



City of Madison

Agenda - Approved

City of Madison
Madison, WI 53703
www.cityofmadison.com

Homeless Services Consortium Board of Directors Meeting

Friday, October 24, 2014

11:00 am – 12:30 pm

United Way Dane County Board Room A

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.

Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnub ua hauj lwm ua ntej yuav tuaj sib tham.

Sue Wallinger, 266-6520

CALL TO ORDER / ROLL CALL

PUBLIC COMMENT

DISCLOSURES AND RECUSALS

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

APPROVAL OF MINUTES

Approval of 9/26/2014 Meeting Minutes

NEW BUSINESS ITEMS

1. Discussion and Approval of 2014 Continuum of Care Application Slate of Proposals
Sue Wallinger, Collaborative Applicant for 2014 Application
2. Report from 2015 Board of Directors Nominating Committee
Casey Becker, Chair
3. Report from Institute for Community Alliances – Lead HMIS Agency
Maggie Carden, ICA

ADJOURNMENT

Future 2014 Meetings:

- Friday, December 2, 2014 - Annual Meeting

MINUTES FROM THE HOMELESS SERVICES CONSORTIUM BOARD MEETING
September 26, 2014

PRESENT: Martha Cranley, Kristina Dux, Mike Fleenor, Leigha Weber, Brenda Walton

ABSENT: Rob Dicke, Barbara McKinney, Mona Wasow

GUESTS: Fred Schnook, Community Action Coalition
Jim O'Keefe, City of Madison Community Development Division

City CDBG Staff: Anne Kenny, Sue Wallinger

CALL TO ORDER / ROLL CALL

Cranley called the meeting to order at 11:05 a.m.

Fleenor noted that the date for the Homeless Services Consortium Annual Meeting was incorrect on the agenda and should be December 2, 2014, not December 19, 2014.

NEW BUSINESS ITEMS

2. City of Madison 2015 Capital Budget—Affordable Housing Program

O'Keefe gave an update on what is happening with the City of Madison's Capital Budget and affordable housing programs within the budget. He said the Capital Budget was introduced a couple of weeks ago and included a five-year projection in which funds have been programmed for affordable housing. The 2015 Capital Budget includes funding for two different affordable rental housing projects in Madison.

Kopp-Mueller and Carden arrived at the meeting at 11:10 a.m.

The first is for phase one of a permanent supportive housing proposal known as the Rethke project, which has been changed from an SRO project to studio apartments and which will be located in the 700 block of Rethke Street. The City has selected Heartland Housing as the development partner and property manager and has selected Heartland Health Outreach as the service provider. This project calls for 60 studio apartments with a total budget cost of between \$7.5 and \$8 million dollars, \$5.4 million of which comes from WHEDA Section 42 Tax Credits. The City and the County fund the other approximately \$2 million. The whole point of this initiative from a financial perspective is to relieve Heartland from having to deal with debt services so that the revenues that flow through this project can help them provide support services to the residents. The City anticipates land use approvals being secured in November. The project requires a conditional use permit because the density of the housing is higher than otherwise allowed. Construction is scheduled to begin in the first quarter of 2015, with occupancy expected in the first quarter of 2016.

The second project in the 2015 budget calls for the City to invest nearly \$25 million over the next five years in a variety of different affordable housing programs. The focus early on will be adding to the affordable rental housing in the city. The City hopes to add 100 to 200 rental units per year, about a quarter of which will be permanent supportive housing. This proposal seeks to leverage Section 42 tax credits. The City is going to use an RFP approach to attract developers interested in pursuing tax credits to strengthen the proposals by adding local financial support to

them. The City will specify areas for these rental projects that are well served by public transit and are in proximity to schools, grocery stores, parks, and other basic amenities, while avoiding putting them in areas where there is already a high concentration of low income housing. The City hopes to provide deeper rent subsidies for folks at 30% to 50% area median income levels, not just the 60% threshold that the tax credits require. The City hopes to do a better job coordinating these projects within the various City departments, such as CDA, Community Development, and Economic Development. This proposal calls on Dane County to be an ongoing partner with respect to the permanent supportive housing piece and to provide approximately \$750,000 per year. The City will become more aggressive with respect to tax incremental financing by trying to steer these projects into healthy TIF districts. This affordable housing fund will also have the ability to support owner-occupied housing activities, including down payment assistance and rehab of owner-occupied housing. The fund will replace the City's Affordable Housing Trust Fund (AHTF), which hasn't proven to be a very useful resource.

Discussion highlights:

- Developers need loans to be long-term and deferred, and the AHTF wasn't set up to operated that way.
- The plan for the non-permanent supportive housing projects is to use City subsidy to reach lower income populations than would otherwise be possible.
- There's going to be a much greater emphasis on the permanent supportive housing than traditional tax credits. Dux said she would encourage developers to look at using Plan B criteria for screening. Otherwise a lot of people will be screened out due to lack of housing history, credit history, criminal history, etc.
- Services provided to permanent supportive housing residents will include finding access to mental health services and access to life coping skills. Also included will be 24-hour front desk coverage, a team of five support staff, and property managers.

Edgren arrived to the meeting at 11:30 a.m.

1. Approval of 06/27/2014 and 08/22/2014 minutes

Fleenor moved to approve both minutes from June 27, 2014 and August 22, 2014. Walton seconded. The motion passed unanimously.

3. Continuum of Care 2014 Application Process

Waller reviewed the spreadsheet handed out earlier in the meeting. The process brings over \$3 million per year to Dane County. She said that Continuum of Care (CoC) agencies have to adhere to HUD regulations if they are to receive grants through the application. Generally, the biggest part of the application is about the continuum of care provided to homeless in the community and how agencies work alone and also interact with one another in providing services to homeless persons. Currently, HUD is very interested in permanent supportive housing, and agencies with transitional housing programs are being encouraged to examine those programs to see whether they might work better as permanent supportive housing. HUD is also putting a very high premium on Housing First, which they have defined as housing without barriers, such as no income, mental illness, chronic alcoholism, etc. HUD's expectation is that 75% of a CoC's application contain Housing First programs. The City's last application had 13% Housing First programs.

The application is due at the end of October, and the CoC has the good fortune of having almost \$500,000 as potential bonus money that is renewable. Agencies are being asked to put together a proposal of how they'd like to see that money spent. The HSC Board will have a chance to review the slate of projects at its October meeting.

Discussion highlights:

- The average CoC budget across the country for Housing First programs is 85% to 86%. The Dane County CoC is at 13% as of last year, so there is a bit of a gap, which is being worked on.
- Weber described what was done with respect to RISE last year. Last year, the application was scored differently if there were supportive services only projects in the application. Prior to this year there were three supportive service programs, with The Salvation Army having two such programs on the application. The CoC decided to remove supportive services-only programs from the application this year. The Salvation Army has repurposed those funds into a new program called RISE: Rehousing Individuals. They're hoping to serve a minimum of eight families with deep subsidies. The City will pick up the funding for the three supportive services programs that were removed from the application.

4. July Point in Time Results

Wallinger said she would have the numbers for the July Point in Time results in October.

5. 2014 Homeless Services Consortium Annual Meeting, 12/02

Cranley said that the Board is coming up on its one-year anniversary. She's interested in people's thoughts and ideas about the Board. She is seeking a replacement for the nominating chair who has retired. She asked the Board for recommendations for who would make a good nominating chair and also for people for the Board itself. She suggested nominating people who are interested in the topic but aren't so close to it.

Wallinger said there will be two homeless services agency slots open for election, two at-large slots, and one homeless or formerly homeless slot. Barb McKinney and Mona Wasow are at-large members, and Sina Davis, who was a one-year member, has resigned from the Board. Rob Dicke is a two-year member, but there are provisions in the bylaws to review attendance and make decisions about whether someone should continue. Leah Weber and Hope Edgren are both agency representatives, as is Mike Fleenor because he's the HSC Chair. The 2015 HSC Chair will come onboard in January.

Kopp-Mueller said it would be nice to have someone from CDA on the board and maybe a landlord or property manager from the community interested in the people served by the HSC Board. Fleenor suggested someone who works with veterans, and Edgren suggested someone from the schools.

6. Report from Institute for Community Alliances—Lead HMIS Agency

Carden said they have several things going on right now, including new data standards that will go into effect October 1. They've had a couple of webinars explaining changes. They are also working on assistance with NOFA and working with Linette Rhodes from the City of Madison on the Annual Homeless Assistance Report (AHAR), which is due in November. The AHAR is eventually submitted to Congress.

Fleenor said he was concerned that so many people were indifferent to the income question during a poll in the webinar and that he felt it needs to be included. Carden said the income field contains a drop-down menu with choices of under 30%, 30-50%, 50-80%, and above 80%. There is also an income sub-assessment question where every program is required to enter the amounts and sources of incomes of adult clients they work with, so there's still a way to calculate the county median income (CMI).

In developing the data standards, they worked closely with other Federal funders, such as SAMHSA and the Veterans' Administration. They tried to make sure that the standards included all the information they need.

ADJOURNMENT

Fleenor moved to adjourn at 12:10 p.m. Weber seconded. The motion passed unanimously.

Anne Kenny, recorder

2014 CoC Application Projects Tier 1 and Tier 2

Rank Based Performance Score	CoC Application Committee			Households Served S- Single Adults F-Families	Component	Rent					Annual Renewal Demand			
	Recommendation	Agency	Program			Leasing	Assistance	Supp Svcs	Operations	HMIS		Admin		
17	1	Tellurian UCAN, Inc.	Permanent Housing Program	6 S	PH	\$50,395	\$0	\$11,548	\$1,578	\$0	\$3,028	\$66,549	Tier 1	
17	2	Porchlight, Inc.	Partnership for Transitional Opportunities PTO	18 S	TH	\$0	\$0	\$75,800	\$26,070	\$0	\$7,130	\$109,000		Tier 1
16	3	Porchlight, Inc.	Pheasant Ridge Trail	16 S	PH	\$0	\$0	\$21,000	\$28,734	\$0	\$2,417	\$52,151		Tier 1
16	4	Community Action Coalition SC WI, Inc.	Home for Good	14 S/F	PH	\$113,452	\$0	\$91,825	\$13,914	\$0	\$10,210	\$229,401		Tier 1
16	Reallocated	Tellurian UCAN, Inc.	Start On Success		TH	\$0	\$0	\$0	\$0	\$0	\$0	\$0		Tier 1
New Reallocated	5	Tellurian UCAN, Inc.	Housing, Opportunity, Plan and Emancipation HOPE	9 S	PH					\$0	\$6,976	\$146,500		Tier 1
16	6	Community Action Coalition SC WI, Inc.	Supportive Housing for Individuals and Families in Transition SHIFT	5 S/F	PH	\$50,128	\$0	\$9,550	\$1,414	\$0	\$3,029	\$64,121		Tier 1
15	7	Porchlight, Inc.	Housing First Leasing Project	13 S	PH	\$93,930	\$0	\$19,150	\$3,378	\$0	\$5,823	\$122,281		Tier 1
15	8	Porchlight, Inc.	Nakoosa Trail	3 S	PH	\$0	\$0	\$7,570	\$5,555	\$0	\$630	\$13,755		Tier 1
13	9	The Road Home Dane County	Rapid Rehousing Second Chance	6 F	TH	\$60,000	\$0	\$17,988	\$0	\$0	\$2,960	\$80,948		Tier 1
12	10	Tellurian UCAN, Inc.	Willy Street SRO	15 S	PH	\$0	\$0	\$27,476	\$37,943	\$0	\$3,161	\$68,580		Tier 1
12	11	The Road Home Dane County	Second Chance Apartment Project	15 F	TH	\$0	\$0	\$52,377	\$0	\$0	\$1,632	\$54,009		Tier 1
11	12	Dane County, WI	Rental Assistance	116 S/F	PH	\$0	\$807,804	\$0	\$0	\$0	\$55,954	\$863,758		Tier 1
11	13	YWCA of Madison, Inc.	House-ability Program	23 F	PH	\$250,727	\$0	\$89,013	\$30,755	\$0	\$13,929	\$384,424		Tier 1
11	14	Porchlight, Inc.	Safe Haven	14 S/F	SH	\$0	\$0	\$289,403	\$40,718	\$495	\$14,150	\$344,766		Tier 1
10	15	Porchlight, Inc.	Transitional Housing Program	26 S/F	TH	\$0	\$0	\$82,000	\$68,416	\$0	\$7,749	\$158,165		Tier 1
New Reallocated 2013	16	The Salvation Army	Rehousing Individuals into Supportive Environments RISE	10 F	PH	\$98,484	\$0	\$41,900	\$4,400	\$0	\$6,160	\$150,944		Tier 1
9	17	Tellurian UCAN, Inc.	Transitional Housing Program THP	15 S	TH	\$0	\$0			\$0		\$127,809	\$3,037,161 Tier 1	
New Reallocated	18	Tellurian UCAN, Inc.	ReachOut Housing First	4 S	PH	\$0	\$0			\$0		\$61,982	Tier 2	
New	19	City of Madison	CoC Planning Project								\$0	\$38,739	\$100,721 Tier 2	
PH Bonus	999	Housing Initiatives (Heartland Health Outreach)	Rental Assistance and Services for CH RASCH	30 S	PH							\$464,871	\$464,871 999	
\$3,602,753 TOTAL														