continued conformance to the CARF standards, we will send you a gold seal to add to the certificate.

We commend your organization for its commitment to improving quality and appreciate your dedication to CARF International accreditation.

If you have any questions regarding your organization's accreditation, please call your resource specialist, Nancy Bradley, toll free at 888-281-6531, extension 7145.

Our staff looks forward to working with you in your ongoing pursuit of excellence.

Survey #86747



MHAS

Promoting wellness and recovery

John R. Kasich, Governor

Mark Hurst, M.D., Director

Behavioral Health Certification

CERTIFICATE OF SERVICES

for

TASC of Northwest Ohio, Inc.

Certification Number: 01-0674

Issued: May 25, 2018

Expires: May 24, 2021

In accordance with Section 5119.36 of the Ohio Revised Code, this agency meets minimum standards and is hereby certified to provide behavioral health services and activities at the location(s) specified:

General Services

Crisis Intervention Service

SUD Case Management Service

Referral and Information Service

Community Psychiatric Supportive Treatment (CPST)

Therapeutic Behavioral Services and Psychosocial Rehabilitation



Director, Ohio Department of Mental Health and Addiction Services

Agency Site Location(s)

**701 Jefferson Avenue, Suite 101
Toledo, OH 43604**

MEMORANDUM OF UNDERSTANDING

BETWEEN

TASC of Northwest Ohio, Inc.
(Service Provider)

AND

Warren Commons LP
(Owner)

THAT IS THE OWNER ENTITY FOR:

Warren Commons
(Project Name)

The Owner Entity identified above plans to apply for Low Income Housing Tax Credits from the Ohio Housing Finance Agency and has made certain representations to OHFA regarding the provision of affordable housing to low and moderate-income tenants and the provision of services to those tenants. In support of these goals, the Service Provider identified above desires to make available the following programs and services to eligible residents of the proposed development.

Description of Services: Services provided by TASC of Northwest Ohio will be consistent with Housing First and Permanent Supportive Housing evidence-based practices. These services will include at least the following:

Behavioral Health, Counseling Services, and Intensive Case Management:

- Both housing-based and behavioral-health case management will be offered.
- Case managers will perform individualized assessments and develop individual service plans for each resident.
- Residents who are in need of linkages to Medicaid, Social Security, and other benefits will be assisted on-site by their case manager.

Life Skills Training:

- TASC of Northwest Ohio will address the needs of tenants and have life skills building activities on site. These include cooking classes, social gatherings, and gardening.

Substance Abuse Rehabilitation Services:

- TASC of Northwest Ohio will utilize a team approach that includes community treatment providers and probation/parole authorities to offer services for persons who have or at risk of having harmful involvement with alcohol, drugs, or other addictions.

Method of Delivery and Access of Services:

Services will be offered both on site and through linkages with off-site community partners. Twenty-four hour emergency assistance will be available for residents who are experiencing crisis. Supportive services of indefinite duration will be provided, recognizing that some residents may need services longer-term. Residents are not required to participate in any services, and that decision will not negatively impact their ability to remain housed, as long as the resident is abiding by the terms of their lease.

Residents will be informed during leasing of the services offered and given information on whom to contact from TASC of Northwest Ohio to connect with for services. Warren Commons LP will be

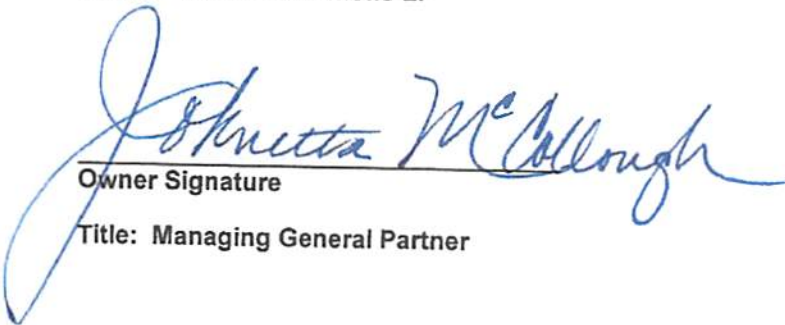
responsible for ensuring that the relevant staff informs residents of the availability of services offered and assists residents with additional coordination as necessary.

Term and Duration of Partnership:

TASC of Northwest Ohio commits to offering the services listed in this MOU and any additional programming that develops in the future to residents who wish to participate for a minimum of 15 years. The intent to provide the above outlined services is hereby affirmed and agreed to by the Owner and Service Provider. Together, we agree that the services shall be provided for the benefit of the Permanent Supportive Housing Residents who shall reside at Warren Commons.

AGREED TO AND SIGNED THIS 11th day of February, 2020

Owner: Warren Commons LP



Owner Signature

Title: Managing General Partner

Service Provider: TASC of Northwest Ohio



Service Provider Signature

Title: Executive Director

**DOC #36 – Supportive
Services Plan & Providers**

- Supportive services plan
- CARF Accreditation, evidencing Medicaid partnership
- MOU between TASC of Northwest Ohio (supportive services provider) and Warren Commons LP (ownership entity) for provision of supportive services

Services provided will fall into at least the following three OHFA-defined categories:

- Behavioral health, counseling services, and intensive case management
- Life skills training
- Substance abuse rehabilitation services