



Racine City & County Continuum of Care (WI-502)  
c/o HALO  
2000 DeKoven Avenue, Unit #1  
Racine, WI 53403

## **Minutes Racine CoC Board Meeting**

**Location:** Virtual Meeting via MS Teams or in-person at HOPES Center of Racine

**Date:** April 14, 2025

**Time:** 10:30 am – 12:00 pm

1. **Welcome** – meeting called to order at 10:33 am

2. **Attendance:**

**Present**

**Staff:** Teresa Reinders – CoC Director

**LC Members:**

Barb Farrar – LGBT Center of Southeastern WI

Iraida Vazquez – Institute for Community Alliances

Justin Kasdorf – Center for Veteran Issues

Kathy Snyder – Racine Revitalization Partnership

Laurie Bauer – Wisconsin Department of Corrections

Liz Powell – Racine Community Foundation

Pam Handrow – Bethany Apartments

Robert Held Vander Wyst – Legal Action of Wisconsin

Scott Metzel – Hopes Center

Shebria Small – SAFE Haven of Racine

Melissa Taggart – HALO

Alicia Mojica – Racine Unified School District

Jeanette Brown – SAFE Haven of Racine

Matthew Buterbaugh – St. Luke’s Episcopal Church

Walter Williams – City of Racine

**Absent:**

Carol Pagan – Lived Expertise Member

Gai Lorenzen – Community Member

Holly Anderle – Poverty Meal Program

Kimberly Leslie – Aurora Medical Center

Lisa Stephens – Housing Resources Inc.

3. **Approval of the Agenda**

Motion by Liz Powell to approve April agenda (2<sup>nd</sup> Pam Handrow) – MSP unanimous vote

4. **Approval of Meeting Minutes from February and March**

Tabled and deferred to May 12, 2025 meeting

5. **Budget**

Tabled and deferred to May 12, 2025 meeting

6. **Collaborative Application Selection Process Update**

Robert B. Held Vander Wyst, Pam Handrow, and Barb Farrar attended meeting with the County Executive and County staff and talked about making sure the process is to address homelessness. The County is going to provide a draft MOU that will be provided in May/June for review.

7. **501c3 Update**

An attorney with LAW's Volunteer Lawyer Program has agreed to represent the CoC to assist in drafting the 501c3 declaration. Robert B. Held Vander Wyst, Gai Lorenzen, and Pam Handrow agreed to work on reviewing the draft documents. This would give the CoC more flexibility to apply for funding on their own and raise funds for work of the CoC. This process will continue even during the change in Collaborative Applicant process.

8. **Federal Administration Updates**

Tabled for May 12, 2025, meeting

9. **Recommendations requiring a motion to:**

- a. Eliminate the DEI Committee due to the Executive Order signed by the current federal administration.

**Robert B. Held Vander Wyst, motioned to approve the elimination of the DEI committee. Liz Powell seconded.**

**Scott Metzler and Matthew Buterbaugh abstain, 0 oppose, 13 approve  
Motion carries with majority in favor.**

- b. Create Lived Experience Advisory Workgroup under the System Performance Committee. First task will be to review the current rules and regulations and determine what are permissible activities that can be assigned to the Lived Experience Advisory workgroup.

**Pam Handrow, motioned to approve the creation of the Lived Experience Advisory Workgroup under the System Performance Committee. Kathy Snyder seconded.**

**Motion carries unanimously.**

- c. Create Professional Development and Staff Training Workgroup to invite speakers to come and provide training to providers as needed for support.

**Iraida Vazquez motioned to approve the creation of the Professional Development and Staff Training Workgroup under the Standards Committee. Justin Kasdorf seconded.**

**Motion carries unanimously.**

- d. Approve proposed System Performance Committee Value Statement for members to join and understand the values and goals of the Committee.

As a committee, we value

- data transparency and storytelling,
- the ability to use data we collect to address areas where improvements can be made.

Through data transparency and storytelling, we can engage with the community about homelessness and the status of homelessness that we're seeing throughout our community. We also value additional data sources, such as census and eviction data, that allow us to focus on specific city and county areas.

**Pam Handrow motioned to approve the System Performance Committee Value Statement. Liz Powell seconded.**

**Motion carries unanimously.**

#### **10. Gorman Group Support for Senior Housing Update –**

Iraida Vazquez was informed on March 25<sup>th</sup> that the Housing Authority of Racine County was opening the waitlist of seniors 55+ for Project Based Vouchers on their website on April 2<sup>nd</sup>. Teresa Reinders requested an update from Trent Clayborn at Gorman Group regarding prioritizing the clients for the units per the agreement with the CoC. The acceptance criteria of tenant selection was provided by the Property Management staff (Katlynn Kumorkiewicz) and included the following application requirements: Income being 2.5 times rent, Rental History for 5 years with no evictions/no back owed rent/no lease violations; Credit History including credit score; Criminal Background including Misdemeanors (3 year look back) any Felony (5 years look back) and must be released from probation/parole/no fines owed. Screening criteria such as credit score, rental history, and income requirement was as a concern when Trent presented this partnership with the CoC. Trent indicated during the presentation that it is Gorman's intent that if the client met the requirements for a PBV by the Housing Authority they would be eligible for a unit at the Harbor at State and Main. Without this update to the selection criteria this can result in very few if any clients 55+ who are experiencing homelessness being served in the units from the CoC Coordinated Entry system.

The Prioritization reports for the Racine CoC CES identified 15 clients 55+ experiencing literal homelessness. Staff at Emergency Shelters and Outreach agencies assisted clients in completing applications on the HARC website for the PBV in the meantime.

Next steps would be to request to meet with Gorman Group management and WHEDA to discuss the option of amending the Tenant Selection Plan for the property and negotiate to allow a waiver of the applicant criteria for persons referred from the CoC Coordinated Entry for

seniors 55+ to be in line with the Housing Authority criteria. Also discuss a more streamlined process for referring clients for vacant units between all parties.

**11. Rapid Rehousing Update –**

Jeanette Brown provided the following updates:

City ESG Rapid Rehousing funding was awarded to Safe Haven of Racine to assist four households with rental assistance and case management and has stated operating this project.

State of Wisconsin DEHCR staff scheduled monitoring for the EHH funded projects on May 21<sup>st</sup>. Jeanette Brown will be in contact with the funded agencies regarding details of the monitoring process.

**12. New Business**

- a. **System Performance Measure Reports** – Iraidia Vazquez, as the representative of HMIS Lead agency, submitted the reports to HUD repository by federal deadline of April 11<sup>th</sup>. Report is shared in the calendar invite for reference.

**13. Motion to Adjourn at 11:40am by Kathy Snyder, (Seconded Liz Powell)**