



City of Racine, Wisconsin
AGENDA BRIEFING MEMORADUM

AGENDA DATE: January 14, 2019
SUBJECT: HOME Funding Request: \$55,000 for Tenant Based Rental Assistance (TBRA) Program
PREPARED BY: Matthew Rejc, Manager of Neighborhood Services
EXECUTIVE SUMMARY: The Department of City Development - Division of Neighborhood Services requests that the Community Development Committee approve the use of \$55,000 for Lutheran Social Services of Wisconsin and Upper Michigan to continue the Tenant Based Rental Assistance (TBRA) program.
BACKGROUND & ANALYSIS: Lutheran Social Services of Wisconsin and Upper Michigan (LSS) has been providing a Tenant Based Rental Assistance (TBRA) program for the City of Racine since April 2017. The TBRA Program is a rental payment voucher for tenants to use which is similar in nature to Housing Choice Vouchers (Section 8). Tenants eligible for this program are families and individuals who are currently homeless, or at risk of homelessness, with a preference for veterans. The program provides rental assistance and supportive services to help families stabilize and move out of assistance. Currently the TBRA program has 12 households in housing with no households currently searching for housing. The TBRA program works in collaboration with the Continuum of Care for the City and County of Racine by taking households off the coordinated entry list. The TBRA Program is administered by LSS, a social service agency with extensive experience working with HUD funding, managing transitional housing programs, and providing supportive services. In addition to receiving rental assistance, participants meet with LSS counseling/case management staff at least monthly and also receive financial management education. Participants are connected with other community resources to minimize cost burdens and other life barriers and are required to meet individualized benchmarks of success in order to receive assistance. HOME funds will allow the provision of housing vouchers, utility assistance, security deposits, rent determinations, and housing quality inspections of new units. The Department of City Development – Division of Neighborhood Services is requesting a \$55,000 contract with Lutheran Social Services for the continuation of the TBRA program. This is a funding priority of the 2018 Annual Action Plan.
BUDGETARY IMPACT: Funds for the Tenant-Based Rental Assistance program were approved in the 2018 Annual Action Plan.
RECOMMENDED ACTION: Approve the request by Lutheran Social Services for \$55,000 of HOME funds for the Tenant Based Rental Assistance program and further authorize the Mayor and City Clerk to enter into an agreement with Lutheran Social Services consistent with HOME regulations.