

COUNTY OF MILWAUKEE
Inter-Office Communication

DATE: March 2, 2011

TO: Supervisor Lee Holloway, Chairman, Milwaukee County Board

FROM: Geri Lyday, Interim Director – Department of Health & Human Services
Prepared by: James Mathy, Special Needs Housing Manager – Housing Division

SUBJECT: FROM THE INTERIM DIRECTOR, DEPARTMENT OF HEALTH AND HUMAN SERVICES, REQUESTING COUNTY BOARD APPROVAL TO ALLOCATE \$260,000 OF FINANCING FROM THE COUNTY'S ALLOCATION OF STATE TRUST FUND DOLLARS TO COMMUNITY ADVOCATES FOR THE SUPPORTIVE HOUSING DEVELOPMENT TO BE KNOWN AS AUTUMN WEST

Policy Issue

County Board approval is required for expenditures of funds from the State Trust Fund through the Commissioners of Public Lands. The Interim Director, DHHS, requests Board approval for an allocation of \$260,000 from the Fund to Community Advocates for the partial financing of the supportive housing development to be known as Autumn West.

Background

In February of 2007, the County Executive proposed and the County Board approved creation of a Special Needs County Housing Trust Fund (CHTF) to provide partial financing for the development of supportive housing in Milwaukee County. The fund is currently financed through low-interest loans from the State of Wisconsin Trust Funds Loan Program.

Autumn West Project Description

Project Name: Autumn West

Location: 3412 W. Lisbon Ave.

Service Provider: Community Advocates

Units: 21

Total Project Cost: \$2,600,000 (est.)

County Contribution: \$260,000 (recommended). This will be in the form of a no interest, deferred payment, 10 year loan

Other Assistance:

- \$1,500,000 in Community Development Block Grant Disaster Recovery Funds from the Wisconsin Department of Commerce
- Community Advocates has submitted an application for City of Milwaukee Housing Trust Fund dollars

Community Advocates is seeking to relocate the Autumn West and Transitional Housing Program from its current temporary quarters in the former Hillview nursing home at 1615 S. 22nd St, to a newly constructed facility. Community Advocates took over the operation of these programs from the American Red Cross. The Autumn West program is primarily funded by HUD to serve as an entry point into housing and the mental health system for individuals who are homeless and have a diagnosis of mental illness. This is accomplished by getting these individuals into housing as soon as possible, provide case management to assist them in applying for Social Security benefits, and to allow them to live as independently as possible. The Safe Haven program receives referrals from homeless shelters and outreach workers. This program admits individuals who do not have any source of income and who are not receiving case management.

The Transitional Housing Program (THP) is a seven bed transitional program that serves Milwaukee County Behavioral Health Division consumers. The intention of the program is to provide individuals with a temporary residence after they are discharged from the Milwaukee County Mental Health Complex. Once in the program, individuals are offered on-site assistance with activities of daily living and coordination with contracted case management agencies. Consumers successfully leave the program when they are placed into permanent housing.

Community Advocates has done extensive outreach in the neighborhood including community meetings. They have received letters of support for the proposed development, including Washington Park Partners (WPP). WPP is a collaborative group of stakeholders in the area that includes residents, businesses, organizations, and government officials.

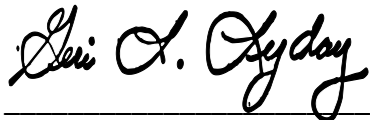
On October 15' Community Advocates was granted a Special Use Permit and Variances from the Board of Zoning Appeals to construct this development to include a social service facility and transitional housing.

Recommendation

Staff recommends that the Board approve an allocation of \$260,000 from the County Housing Trust Fund to Community Advocates to support development of this project. The actual alloca-

tion of funds from the CHTF will occur only when the developer provides evidence to the county indicating that it has obtained all other commitments of financial resources for the project.

Staff further recommends that the Interim Director, DHHS, or designee be authorized to negotiate and execute an agreement with the developer to ensure compliance with the terms and conditions governing the use of trust fund monies and to accomplish such other objectives as will best serve the county and its clients.

A handwritten signature in black ink that reads "Geri A. Lyday". The signature is written in a cursive style and is positioned above a horizontal line.

Geri Lyday, Interim Director
Department of Health and Human Services

cc: Marvin Pratt, Interim County Executive
Terrence Cooley, Chief of Staff – County Board
John Ruggini, Interim Fiscal & Budget Administrator
Antionette Thomas-Bailey, Analyst - DAS
Jennifer Collins – County Board Staff
Jodi Mapp, Committee Clerk – County Board