

**COUNTY OF MILWAUKEE**  
**INTER-OFFICE COMMUNICATION**

**DATE:** May 23, 2012

**TO:** Marina Dimitrijevic, Chairwoman, Milwaukee County Board of Supervisors

**FROM:** Héctor Colón, Director, Department of Health and Human Services  
*Prepared by James Mathy, Housing Administrator*

**SUBJECT:** **Report from the Director, Department of Health and Human Services, requesting authorization to reallocate \$30,000 of Community Development Block Grant public service funds to Jewish Family Services (JFS) for the purpose of providing peer support at Bradley Crossing**

**Issue**

The Director of the Department of Health and Human Services (DHHS) is requesting approval to reallocate \$30,000 of Community Development Block Grant public service funds to Jewish Family Services (JFS) for the purpose of providing peer support at Bradley Crossing, a permanent supportive housing development located at 4375 W. Bradley Road in the Village of Brown Deer. It is scheduled to open in October 2012.

**Background**

Bradley Crossing is a 60-unit housing development in which 30 units are set-aside for disabled individuals. The development will be one of two permanent supportive housing developments currently under construction that will be located outside the City of Milwaukee. For those who are disabled, the goal of Bradley Crossing is to provide a stable home-like environment that promotes maximum independence and wellbeing for its residents. The project has already received WHEDA Low Income Housing Tax Credits and had been previously awarded Milwaukee County HOME and Section 8 Project Based Rental Assistance.

JFS recognizes the importance of peer specialists and the role they play in recovery for those with a mental illness. Peer support services at Bradley Crossing will be used to enhance the services that JFS already provides for consumers of their agency. These services can range from basic home management support to outpatient mental health services. CDBG funds, if approved, would be used to provide approximately 40 hours a week of on-site peer support services. Peer specialists have been employed at a majority of the permanent supportive housing developments in Milwaukee County and this model has proven to be very successful.

For this project, JFS plans to partner with Stay In Balance, a peer run non-profit that currently provides on-site supportive services at Farwell Studios, a permanent supportive housing development on the East side of Milwaukee. Stay In Balance's program is designed to help individuals clearly define their personal recovery goals and determine their individual objectives. The focus is on mental health recovery by increasing individual involvement (empowerment) in treatment, life planning and decision-making. Stay In Balance employs a

person-centered approach to mental health and strives to help consumers increase their involvement in their recovery. JFS chose to partner with Stay In Balance, as they are the only peer run non-profit providing this service.

The use of CDBG funds for the purposes of employing peer specialists fits with the current goals of the Milwaukee County Mental Health Redesign effort. Two of the major goals from the Community Linkages Committee were to expand permanent supportive housing and employ additional peer specialists. That Committee strongly supports the reallocation of CDBG funds for this purpose.

The use of CDBG funds for this project is eligible under HUD guidelines. These services will be exclusively used by low-income Brown Deer residents of Bradley Crossing that have a disability. Due to the nature of the project, it is categorized as a public service project under CDBG guidelines. HUD regulations state that only 15% of CDBG funds may be used for public service projects. The Department has determined that there are enough reallocated public service funds on hand to recommend the funding for this project.

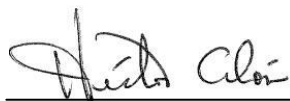
JFS does have a source of funds identified to continue funding this service once the CDBG funds expire. JFS Housing, Inc., is planning to establish an Endowment Fund that would generate annual income to provide services such as peer support at Bradley Crossing and Deerwood Crossing, fitness classes, nutritional services, job coaching, and socialization programs for seniors and people with disabilities. The JFS Housing Board is reviewing this issue and will likely approve moving forward with a campaign to establish the Endowment Fund this year.

### **Recommendation**

The Director, Department of Health and Human Services, recommends that the County Board of Supervisors approve the reallocation of \$30,000 in Community Development Block Grant (CDBG) funds to Jewish Family Services for the purpose of providing peer support at Bradley Crossing, a permanent supportive housing development located at 4375 W. Bradley Road in the Village of Brown Deer.

### **Fiscal Impact**

Sufficient funds have been identified in CDBG funds for reallocation for public service projects. A fiscal note form is attached.



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Héctor Colón, Director  
Department of Health and Human Services

cc: County Executive Chris Abele  
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