



Department of Planning & Community & Economic Development

Community Development Division

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Child Care
Community Resources
Community Development Block Grant
Madison Senior Center

Memo

To: Madison Common Council

From: Jim O'Keefe

Date: February 11, 2019

Re: Resolution 54560 – Funding for Support Services at Tree Lane Apartments

On Monday, February 11, the Finance Committee is scheduled to consider Resolution #54560, a request to amend the 2019 Operating Budget to provide up to \$275,250 toward a range of support services for resident families of Tree Lane Apartments, located at 7933 Tree Lane. A second resolution, Legistar Item #53955, seeking funding for enhanced security services at the property was previously recommended for approval by the Finance Committee and is awaiting Council action.

Background

The property at Tree Lane is the second of two City-inspired permanent supportive housing developments in Madison – part of the City's efforts to address homelessness here. It houses 45 families, including 104 children, who had previously experienced chronic homelessness. The City selected the team of Heartland Housing and YWCA of Madison to develop and manage the property, and to provide on-site support services to its residents. When Tree Lane Apartment opened in June 2018, YWCA had \$165,000 in annual commitments for support services (comprised of \$90,000 from the Heartland Housing property budget, \$50,000 from City homeless services funds and \$25,000 from the United Way) and hoped to raise more from other sources. To date, those other funds have not materialized. Late last year, YWCA informed Heartland Housing and the City that it was leaving the property in March.

The period following the opening of Tree Lane Apartments brought a rise in criminal activity and other unwanted behaviors to the property and surrounding area. A number of factors have contributed to that situation. One of them is the inadequacy of resources for support services, a deficiency that has slowed efforts to improve conditions at the property. The purpose of this resolution is to secure funding required for the remainder of 2019 in order to more effectively serve the families living at Tree Lane Apartments. This request is made in tandem with another, short-term request, for funds needed to address security issues that currently impair the peace and safety of residents and neighbors.

2019 Budget Implications

The proposed budget, all sources, for supportive services at Tree Lane **for all of 2019** totals \$520,250. YWCA of Madison will consume \$36,250 of this total for its work prior to its March departure. The remaining \$484,000

covers the period from March through December. Pending approval of this resolution, that funding is derived from the following sources:

- \$90,000 from Heartland Housing property budget
- \$355,250 from the City of Madison, including \$80,000 already budgeted in 2019 - an existing \$50,000 Homeless Services funding grant and \$30,000 derived from tuition assistance funds. The remaining \$275,250 is sought in this resolution.
- \$75,000 from the United Way, pending the anticipated approval of a \$50,000 funding increase from current levels

The following describes the proposed uses for 2019 following the departure of YWCA of Madison:

- Provide up to \$125,000 to The Road Home Dane County, through a sole source contract to provide an on-site case management team. The Road Home team is expected to remain in place through August, or until a longer term replacement is selected through an RFP process. The team will be comprised of 2.0 FTE case management positions, and a lead worker – the same staffing configuration envisioned by YWCA of Madison. It will also include up to \$44,000 for discretionary program expenses related to such things as mental health services, eviction prevention, childcare, transportation and participation in small group programs. CDD staff reached out to The Road Home, and other organizations with experiencing serving homeless families following the YWCA of Madison's decision to leave the property. CDD is recommending The Road Home receive funds via a sole source arrangement on an interim basis because of their record of accomplishment in Madison and their capacity to deploy experienced staff immediately.
- Provide up to \$133,000 to support expanded out-of-school time (summer and after school) programming through programs connected to John Muir Elementary and Jefferson Middle School, and run by Lussier Community Education Center and Wisconsin Youth Company-Elver Park Neighborhood Center. Lussier and WYC will conduct concerted outreach efforts to connect Tree Lane families to these programs. CDD is recommending these organizations receive funds via a sole source arrangement primarily due to their connections with Muir and Jefferson schools, to which the vast majority of Tree Lane families are connected.
- Provide up to \$226,000 in support of a competitive RFP process that will be conducted by the Community Development Division this spring and be used to identify one or more providers of case management, mental health, youth resources coordination and related services for the balance of 2019 – projected to cover the period of time between July and December. This assumes about a month long period in which the Road Home and its successor agency transition their work.
- Lastly, the Community Development Division proposes to use an RFP process that is already scheduled to occur this summer, to select one or more longer-term providers of youth programming.

Ongoing Budget Impact

The 2019 budget figures reflect pro-rated costs of supportive services proposed for Tree Lane. On an annualized basis, that cost will grow to nearly \$650,000 and the City's contribution could increase to \$430,000. That assumes that no other sources of funding will emerge. There is, however, real potential to take better advantage of other funders and other funding resources, such as Medical Assistance, to relieve some portion of this cost burden.

There is little doubt that the families the City is seeking to support through this permanent supportive housing property require a higher level of support than they are getting.

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Thank you for your consideration of this request. I, and others involved with these efforts, will be available to answer questions you might have.