

COUNTY OF MILWAUKEE  
Inter-office Memorandum

**DATE:** November 26, 2012

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

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

**SUBJECT:** Report from the Director, Department of Health and Human Services, Requesting Authorization to Enter into 2013 Purchase of Service Contracts for the Housing Division

**Issue**

Section 46.09 of the Milwaukee County Code of General Ordinances requires County Board approval for the purchase of human services from nongovernmental vendors. Per Section 46.09, the Director of the Department of Health and Human Services (DHHS) is requesting authorization to enter into 2013 purchase of service (POS) contracts with community agencies for the Housing Division. Approval of the recommended contract allocations will allow the Housing Division to provide a broad range of emergency shelter, counseling, and supportive housing services.

**Discussion**

Total Adjusted 2012 Contract Allocation:	\$1,645,904
Proposed 2013 Contract Allocation:	\$1,958,213

Overall, the Housing POS contracts are increased by \$312,309 in 2013. This is primarily related to an increase of \$90,000 to fund an additional 55 permanent supportive housing units that were opened in 2012 and an increase of \$297,309 due to the transfer of two Shelter Plus Care housing support services contracts into the Housing Division from the Behavioral Health Division. These increases are off-set by a decrease of \$75,000 due to the elimination of a contract with Community Advocates for the Transitional Housing Program (THP). Community Advocates is relocating their Autumn West program to its new location that will not include THP. Housing hopes to merge THP in 2013 with a Mental Health Redesign initiative calling for the creation of a new housing model.

There were two services that went through a competitive bid (RFP) process for 2013. They were the Peer Support Program - Supported Apartments and Permanent Supportive Housing Development Support Services - United House. For 2013, the Housing Division will RFP Coordinated Community Housing, Battered Women's Counseling and Emergency Shelter Care.

The information that follows describes, by program area, the various services to be purchased, the amount of the agency's 2012 contract and the 2013 recommended contract amount:

*Domestic Abuse Counseling*

Two contracts are recommended to continue providing counseling services for women who are victims of domestic violence:

- Community Advocates

2012 Award: \$15,353  
2013 Recommended: \$15,353

The Battered Women's Counseling Program's overall goal and objective is to enhance safety and self-determination for the service recipients. To reach that goal, women receive screening, assessment and individual and/or group therapy to assist in the process of recovering from abuse and trauma. This program was formerly operated as part of the Milwaukee Women's Center, which is now managed by Community Advocates.

- Sojourner Family Peace Center

2012 Award: \$15,000  
2013 Recommended: \$15,000

Through their Ending Violence through Education (EVE) program, the Peace Center (formally known as Task Force on Family Violence) provides gender specific education and support to women with a history of sexual and/or physical abuse. EVE also houses the Peace Center's prevention programming. Course offerings include: 1) support groups for survivors; 2) intervention classes for same-sex abusers; 3) parenting classes for non-offending parents and 4) family-strengthening and prevention classes offered in partnership with the Wisconsin Humane Society. County funding supports these efforts.

#### *Coordinated Community Housing*

- Community Advocates

2012 Award: \$45,000  
2013 Recommended: \$45,000

Community Advocates assists persons and families in obtaining and maintaining safe and affordable housing through a continuum of services. These services include assisting people in maintaining their current housing, finding shelter space or relocating into permanent housing from a shelter or substandard housing. Services are grouped into three main categories: prevention, intervention/relocation and advocacy/coordination.

#### *Emergency Shelter Care*

Seven contracts for emergency shelter care and related services are recommended for continuation. County funding has traditionally been provided to support the agency's general emergency shelter operations. Together these contracts assist agencies in providing emergency shelter to over 300 persons every night. They are as follows:

- The Cathedral Center

2012 Award: \$175,000  
2013 Recommended: \$175,000

The Cathedral Center offers shelter to 65 women and families, as well as comprehensive medical services to assist residents in reaching the goal of independence.

- Community Advocates

2012 Award:	\$17,982
2013 Recommended:	\$17,982

Community Advocates meets the basic needs of 24 women and their children for food, shelter and clothing, models and teaches violence-free behaviors and options for managing conflict, encourages healthy bodies and minds and prepares women and children for their return to the community.

- Community Advocates – Family Support Center

2012 Award:	\$52,994
2013 Recommended:	\$52,994

The Community Advocates Family Support Center Emergency Shelter Program serves 450 homeless individuals and families annually. The Center also serves as an emergency shelter for families who have become homeless for reasons such as a domestic violence crisis, evictions or over-crowding. Community Advocates took over the Family Support Center from the Social Development Commission in 2011.

- Sojourner Family Peace Center

2012 Award:	\$52,017
2013 Recommended:	\$52,017

Funding is used to support operations of the Sojourner Truth House (STH). The mission is to provide shelter, safety, support, education and advocacy to break the cycle of violence. The Peace Center operates a 37-bed shelter with services for battered women and their children, along with a 24-hour Domestic Violence Hotline.

- Salvation Army

2012 Award:	\$54,406
2013 Recommended:	\$54,406

The Salvation Army operates a 24-hour emergency shelter for 120 single adults and families with children. All residents receive housing, meals, healthcare and case management services in an effort to end their homelessness and prevent future homelessness. Residents and case management work together to resolve conflicts, secure income, and secure appropriate permanent housing in the community.

- Hope House

2012 Award:	\$20,482
2013 Recommended:	\$20,482

Hope House is an emergency and transitional housing facility providing a safe, temporary refuge for 11 people needing a place to sleep. Hope House has evolved into a complete provider of services for

homeless and low-income individuals. In addition to residential services, Hope House provides community outreach to individuals needing healthcare, food distribution, financial assistance and educational opportunities for adults and children.

- Guest House

2012 Award:	\$46,000
2013 Recommended:	\$46,000

The Guest House provides shelter for 70-80 adult men per evening. It is the largest publicly funded emergency shelter in Milwaukee. Guest House also focuses on education, training, case management and treatment aspects associated with eradicating homelessness.

*Resident Manager – Autumn West*

- Community Advocates

2012 Award:	\$72,500
2013 Recommended:	\$72,500

This funding supports full-time resident manager services to assist staff and residents of the Autumn West Safe Haven Program. The resident manager provides safety, on-site supervision, assistance with activities of daily living, recovery support planning and implementation and group and individual interventions to all residents of the program.

*Peer Support Program-Supported Apartments*

- Our Space

2012 Award:	\$ 97,154
2013 Recommended:	\$ 97,154

This funding is used to fund peer specialists at the Supported Apartment Program that assists consumers in living independently, offering them the individual supports to promote independence and move them forward in their personal journey of recovery. There are currently 38 individuals in the Supported Apartment Program. These funds provide a peer support presence and involvement with the residents of the apartments.

*Milwaukee Continuum of Care Operations*

- City of Milwaukee

2012 Award:	\$50,000
2013 Recommended:	\$50,000

Since 1994, HUD has required each community to come together to submit a single comprehensive Continuum of Care (CoC) application rather than allowing applications from individual providers in a community. HUD's intent in creating this structured application process was to stimulate community-wide

planning and coordination of programs for individuals and families who are homeless. Milwaukee County pledges to continue its support of the Milwaukee Continuum of Care (MCoC) along with the City of Milwaukee. In 2013, the City of Milwaukee will become the lead agency of the MCoC. It was previously operated by Community Advocates.

*Supported Apartment Program*

- Transitional Living Services (TLS)

2012 Award:	\$264,345
2013 Recommended:	\$264,345

TLS operates supported apartments at three different locations in the County. Main Street Apartments provides housing for 16 individuals, Oklahoma Apartments has a capacity of 12 individuals and Fardale Apartments serve 38 individuals. These apartments provide the needed support for consumers to live semi-independently. Individuals residing in supported apartments typically have impairment in several areas of daily functioning. The supported apartments are considered transitional so the consumer and their treatment team will identify criteria that align with discharge goals that are contained in their service plan.

*Permanent Supportive Housing Development Support Services*

- Transitional Living Services (TLS) – United House

2012 Award:	\$110,000
2013 Recommended:	\$110,000

Transitional Living Services is being recommended for funding for the 24-unit supportive housing development known as United House, located at 2500 W. Center St. Cardinal Capital is the developer of United House and manages the property. These funds will allow TLS to provide on-site supportive services including peer specialists. This service was provided by Our Space in 2012, but TLS is being recommended for this contract as they were the highest scoring agency in this year's RFP process.

- Transitional Living Services (TLS) –Highland Commons

2012 Award:	\$70,000
2013 Recommended:	\$140,000

Transitional Living Services provides on-site support services at Highland Commons, a 50 unit permanent supportive housing development in West Allis for consumers receiving services through the Behavioral Health Division. This is the County's first supportive housing development to be located outside the City of Milwaukee. The increase in funding is due to the 2012 contract only being for a partial year.

- Our Space, Inc.

2012 Award:	\$ 286,529
2013 Recommended:	\$ 176,529

Our Space provides on-site supportive services at Empowerment Village-National and Empowerment Village- Lincoln. These two permanent supportive housing developments consist of 65 units for consumers receiving services through the Behavioral Health Division. This contract includes funds for their successful peer specialist model. The decrease in funds is related to Our Space not being selected through the RFP process for United House.

- Stay In Balance

2012 Award:	\$ 90,000
2013 Recommended:	\$ 90,000

Stay In Balance operates Farwell Studios, an 18 unit permanent supportive housing development. Funds will provide on-site services at that location, including peer specialists. Stay In Balance is a consumer run non-profit organization.

- United Methodist Children's Services (UMCS)

2012 Award:	N/A
2013 Recommended:	\$20,000

United Methodist Children's Services has provided on-site services at Washington Park Apartments. This was the first permanent supportive housing development in Milwaukee County to focus on families where the head of household has a mental illness. In 2012, UMCS opened Grandview Apartments. This supportive housing development provides five additional units for Behavioral Health Division consumers to bring UMCS's unit total to 15. Funds are being recommended to fund part time staff to supplement existing staff. All existing staffing costs are funded privately from UMCS.

- Guest House, Inc.

2012 Award:	\$ 49,000
2013 Recommended:	\$ 49,000

Guest House, Inc. provides on-site management and support services at Prairie Apartments, a joint supportive housing development with Heartland Housing, which opened in 2009. Heartland Housing's ability to receive tax credit financing from the Wisconsin Housing and Economic Development Authority (WHEDA) and additional financing from other sources for this development was predicated on its partnership with Guest House.

- Mercy Housing Lakefront

2012 Award:	\$ 97,142
2013 Recommended:	\$ 97,142

Through a partnership with Hope House of Milwaukee, Mercy Housing Lakefront, the developer and manager of the Johnston Center Residences supportive housing development, provides on-site supportive services for their residents. Johnston Center provides 89 units of supportive housing for those who are homeless or at risk of being homeless.

*Shelter Plus Care Supportive Services*

- Community Advocates

2012 Award:                 \$ 166,396  
2013 Recommended:       \$ 166,396

Guest House, Inc.

2012 Award:                 \$ 130,913  
2013 Recommended:       \$ 130,913

Community Advocates and Guest House provide case management services for individuals enrolled in Milwaukee County's Shelter Plus Care program. Milwaukee County receives rental assistance from the U.S. Department of Housing and Urban Development (HUD). It is a HUD requirement that Milwaukee County ensures that consumers receive permanent case management in Shelter Plus Care. These contracts are being transferred to the Housing Division from the Behavioral Health Division.

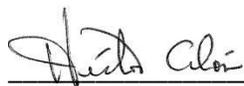
**Recommendation**

It is recommended that the County Board of Supervisors authorize the Director, Department of Health and Human Services, or his designee, to enter into purchase of service contracts with agencies as described above and enumerated in the resolution accompanying this Board report.

**Fiscal Effect**

The 2013 Budget includes \$1,958,213 in funding to support the 2013 POS contracts for the Housing Division. A fiscal note form is attached.

Respectfully Submitted,



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Héctor Colón, Director  
Department of Health and Human Services

cc:     County Executive Chris Abele  
      Tia Torhorst, County Executive's Office  
      Kelly Bablitch, County Board  
      Pat Farley, Director – DAS  
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