

Racine CoC Board Meeting Notes
Continuum of Care for the City & County of Racine, WI-502

Location: HOPES Center, 521 – 6th Street, Racine, WI 53403 or virtual

Date: Monday, February 10, 2025 Time:10:30 am – 12:00 pm

1. Welcome (new members)- 10:33am call to order

2. Attendance:

Present Staff: Teresa Reinders

LC Members:

Gai Lorenzen- Community Member

Liz Powell-Racine Community Foundation

Kathy Snyder-Racine Revitalization Partnership

Scott Metzel-Hopes Center

Melissa Taggart-HALO

Robert Held Vander Wyst-Legal Action of Wisconsin

Pam Handrow-Bethany Apartments

Barb Farrar- LGBT Center of Southeastern WI

Shebria Small-Safe Haven of Racine County

Justin Kasdorf-Center for Veterans Issues

Non Members:

Jeanette Brown- Safe Haven of Racine County

Matthew Bauterbaugh- Hospitality Center

3. Approval of the Agenda

Motion by Pam Handrow to approve February agenda (2nd Liz Powell)- MSP unanimous vote

4. Approval of Minutes from December 9, 2024

Motion by Pam Handrow to approve December meeting Minutes (2nd Gai Lorenzen)- MSP unanimous vote

5. Budget (Gai)-

Completed the last contract on Jan 31, 2024, Gai and Melissa will be sorting out expenses for match and finalizing that grant.

Jan1 changes in the collaborate grant. New contract we would be using to pay Teresa and Teresa's expenses. We will finalize the budget once we get MOU with County.

6. Rapid Rehousing Concerns (Gai)

Gai stated that ESG funds and CoC need match. There is no match on leasing projects.

RRH programs are having issues finding habitable units and having issues getting the clients stable by the end of the 24 months the program runs. Agencies have opted not to reapply due to these issues.

LSS had issues with not having match funding and stabilizing clients by 24 months. That is why they did not renew their project.

Scott stated challenging issues with these RRH programs and using the Housing first model. He stated the major issues are getting clients stable by the 24 months and rents being too high. Many agencies are downsizing their programs. Hopes had picked up RRH programs in the past from Bethany and CVI program. Then scaled back over the years. The major issue is with match, high security deposits and other adjacent costs that are not reimbursed. HOPES board decision is phasing out EHH RRH(HPP).

With the CE list, the first priority is RRH, then PSH, if there is documentation for disability and chronic homelessness. HOPES RRH program for families with children is through CoC funding.

Jeanette agrees with Scott. EHH state grant challenges in RHH rental market, but states it is not as bad as it was months ago. Most recent challenges are dealing with clients who have multiple evictions and LLs asking for multiple security deposits. Even a few clients needing 3 times security deposit. In the past the main focus was maintaining the ongoing stabilization of clients through case management and getting the clients resources. But now it is more of system navigation support like life skills coaching and helping to navigate the client through the systems and then motivate them. The returns to homelessness after the 24 months have increased due to clients not becoming stabilized. They also have to pay expenses they incur that the grant does not reimburse.

City reached out recently regarding RRH 23&24 money that was allocated to LSS. They did not have funds for match. The funds not spent were approximately 2023 \$41,000 and 2024 \$43,000. The City is giving us the opportunity to try to spend that. 2023 needs to be spent by May 25, 2025.

Security deposit projects Halo has their HAP, which provides only security deposit- up to 2 times security deposit and does not provide rent. This program does not pull from CE list. Clients who utilize this program have income or subsidies to pay the rent. The clients may or may not be on the CE list, usually they are and then are removed once housed.

There are fewer beds right now for RRH to pull people off the CE list.

Safe Haven has their youth project. This is primarily for youth but can pull the next client from CE if there is no youth on list. SSVF for veterans- CVI works with veterans either on the CE list or not.

RRH also pays rent and security deposit. Those clients pulled off CE may not have income.

After COVID the CE list prioritized clients by barriers. The clients who are higher on CE have more barriers to housing.

RRH was originally designed to bridge lower barriers to permanent housing once stable but that is not always the case now.

There are fewer options from street or shelter to housing which increase the length homeless for the clients. Liz asked whether it would be worth contacting other CoCs to see what they are doing regarding these issues and what they do. Teresa does attend meetings with the other CoCs, and they are having issues regarding no shelter spaces and have these conversations regularly.

Teresa does meet with the housing coalition and can bring this up.

7. Collaborative Applicant Process Updates (Bob, Gai, Barb)

- a. Meeting with Racine County
- b. Potential MOU
- c. HUD Process

Teresa would like to be included in the next discussion in regards to meeting with the City. Gai, Barb, and Bob met with County- Change collaborative applicant to Racine Co. The plan is to have another in person meeting in March with the County.

Questions that need to be identified.

What exactly the applicant's job is? What role are they to play? What is it CoC wants from applicant? What relationship applicant will have with director of Coc?

Kathy asked does County want a bigger role? Bob said it looks that way.

Gai states we would likely need to change governance charter to reflect what the County would be responsible for. We would need to revise the MOU and have board approval before it is signed by County. The entire membership would need to vote on the changes.

Teresa stated she usually writes the grant for planning grant regarding what the plans of the Coc are for that time frame.

Pam asks about Board vs leadership on the meeting invite. We are now using Racine CoC Board instead of Racine CoC Leadership since there was some confusion regarding the Alliance. The Alliance had a committee with the same name.

Liz asked what is our Plan B if this does not work out with County as applicant.

Gai stated HALO would take this back if this does not work out with County.

The biggest part of the role is applying for the collaborative NOFA application and Planning grant.

Next meeting with County is in March sometime. A meeting date has not been set as of yet.

Planning grant started Feb 1 2025. HUD will let HALO sign off on this to distribute the funds if needed.

Once we have an agreed upon MOU, County will need to take it to the county board to agree to sign the MOU.

Teresa asked will the CoC Board need to vote and approve the MOU before it is given to the County? Gai stated No but the governance charter will need to be amended and that will need to be voted on.

The question What does the County want out of this process came up. It was stated that we are not exactly sure. Having the TA would be very helpful and maybe they can explain the role of the collaborative applicant to the County. It was brought up that County did speak with other agencies in other CoCs before applying for this.

Jeanette and Pam both stated they believe that County just wants to make sure services are being effective and efficient with what is in the MOU.

8. 501c3 Discussion (Bob)

Bob stated the CoC is Still working on finding a volunteer attorney to work with us on 501(C)3

9. Federal Administration Changes (Teresa)

Teresa states she is connected to many agencies on social media regarding the Federal Administration changes. She has started the conversation regarding on going funding and

possible of changes with community organizations like United Way and Racine Community Foundation. There is a new secretary for Hud. She is not seeing much on what his plan is for HUD right now. Looks like he is focusing on building more homes. The White House Press Secretary said there is a rescinding of the memo not the actual rescinding of the funds. Teresa recommends if any agency is considering the 19:15 I program, she encourages not to do this right now. If we do want to do this, she will help us =, but she is not recommending it at this time.

Teresa needs answers to the questions she sent out previously in an email to everyone. The questions were-Who many services will be impacted/ How many leases will be impacted/ How long you're your program go without funding by federal government.

She is putting together a resource document to give to legislature to educate them on how it would impact the Racine CoC.

Gai- brought up the Equal access rule and DEI efforts. Teresa stated we will be looking at this for the CoC to make sure we do not violate any of our funding streams. She wants to remind all agencies to keep following the DEI and equal access rule.

10. New Business (open)

Bob stated we will discuss the meeting schedule for the year at the next meeting in March.

Iraida can send out the meeting invite as soon as she is back to make sure we have in attendance.

11. Adjourn

Teresa moved to adjourn meeting. Kathy 2nd the motion

Next meeting: March 10, 2025, at 10:30am