



Homeless Services Consortium Board of Directors Meeting

September 23, 2021
11:00am-1:00pm

Zoom.us – Meeting ID: 931 4625 7261
Passcode: 554466
1-312-626-6799

The HSC Board strives to prevent and end homelessness, by advancing Housing as a Human Right. We provide leadership, advocacy, planning, and management of program funding in order to promote accessible and equitable housing and homeless services.

MINUTES

- Attendance: Torrie Kopp Mueller, Catherine Reiersen, Brian Benford, Patrick Duffie, Brad Hinkfuss, Arree Macon, Andrew McKinney, Gentry Bieker, Jonathan Grieser, Brenda Konkel, Kim Kennedy
- Guests: McCaleb Eifert, Yannette Figueroa Cole, Maggie Carden, Nour, Patricia O’Day, Jasmyne Kalysta Short, Linette Rhodes (presenting), Tara Wilhelmi, Sarah Lim (presenting), Kim Sutter
- **Vote to approve Minutes from August 26, 2021** – Brad Hinkfuss
 - Minutes approved.
- Treasurer Report – ~~Lane Hanson~~ Catherine Reiersen
 - Balance = \$4,032.35
- Presentation, Men’s Shelter Update - Linette Rhodes

INCIDENCE OF HOMELESSNESS IN MADISON AMONG SINGLE MEN

- Over past 10 years – number of single men experiencing homelessness has ranged from 165 to 300
- Source – January Point in Time counts
- January 2020 PIT count – 232 men (152 in shelter; 80 unsheltered)

CHURCH BASEMENTS AS MEN’S SHELTER

- For 35 years, basement of Grace Episcopal Church has been City’s emergency shelter; overflow space at St. John’s Lutheran and First United Methodist
- Served about 100 men nightly.
 - Seasonal variation – highest recorded count 170
 - Shelter policies deterred use
 - Physical constraints – comfort and safety
- COVID-19 safety concerns forced its closure



Photo by Michelle Stocker, The Cap Times

HOUSING FORWARD GOAL

Work to End Homelessness

Strategy:

Partner with the County and service providers to develop full-service purpose-built shelter facilities that help move people into stable housing.

2002 ZEIER ROAD TEMPORARY SITE



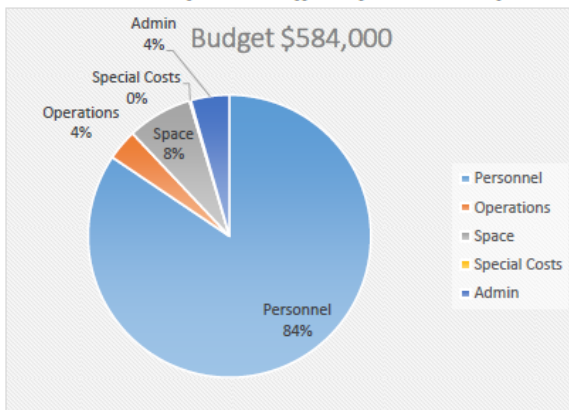
- ✓ Active Real Estate Listing - Vacant
- ✓ Zoned Commercial Center – Shelter is Permitted Use
- ✓ 30,000+ Square Feet of Built Space
- ✓ Lot size 2.67 acres
- ✓ Site currently served by transit and on Planned BRT Route

Photo by Steve Apps, State Journal

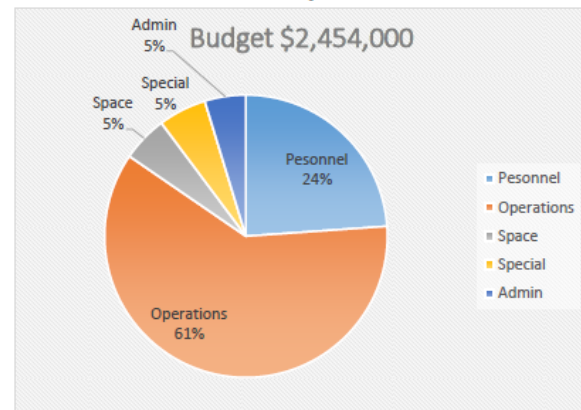


Expenses for Temporary Men's Shelter

2019 Expenses (pre-pandemic)



2021 Expenses



1902 Bartillon



✓ Active Real Estate Listing – Vacant

✓ Zoned Commercial Center – Shelter is Permitted Use

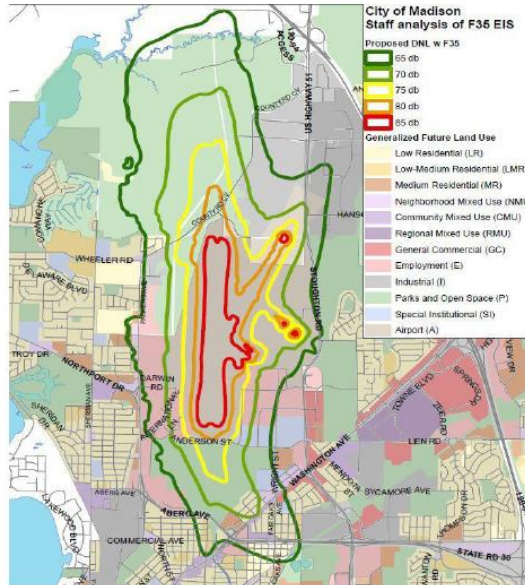
✓ Lot size 2.11 acres

✓ Site currently served by transit and .4 miles from BRT stop

F35 Site Map

The property is outside of the 65db area.

If new construction of a shelter moves forward materials for quality sound proofing will be considered (i.e. spray foam insulation, thicker windows, etc)



FUTURE STEPS AND DECISION POINTS

- Determine scope of services (overnight shelter plus: case management, housing navigation, employment tools, behavioral health, addiction services)
- Select Architecture and Design Consultant
- Select Operator
- Finalize Building Design
- Select Construction Contractor
- Complete Renovation/Construction
- Develop Community Support Systems

THE PROPERTY ACQUISITION RESOLUTION

- Sept 27th 4:30pm Finance Committee
- Oct 4th 5:30pm City-County Homeless Issues Committee
- Oct 5th 6:30pm Common Council Action

➤ TBD: Neighborhood meeting



-
-
- City resolution to buy 2 sites for a purpose-built men's shelter
- Seeking board support for this resolution
- PowerPoint presentation
- 2002 Zeier Rd (East Towne) & 1902 Bartillon Rd (off of Stoughton Rd)
- Cannot stay at current location, will be converted to public market
- Zeier Rd would be another temporary site
- The City's goal is to create a men's shelter that provides wraparound supports
- Operating budget has increased a lot during COVID (\$2.4 million), due to the temporary location
- Vetting multiple sites
- Close to the F35 sound decibel area, will look at soundproofing the building
- Still need to determine what services are provided, design the building and build it
- Right now the City is hoping to acquire the property they're considering
- Are they going to purchase BOTH properties? - yes, Zeier Rd would be hopefully the temporary site, Bartillon Rd location would be for another purpose (yet to be determined)
- Will it be overnight or full service, 90 day shelter? - the goal is to create a full service shelter
- What are some factors preventing a permanent shelter? - biggest barrier is lack of neighborhood support, which means we need to do more education about homelessness; there are also a lot of unknowns right now, first we need to determine a site and have a building
- What about women and children? - currently staying at Milwaukee St location, ultimately will rebuild/redesign the East Washington location

- Have you done outreach to the Asian American community regarding a Zeier Rd site? - City is in talks with Global Market, their concerns were related to poverty in general and people were coming into their business and causing disruption
- I'm concerned about the new location out on Bartillon Rd. It's very isolated from the rest of the City. (Grieser)
- Has there been pushback or mistrust about a 2-year plan to have the shelter on Zeier Rd? - we're hoping that by purchasing multiple properties, we can assure that we won't be at Zeier Rd permanently
- What other areas of Madison are you looking at? - we are looking at other areas, not just the far east side of Madison
- How will people get to the shelter if it's on Zeier Rd? - currently we are offering a charter bus that runs between the Beacon and temporary site
- How will you accommodate people who identify as non-binary, since it's a "men's" shelter? - we are looking to design a new space that offers more privacy and space for all people, so they feel comfortable accessing the shelter
- What is a "purpose built" shelter? - it's designed to provide overnight shelter; in the past, we've used church buildings which are NOT designed for that use
- What funds are you using to purchase these properties? - we have land use funds and land banking funds to purchase these properties, we have a budget for a permanent men's shelter but do not want to spend those funds on these temporary sites
- Community Development Division will take the lead on this project
- **Proposal: Approve Board letter of support of these property purchases.**
 - Like or live with: 8
 - Uncomfortable with: 1, Grieser
 - Grieser - I don't think the Bartillon Rd location is suitable for a men's shelter, it's too far from the city.
 - Benford - as a member of the City/County Homeless Issues, I realize it's not the best location for a men's shelter, but we're never going find a perfect location. We can't keep delaying this.
 - 2nd check
 - Like or live with: 8
 - Uncomfortable with: 1, Grieser
 - Do not have consensus, moving to majority voting
 - In favor 8, opposed 9. Motion passes.
- Approval of updates to Written Standards as required by State of Wisconsin – Torrie Kopp Mueller

Written Standards -DEHCR-State Review

- ▶ Division of Energy, Housing and Community Resources - State EHH funds
- ▶ Found Written Standards are not fully compliant with federal regulations
- ▶ Homeless Prevention, Emergency Shelter, Rapid Rehousing
 - ▶ Type, amount and duration of services
 - ▶ Percent or amount of rent and utilities that participant must pay
 - ▶ Shelter referral, discharge, safeguards, assessment of needs
- ▶ Torrie & Sarah made changes, reviewed with State, went over with Work Group and made updates, then sent to HSC for comment
- ▶ Need to submit updated standards to State by 9/23

- State found that the Written Standards were not in compliance with HUD, so we revised them
- The deadline to approve them is today but we could request an extension
- Questions about who is asking for the changes? State vs. Federal vs. City. Clarified that Federal government has requirements for the Written Standards, the State is the recipient of the funds and must ensure that the CoC as a subrecipient is following these regulation.
- State interpreted that the CoC's Written Standards don't meet all regulations, Written Standards work group felt that some interpretation was overly strict, but did make some changes
- Torrie will reach out to the State to see how review of Written Standards can be done together in the future
- All board members voted "like or live with" to approve the Written Standards.
- **Proposal: Approve updates to Written Standards as presented.**
- Continuum of Care Planning Grant – how to spend funds - Brad Hinkfuss
 - In the CoC funding competition, there is \$114, 962 available for the Planning Grant that the City of Madison can apply for.
 - Funds can't be used for housing projects, but rather for planning purposes.
 - The last several years have been used to fund the CoC Coordinator position. This position has been helpful in coordinating activities of the CoC and submission of the CoC Application.
 - Question: How much funding has been allocated towards training in the past? Approx. \$6000, but last year funds were put towards CoC Coordinator salary due to lack of training opportunities.
 - All members voted to "like" the proposal listed below.
 - **Proposal: Approve use of CoC Planning Grant funds for CoC Coordinator Position.**
- Community Plan to Prevent & End Homelessness, Review RFP, Discuss Process – Torrie Kopp Mueller
 - **Proposal: Approve RFP and plan moving forward for Community Plan Committee**

- Reallocation of 2021-22 EHH funds for Shelter from the Storm Transitional Housing Program – Sarah Lim

Previously Approved 2021-22 EHH Allocation

Agency	Project Name	Project Type	ESG	HPP	HAP	TOTAL
Briarpatch Youth Services	Street Outreach Program	Street Outreach	10,000			10,000
Catalyst for Change	Madison/Dane County Street Outreach (NEW)	Street Outreach	16,800			16,800
City of Madison	Administration	Admin	12,000			12,000
MACH OneHealth	Housing is Healthcare Coordinator	Street Outreach	10,000			10,000
Porchlight	Men's Shelter Case Management	Emergency Shelter	9,225			9,225
Senkofa Educational Leadership United	Supporting Healthy Families: Emergency She	Emergency Shelter	75,000			75,000
Shelter From The Storm Ministries	Hope & a Future Rapid Rehousing (NEW)	Rapid Rehousing	20,000	20,975		40,975
Shelter From The Storm Ministries	Transitional Housing	Other Housing			11,000	11,000
Tenant Resource Center	Eviction Prevention Clinic	Prevention	16,975	133,025		150,000
Tenant Resource Center	Housing Mediation Service	Prevention	40,000			40,000
The Road Home Dane County	Talbot Place (NEW)	Other Housing			15,000	15,000
The Road Home Dane County	The Breese	Other Housing			15,000	15,000
The Salvation Army of Dane County	Single Women Shelter Case Management	Emergency Shelter	30,000			30,000
The Salvation Army of Dane County	Family Shelter Case Management	Emergency Shelter	30,000			30,000
The Salvation Army of Dane County	Medical Shelter	Emergency Shelter	10,000			10,000
The Salvation Army of Dane County	DAWNS-Single's RRH	Rapid Rehousing	66,525	9,475	9,000	85,000
The Salvation Army of Dane County	DAWNS-Family RRH	Rapid Rehousing	33,475	36,525		70,000
YWCA Madison	YWCA Family Shelter	Emergency Shelter	10,000			10,000
TOTAL			400,000	200,000	50,000	650,000

HAP (Housing Assistance Program) Reallocation Proposal

▶ Reallocating \$11,000 of HAP funds

- ▶ From Shelter from the Storm Ministries Transitional Housing Program
- ▶ To Shelter from the Storm Ministries Rapid Rehousing Program

Reason: SFTS is not able to comply with the State's requirement that they must serve all gender head of households in a shared housing setting.

▶ Reallocating \$9,000 of HAP funds

- ▶ From Salvation Army DAWNS Singles RRH
- ▶ To The Road Home Dane County Breese Apartments

Reason: HAP requirement of minimum 25% of participant income must be spent on rent is not compatible with the Salvation Army RRH design

Proposed 2021-22 EHH Allocation

Agency	Project Name	Project Type	ESG	HPP	HAP	TOTAL
Briarpatch Youth Services	Street Outreach Program	Street Outreach	10,000			10,000
Catalyst for Change	Madison/Dane County Street Outreach (NEW)	Street Outreach	26,800			26,800
City of Madison	Administration	Admin	12,000			12,000
MACH OneHealth	Housing is Healthcare Coordinator	Street Outreach	10,000			10,000
Porchlight	Men's Shelter Case Management	Emergency Shelter	9,225			9,225
Sankofa Educational Leadership Unit	Supporting Healthy Families- Emergency She	Emergency Shelter	75,000			75,000
Shelter From The Storm Ministries	Hope & a Future Rapid Rehousing (NEW)	Rapid Rehousing	20,000	20,975	11,000	51,975
Shelter From The Storm Ministries	Transitional Housing	Other Housing				-
Tenant Resource Center	Eviction Prevention Clinic	Prevention	16,975	133,025		150,000
Tenant Resource Center	Housing Mediation Service	Prevention	40,000			40,000
The Road Home Dane County	Tailor Place (NEW)	Other Housing			15,000	15,000
The Road Home Dane County	The Breese	Other Housing			24,000	24,000
The Salvation Army of Dane County	Single Women Shelter Case Management	Emergency Shelter	30,000			30,000
The Salvation Army of Dane County	Family Shelter Case Management	Emergency Shelter	30,000			30,000
The Salvation Army of Dane County	Medical Shelter	Emergency Shelter	10,000			10,000
The Salvation Army of Dane County	DAWNS-Single's RRH	Rapid Rehousing	66,525	9,475		76,000
The Salvation Army of Dane County	DAWNS-Family RRH	Rapid Rehousing	33,475	36,525		70,000
YWCA Madison	YWCA Family Shelter	Emergency Shelter	10,000			10,000
TOTAL			400,000	200,000	50,000	650,000

-
-
- The Community Development Division (CDD) is recommending that Shelter from the Storm Ministries would like to reallocate HAP funds from their transitional housing program to rapid rehousing; they currently do not comply with state requirements for “equal access” to all genders, since they serve female HOH only; their plan is to start a new RRH program
- The Salvation Army would like to reallocate RRH funds to The Road Home because TSA does not comply with their RRH design
- Why is the City making recommendations about a county program (i.e. Shelter from the Storm)? - The City is the lead applicant for these funds that cover the whole county.
- Proposal: Approve reallocation of funds as presented.
 - All like it or can live with it. Motion is approved.
- Review and Discussion of CoC-Funding Competition Performance Scorecard

CoC Funding Competition Performance Scorecard

- ▶ Considered by Review Team during funding process
- ▶ Looks at data from 10/1/19-9/30/20
- ▶ Following agencies/programs seeking renewal have data for that period:
 - ▶ Porchlight: Housing First Leasing Project & HOSTS
 - ▶ Tellurian: Willy Street SRO & Permanent Housing Consolidation
 - ▶ Dane County/Housing Initiatives: Rental Assistance
 - ▶ Housing Initiatives: Permanent Housing for Chronically Homeless
 - ▶ Lutheran Social Services: LSS Housing First
 - ▶ The Salvation Army: RISE

CoC Performance Scorecard - Data Points

- ▶ Total funds spent
- ▶ Data quality
- ▶ Cost effectiveness
- ▶ Average daily unit utilization
- ▶ % of adults who gained or increased any income from entry to annual assessment/exit
- ▶ % of people stayed in permanent housing or exited to permanent housing, for RRH only look at those who exited to permanent housing
- ▶ Returns to homelessness
- ▶ Core committee attendance

Adjourn at 12:59

DRAFT