



City of Madison

Agenda - Approved

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

Homeless Services Consortium Board of Directors Meeting

Friday, November 21, 2014

11:00 am

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.

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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 pab hnub ua hauj lwm ua ntej yuav tuaj sib tham.

Sue Wallinger, 261-9148

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 10/24/2014 Meeting Minutes

NEW BUSINESS ITEMS

1. Discussion of planning work under contract with Corporation for Supportive Housing staff
Sue Wallinger, City of Madison
2. Report on Zero: 2016 to end veteran homelessness in 2015 and chronic homelessness in 2016
Sue Wallinger, City of Madison
3. Report on case management services planned for the Central Library branch
Sue Wallinger, City of Madison
4. Report on final City of Madison and Dane County 2015 Operating and Capital budgets
5. Report on final City of Madison and Dane County 2015 Operating and Capital budgets

ADJOURNMENT

Future Meetings:

- Friday, December 2, 2014 - Annual Meeting
- Friday, January 23, 2015 – Board Meeting

MINUTES FROM THE HOMELESS SERVICES CONSORTIUM BOARD MEETING
October 24, 2014

PRESENT: Maggie Carden, Martha Cranley, Kristina Dux, Hope Edgren, Mike Fleenor, Barbara McKinney, Torrie Kopp-Mueller, Brenda Walton, Mona Wasow

ABSENT: Rob Dicke

City CDBG Staff: Anne Kenny, Sue Wallinger

Call to Order

Cranley called the meeting to order at 11:01 a.m.

1. Approval of 9/26/2014 Meeting Minutes

Fleenor moved to approve the 9/26/2014 meeting minutes. Wasow seconded. The motion passed unanimously (except for McKinney, who arrived later in the meeting).

Cranley noted that Sina Davis and Leigha Weber have both resigned from the Board and thanked them for their service.

2. Discussion and Approval of 2014 Continuum of Care Application Slate of Proposals

Wallinger went over the list of proposals. She said the Board's role in this process is to operate as the official reviewer of the proposals to be submitted to HUD. The majority of the programs are renewals, each one of which is evaluated by the Performance Review Committee.

Carden said the Performance Review Committee has met several times and developed a ranking spreadsheet with a number of criteria with which to rank each program based on what HUD requires each program to do. There are points allocated by meeting certain HUD goals or certain goals developed by the Performance Review Committee. The points are tallied, and HUD requires the grant proposals to be submitted in ranked order.

Wallinger went over each of the columns in the spreadsheet. Under Component, PH stands for permanent housing; TH stands for transitional housing; SH stands for Safe Haven. While TH has less priority to HUD than PH, the CoC is still allowed to apply for TH programs. HUD no longer allows new applications for SH, but it is still eligible to be renewed. The next columns represent the allocation of funds within each program.

Wallinger said HUD gives the CoC a very specific amount they can apply for, which they call the Annual Renewal Demand and which is the last shaded column on the spreadsheet. It equals the total of the Leasing, Rent Assistance, Support Services, Operations, HMIS, and Administrative Funds for each program. This year, HUD is specifying that the CoC can apply for \$3,037,161 under Tier 1. The amount includes a two percent reduction, which will go into a bonus pot of money the CoC can then apply for. HUD requires CoC's to be very critical about their programs and to determine if there are any poor performers.

Dux went over the two programs Community Action Coalition is applying for, Home for Good and Supportive Housing for Individuals and Families in Transition (SHIFT). They're both permanent supportive housing programs, which specifically serve those who have been literally

homeless and have a documented disability. CAC leases 19 units throughout the community and pays the rent on those units, and participants pay 30% of their adjusted gross income. CAC uses CSBG as matching funds and serves 12 singles and seven families. CAC has two case workers working to provide services. Permanent supportive housing is the top priority for HUD.

Wallerger said that Housing Initiatives operates what formerly was known as Shelter Plus Care, which is funded by Dane County Human Services and which features rent assistance. The tenant has the lease, and there is a provision that people utilizing the assistance have to have a disability and a case manager from another source. Housing Initiatives prioritizes those with mental illness highest. There are 104 units, some of which are scattered sites owned by private landlords and some are scattered sites owned by Housing Initiatives.

Wallerger said that Porchlight operates six programs in the application. Porchlight's Nakoosa Trail is a new project that they were able to build with HUD funding. Three units in the 16-unit property receive continued funding for supportive services. It's permanent housing where the tenant pays 30% of their income. The three units are for chronically homeless single adults. "Chronically homeless" is defined as a person with a disability who is literally homeless for an entire year or is literally homeless for four episodes in three years.

Wallerger went over Porchlight's other programs. Pheasant Ridge Trail is similar to Nakoosa in the numbers they serve. Porchlight has a Transitional Housing Program where individuals can stay no more than 24 months, after which they need to find something permanent. This is a scattered site program. Porchlight's Housing First leasing project is a model where barriers to housing are removed and people are not required to be sober, have income, or participate in services. They have 13 slots in their Housing First program. Porchlight's Safe Haven functions like an emergency shelter but has no time limits as other shelters do. It specifically serves persons with mental illness who need more help and support. Porchlight's Partnership for Transitional Opportunities (PTO) program functions as a sober living and support program with 18 units at Nakoosa Trail.

Kopp-Mueller said that The Road Home partners with YWCA on two programs. Second Chance is transitional housing for up to 24 months. They find sponsors to pay for the rent on the apartment and the resident pays 30% of their income to the program. Participants get an Individualized Development Account (IDA) where 80% of the rent they pay goes into the account. While they're in the program, participants can use those funds for utility bills, education or employment costs, or security deposits when they move out of the program. Dane County sponsors four to five apartments in Stoughton. The others are sponsored by congregations or Meridian. They have 12 to 15 families in the program.

Kopp-Mueller said that The Road Home Rapid Rehousing Second Chance serves six families in essentially the same program as Second Chance, except that families can only be in the program for up to one year. Though it's called "Rapid Rehousing," it's not technically "Rapid Rehousing" because it's not permanent housing.

Wallerger said The Salvation Army's Rehousing Individuals into Supportive Environments (RISE) Program is a new program. They've been approved but do not have a contract yet with HUD. The Salvation Army formerly had a program called Family Stabilization where they provided services but not rent support. They weren't having a lot of success with the people who were in the program, so they redesigned it from just a services program to one that also pays rent.

Wallinger said that Tellurian's Permanent Housing Program is similar to other programs. They have scattered sites for six individuals. Participants pay 30% of their income in rent, and Tellurian pays the rest. There is also a service component to this program.

Wallinger said Tellurian's Willy Street SRO is similar, but the property, which is located on Williamson Street, is owned by Tellurian. HUD helped them build the Willy Street expansion.

Wallinger said Tellurian's Transitional Housing Program (THP) is operated in one location owned by Tellurian. It hasn't performed well in this competition because it's used less like a transitional housing program and more like a crisis program. People stay for shorter lengths of time, from two to six months. This program has fallen to the bottom of the prioritized list for the last two years, and the CoC has cut their funding by two percent. Dane County has restored those cuts out of their budget to keep the project whole.

Kopp-Mueller said the YWCA collaborates with The Salvation Army and The Road Home to run its House-ability Program, which is a permanent housing program and serves 23 families. YWCA signs the lease and provides supportive services.

Wallinger said the next category is reallocation where the CoC takes money from a renewable program and uses it for a different program. Tellurian's Housing, Opportunity, Plan and Emancipation (HOPE) Program is actually recommended to be fifth on the list and takes the place of the SOS Program. It's a transitional housing program for families. Tellurian understands that HUD doesn't prefer transitional housing programs unless they're tied to some sort of treatment or post-treatment situation.

Wallinger said that Housing First tenants have to adhere only to the terms of their lease. They don't have to be on medication or accept treatment, but bad behaviors can get them evicted if they violate the terms of the lease.

Wallinger said that Tellurian's ReachOut Housing First Program falls into Tier 2. CoC created this new program out of the money it chose not to put with Tellurian's Transitional Housing Program. The program serves four people with financial rent support. It will also increase Tellurian's employees' hours to provide services to the participants.

Wallinger said that CoC's Planning Project is also a new program. HUD allocates by formula a certain amount of money for planning. The City is the applicant and has spent about \$38,000 with the Corporation for Supportive Housing to help with four items. Work should start any day now.

Wallinger said the CoC is eligible to apply for \$464,871 in bonus funds. The amount is determined by formula and HUD lists very clearly what will rank high, such as a Housing First serving chronically homeless or a harm reduction type program. Housing Initiatives responded to an RFP for the funds and is very interested in doing the housing piece of the project. Heartland Health Outreach is anxious to be the service provider. Housing Initiatives and Heartland Health Outreach have worked together to put in an application for rent supports for people who are very difficult to serve. The number served on the application has changed from 30 singles to 35 singles and families.

Discussion highlights:

- Wallinger said she would bring a comparison between Madison and other Midwest cities in terms of how they rank side by side in numbers of homeless.
- Chronically homeless can include families.
- Carden said the CoC planning dollars are a very valuable tool for the community to use. CoC was funded with them a couple of years ago. With the planning dollars ranked in Tier 2, it's highly unlikely that they will be funded again. However, if the Board moves it to Tier 1, it'll take funds from programming. Though it's a hard decision in the short term, it could be really beneficial in the long run if the Board uses the planning dollars in a smart way and get some valuable information that can help re-strategize funding and serve even more people.
- Dux said she would hate to cut any of the programs because they've already made the hard decisions in ranking the programs.
- Carden suggested Tellurian's THP as a source for the funds because it is likely going to be another program next year.
- Kopp-Mueller says she agrees with Carden, but she's reluctant to make changes at this late date.
- Wallinger explained how putting something from Tier 2 into Tier 1 would affect the application. Anything in Tier 1 has an excellent chance of being funded. HUD likes planning and wants CoCs to do it. She said swapping the money out of Tellurian's THP and putting it in planning wouldn't make the application less attractive to HUD. It would only affect Tellurian and its program.

Cranley moved to take \$38,739 from Tellurian's THP Program and move the City of Madison CoC Planning Project for \$38,739 out of Tier 2 to Tier 1. Kopp Mueller seconded. Fleenor recused himself from discussion.

Further discussion highlights:

- Dux introduced discussion of moving both Tellurian's ReachOut Housing First and the City of Madison's CoC Planning Project up to Tier 1 and moving Tellurian's THP Program down to Tier 2. Wallinger said her concern with putting Tellurian's THP Program in Tier 2 is that transitional housing is very far down on HUD's priority list, and she's afraid the THP Program wouldn't be funded at all. Also, the CoC would then be applying for less than it's eligible to apply for based on HUD's formula.
- The Board asked the minutes to reflect that these things were considered and that it sends a strong message to Tellurian that the THP Program is in danger and that the Board really wants to see planning and Housing First and other permanent housing programs rank higher.

McKinney arrived at 12:20 p.m.

Cranley restated the motion. She moved to reduce the amount of Tellurian's THP Program by \$38,739 because it scored lowest in Tier 1 and to move the City of Madison's CoC Planning Project from Tier 2 to Tier 1. Kopp-Mueller seconded.

The motion failed with Cranley, Walton, Kopp-Mueller, and Edgren voting no and Dux voting aye. Wasow abstained and Fleenor recused himself.

Walton left the meeting at 12:32 p.m.

Fleenor moved to accept the 2014 CoC Application Projects as presented on the spreadsheet. Kopp-Mueller seconded. The motion passed unanimously minus Walton.

Cranley asked the minutes to reflect that Tellurian's THP Program is on notice and planning should move up to Tier 1.

The motion passed unanimously.

Kopp Mueller left the meeting at 12:35 p.m.

3. Report from 2015 Board of Directors Nominating Committee

There was no report. The Nominating Committee is meeting next week.

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

Carden said the system has been upgraded.

Adjournment

Fleenor moved to adjourn at 12:40 p.m. Cranley seconded. The motion passed unanimously.

Anne Kenny, recorder