



Department of City Development
730 Washington Avenue, Racine, Wisconsin 53403
Phone: (262) 636-9151 FAX: (262) 635-5347

MEMORANDUM

FOR MEETING DATE: January 5, 2017
TO: Community Development Committee
FROM: City Development Staff
SUBJECT: Tenant Based Rental Assistance Program (TBRA)

The Department of City Development is recommending approval of an application by Lutheran Social Services of Wisconsin and Upper Michigan, Inc (LSS) for \$300,000 of HOME Investment Partnership (HOME) funds and approve \$50,000 of Emergency Solutions Grant (ESG) funds to create a Tenant Based Rental Assistance (TBRA) Program within Racine. The Department of City Development believes the TBRA Program will meet unmet community need by using a Housing First model to address the root cause of homelessness for many individuals and families.

The TBRA Program will create a rental payment voucher for tenants to use which is similar in nature to Housing Choice Vouchers (Section 8). Tenants eligible for this program will be 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. If approved, the TBRA Program will provide 20-25 income-eligible households per year with rental assistance and will run for a total of 24 months.

The TBRA Program will be 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 will meet with LSS counseling staff for a monthly case management meeting and receive financial management education. Participants will also be connected with other community resources to minimize cost burdens and other life barriers and will be required to meet individualized benchmarks of success in order to receive assistance.

The United Way of Racine County was allocated all 2015 and 2016 ESG funds by the Community Development Committee and Common Council and acts as the fiscal agent/subgrantee for all ESG programs. The United Way works in collaboration with the Continuum of Care for the City and County of Racine (CoC). The CoC approved use of ESG funds for TBRA supportive services on December 16th, 2016.

Staff recommends that the Community Development Committee approve the request of the United Way of Racine County to amend their 2015 Emergency Solutions Grant contract to allocate \$50,000 of 2015 and 2016 ESG funds to Lutheran Social Services for Rapid Re-housing Services.

AND

Staff recommends allocating \$300,000 in Home Investment Partnership (HOME) funds to Lutheran Social Services of Wisconsin and Upper Michigan, Inc to create a Tenant-Based Rental Assistance Program.