

City of Racine HOME-ARP Allocation Plan

List the organizations consulted:

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Veteran’s Outreach	Veteran’s Services – Outreach and work with homeless veterans and at risk of homelessness	In-person	Permanent supportive housing for homeless veteran households
COC	Continuum of Care – Coordinator of services for homeless response	Written and Zoom	Permanent supportive housing particularly small units and large family units.
Hope Center	Homeless service provider – street outreach and day program for homeless on the streets	Written and Zoom	Permanent supportive housing run through the Coordinated Entry List. Need small 0br and 1br units.
Hospitality Center	Homeless service provider – Day program for homeless and case management services	Written and Zoom	A multi-service center with permanent supportive housing attached. This would be an access point for all homeless households to obtain services and find housing.
Racine Vocational Ministries	Homeless service provider – work with ex-offenders for employment services and lifestyle change	Written and Zoom	Permanent supportive housing for ex-offenders, particularly for when people are released and cannot return to families. Particularly in need of either rooming houses or 0br units.
HALO	Homeless service provider – Emergency shelter	In-person, written and Zoom	They would like to use their 2 nd floor as non-congregate shelter. HALO has a second floor which will be a major rehab to create non-congregate rooms for homeless households, particularly families.
Lutheran Social Services	Homeless service provider – provider of Rapid ReHousing, some permanent housing, and homeless prevention	Written and Zoom	Permanent supportive housing, especially for households transition off Rapid Rehousing Vouchers or other short-term rental assistance. There is a particular need for 0br and 1br units and larger family units 4BR+

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<p>Safe Haven</p>	<p>Homeless service provider – Youth Haven for youth in foster care to prevent youth homelessness. Provides some housing for Foster Youth gaining out of services.</p>	<p>Written and Zoom</p>	<p>Permanent supportive housing for youth. Many foster care youth age out of the system and have no housing supports. A program which can house youth whom have aged out of the system and provide the support to maintain that housing, obtain employment, and support critical growth.</p>
<p>Women’s Resource Center</p>	<p>Domestic violence service provider – Emergency Domestic Violence Service provider.</p>	<p>Zoom</p>	<p>Larger family units particularly 4+ bedrooms. Many households cannot move out of the shelter because of the rent for large units, permanent units could allow households to move.</p> <p>There is also a need for a housing program for survivors of human trafficking. A program which would create a supportive housing environment for survivors to heal, move forward, and support new survivors.</p>
<p>Bethany Apartments</p>	<p>Domestic violence service provider – Transitional Housing for survivors of domestic violence.</p>	<p>Zoom</p>	<p>Larger family units particularly 4+ bedrooms. Bethany is a transitional living situation in which households are time limited up to 24 months. Many of the households receiving services are large and cannot find safe, decent affordable housing.</p>
<p>Racine Revitalization Partnership</p>	<p>Community Housing Development Organization – Nonprofit developer of affordable housing in Racine.</p>	<p>Zoom</p>	<p>Multi Service and Housing and Permanent Supportive Housing. RRP would like to do a similar project to the Hospitality Center with multiple units available for permanent supportive housing.</p>
<p>Career Industries</p>	<p>Disability Services – Career Placement, sheltered workshop, disability services.</p>	<p>Email</p>	<p>No specific comments, want affordable housing for adults with disabilities. Most recipients of services come from group living situations and they would like more group living settings.</p>

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Society Assets	Disability – Disability case management services and representative payee	Email	No specific comments, want affordable housing for adults with disabilities. Most recipients of services come from group living situations and they would like more group living settings.
Metropolitan Fair Housing	Fair Housing & Civil Rights – Milwaukee based Fair Housing Testing and Investigation, does not have reach in Racine.	Email	No specific comments, reminded to make sure all funds Affirmatively Further Fair Housing.
Housing Authority	Housing Authority – Public Agency Addressing The Needs of Qualifying Populations	Email	Pair funds with Project Based Housing Choice Vouchers at State and Main or other projects. Use the services for rental housing in a larger project.
Gorman	Developer – Low Income Housing Tax Credit Developer and Property Management	Email and Phone	Supportive services for homeless households at State and Main building.
Racine Coordinated Entry	Homelessness Coordinated Entry – Housing Placement and assessment services for homeless households in Racine.	In Person	<p>Staff from multiple agencies around Racine County: Institute for Community Alliances, HALO, Lutheran Social Services of Wisconsin and Upper Michigan, HOPES Center, Transitional Living Center, Veterans Affairs.</p> <p>Housing needs are for small studios and one bedrooms with supportive services. Vouchers are hard to use and find safe, decent places. A direct unit which is rehabbed or new build would be much better to move households out of homelessness.</p>
St. Vincent De Paul	Social Benevolence Services – Organization of Catholic Churches providing rental	Phone Call	SVDP is a group of volunteers from Catholic Churches around the Racine area. Volunteers are matched with a caller in need of services from rental assistance, to advocacy, to food, to clothing, etc.

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	assistance and advocacy.		The volunteers at SVDP stated there is a need for permanent, safe, decent, affordable housing units, especially for larger families. They stated many large families do not want to live in apartment complexes and prefer a single family or duplex so there is a yard for the kids to run around.
Fight to End Exploitation	Fight to End Exploitation (FEE) aims to eradicate human trafficking and exploitation through prevention, intervention, and restoration and prioritizes multidisciplinary collaboration within the anti-trafficking field.	In Person Meeting	FFE stated that when removing people from exploitation or trafficking, immediate housing is needed and often a shelter is used. However, they stated that a housing preference for survivors would be welcome, but a set aside of a unit might work because they do not have any way to predict needs.
Center for Veterans Issues	CVI works with homeless and other vets to access services, housing, employment training, and other veteran needs.	Phone Call and Email	CVI works closely with the Vets Transition Vouchers for Housing, this program immediately places vets into housing with supportive services, but is time limited. Often vets can access VASH vouchers, but more housing is needed to fully support vets. CVI recently began managing the Veterans Home on College Ave.
Legal Action of Wisconsin	LAW is a nonprofit law firm specialized in working with low to moderate income households	Zoom	LAW has a focus on working with low to moderate income households in eviction court in Racine. LAW believes permanent housing is critical to supporting Racine households. LAW feels small units (0-1br) are critical to permanently ending homelessness.

Summarize feedback received and results of upfront consultation with these entities:

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Most outreach comments have focused on Permanent Supportive Housing (PSH). There is a large need in Racine for PSH units especially one-bedroom or studios and larger units for families. Many of the homeless services providers spoke about housing choice vouchers, rapid rehousing, and other funds available for homeless households, but having a very difficult time finding safe, decent units. This has led to many households being unable to use their vouchers and timing out of the process.

Providers feel that housing owned and managed by a mission-driven group to end homelessness will be a strong boost for Racine and be the best option to move forward to end homelessness. Providers also stated that residents need services in housing to remain in housing. Many households have been successful at obtaining housing with temporary vouchers such as Rapid ReHousing, but have had a difficult time maintaining housing without support from local agencies.

HALO is interested in creating non-congregate shelter to expand services and provide more stability to transition households into permanent housing. HALO has very little room to shelter families, especially large families. Non-congregate would provide a strong option for homeless families.

Domestic Violence Service providers would like larger with units 4+ bedrooms for homeless families leaving violence. Housing instability is one of the largest reasons people remain in unstable violent households. If larger units for families were safe, decent, and affordable, families would have an easier decision to leave.

Overall, permanent affordable housing is the biggest need in Racine. The services provided in those units are critical to ending homeless and preventing returns to homelessness.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Date(s) of public notice: 2/23/2023***
- ***Public comment period: start date - 2/27/2023 end date - 3/13/2023***
- ***Date(s) of public hearing: 3/13/2023***

Describe the public participation process:

The City of Racine will host a public hearing on March 13, 2022. Prior to the public hearing, the City of Racine directly contacted the Continuum of Care (Racine, WI 502) and spoke directly at a monthly meeting and with individual meetings, primarily over zoom. Most meeting happened via zoom; some meetings were conducted in person. Staff met with clients from Racine and Kenosha Vocational Ministry. Staff also met directly with clients from HALO.

The City is an integral member of the Racine City and County Continuum of Care; this led to large group meetings and individual meetings with specific homeless services agencies.

Public participation will be noticed via newspaper publication, via City of Racine Social Media, direct emails to the City of Racine Outreach list for Annual Action Plans and Consolidated Plans.

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Describe efforts to broaden public participation:

Staff created targeted emails to service providers. Staff during monitoring visits set up individual meetings with grantees receiving other funds such as ESG, HOME, and CDBG. Staff will have a public hearing about the funds.

Staff is collaborating with the Mayor's Office Communication staff to reach the broad City of Racine via social media and other City Publications.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

To be completed after the public comment period.

Summarize any comments or recommendations not accepted and state the reasons why:

No recommendations were rejected.

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Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	85	25	118	16	40								
Transitional Housing	28	9	43	9	40								
Permanent Supportive Housing	20	6	120	25	85								
Other Permanent Housing	85	25	36	25	6								
Sheltered Homeless						77	34	40	121				
Unsheltered Homeless						0	5	1	0				
Current Gap										77	52	5	5

Suggested Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

OPTIONAL Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	19,150		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	960		
Rental Units Affordable to HH at 50% AMI (Other Populations)	5,360		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		2,975	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		690	
Current Gaps			9165

Suggested Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

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Describe the size and demographic composition of qualifying populations within the Prevailing Jurisdiction (PJ) boundaries:

Homeless as defined in 24 CFR 91.5

In 2022 the Point in Time count in Racine identified 193 households as either living on the street (5) or in shelter (188). The Point in Time numbers range anywhere from 175-201 for the period of 2015-current.

The HOPES Center, a street outreach program stated that it is rare to have a family with children living on the streets in Racine. They said typically depending on the time of year they have around 5-11 households living on the streets.

According to HALO, Racine's local Emergency Shelter the number of "leavers" is a bit lower than the number or entrants for services into their program. This leads to the lack of adequate bed spaces, the need to utilize hotel vouchers, and people having to sleep on the floor. HALO houses approximately 160 people per night.

Women's Resource Center is our local Domestic Violence Service Provider. They have space for 58 people in their shelter and are often at capacity. During 2022, WRC reported that 227 unmet requests for shelter. The crisis hotline for Domestic Violence, Sexual Assault, and Human Trafficking received 1,231 calls and 631 of those calls merited a crisis response.

All of these programs together show a gap in services provided, existing housing, and community needs. All programs reiterated the need for smaller units 0br to 1br and larger family sized units 3br and up. All programs stated supportive services were a critical part of ending a household's homelessness permanently.

At Risk of Homelessness as defined in 24 CFR 91.5

Outside of McKinney Vento Qualified Households, local partners cited the following information for Homeless and At Risk Households.

Racine Kenosha Community Action Agency provided rental assistance through the WERA program, these funds paid for up to 18 months of rental assistance. Rental assistance could be rent, late fees, security deposit, and utility fees. Over the calendar year 2022, WERA fielded approximately 6,000 phone calls for assistance, of those calls 4,046 households have received assistance with a pending 600-700 requests. This number directly shows at least 4,746 households were housing unstable in Racine County.

The Here to Help program was created by Racine County to make a one stop service access program and referral agency. The City of Racine provided funds to the Here to Help program to provide up to three months of rental assistance to keep families in households. Over the course of 2022, 264 households were assisted with rental assistance. Racine Unified School Districts (RUSD), Families in Transition Team works with homeless students and counts individual students receiving services qualified under McKinney-Vento. RUSD report 690 students in 2022 requiring services.

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St. Vincent De Paul is a local benevolence organization and they assist household with housing situations and have the power to pay small portions of rent. This service is provided based on assessments of the volunteers and a community board. Over the course of 2022, St. Vincent De Paul provided services to 896 households “at risk”. Not all households were at risk of homelessness.

It is safe to assume that the households with unstable housing options based on calls for services is around 6,596. This number does not account for people who left their units without seeking help or doubled up households.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

Women’s Resource Center is our local Domestic Violence Service Provider. They have space for 58 people in their shelter and are often at capacity. During 2022, WRC reported that 227 unmet requests for shelter. The crisis hotline for Domestic Violence, Sexual Assault, and Human Trafficking received 1,231 calls and 631 of those calls merited a crisis response

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

See the above question regarding at risk of homelessness. All service providers in the above question do not have specific preferences for any group.

The Department of Veterans Affairs (VA) cited the VA has 69 vouchers available for use in Racine County and only 42 are currently in use, 27 VASH Vouchers are currently unused. The City of Racine also has veteran-specific affordable housing on College Ave. and has the Veterans Outreach Program which provides Tiny Homes as transition services for veterans. The 2022 Point in Time count identified 40 Veterans as homeless, this includes the Union Grove Vets Center which houses 35 veterans in transitional housing.

Careers Industries and Societies Assets work with adults with disabilities. They did not identify specific risks, but stated there is always need for more group living facilities. They did not provide specific numbers.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):

The City and County of Racine Continuum of Care provide the following services:

- 1) Rapid ReHousing (CoC funded, ESG funded) 121 people were served in 2022
- 2) Emergency Shelter Beds (CoC and ESG funded) 135 these are all congregate shelter beds
- 3) Non-congregate Shelter Beds (CoC and ESG funded) are provided via hotel vouchers on an overflow basis, especially for households with children.
- 4) TBRA, The City of Racine no longer provides Tenant Based Rental Assistance. The Racine County Housing Authority created a program to place households on top of the list for a

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Housing Choice Voucher if a nonprofit service provider refers them. This allowed households to move directly from shelter into housing. Rapid ReHousing fills this gap.

- 5) Permanent Supportive Housing is provided by the Continuum of Care, according to the Housing Inventory Count Racine has 0 HMIS-listed PSH units. Anecdotally, the CoC provides master leased units and has 33 which worked out developer agreements for two HOME-supported buildings at 2005 Washington (8 units) and 913 Street (3 units).
- 6) Racine has a total of 1,126 project-based voucher units, the vast majority of those PBV's (900) are for the elderly/disabled. This leaves 226 project-based vouchers for families.

Qualifying populations are served by a variety of agencies throughout Racine County:

- 1) Homeless as defined under McKinney Vento:
 - a. HALO – Emergency Shelter
 - b. HOPES Center – Street Outreach
 - c. Safe Haven – Youth Haven
 - d. Racine Vocational Ministry – Ex-offenders
 - e. Hospitality Center – Homeless Day Program
 - f. Lutheran Social Services – Rapid ReHousing
 - g. Women's Resource Center – Domestic Violence
- 2) At risk of homelessness
 - a. St. Vincent De Paul – Social Benevolence Services
 - b. Racine Kenosha Community Action Agency – Wisconsin Emergency Rental Assistance administrator
 - c. Racine Unified School District – Homeless Services Coordination
- 3) Fleeing or attempting to flee domestic violence
 - a. Women's Resource Center – Domestic Violence Shelter/Services
 - b. Bethany Apartments – Domestic Violence Transition Living Center
 - c. Fight to End Exploitation – Human trafficking and exploitation.
- 4) Part of other populations where providing supportive services or assistance would prevent homelessness
 - a. Racine Revitalization Partnership – Community Housing Development Organization
 - b. Careers Industries – Disability services
 - c. Societies Assets – Disability services
 - d. Racine County Housing Authority – Housing Vouchers and Project Based Housing Vouchers
 - e. Metropolitan Milwaukee Fair Housing Council – Fair Housing and Civil Rights
 - f. Gorman – Affordable Housing Developer
 - g. Racine Coordinated Entry – Homeless Coordinated Entry
 - h. Hospitality Center – Drop in meal program for low income households
- 5) Veterans and families which meet the definitions of 1-4
 - a. Veterans Outreach of Wisconsin – Veterans Services and Housing
 - b. Center for Veterans Issues – Veterans Services and Housing

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Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

The largest unmet need for the homeless and at risk of homelessness is small 0 to 1br units and larger family units 3+ br units. There are many options to receive vouchers, but not many units, which qualify for or accept housing vouchers. Lutheran Social Services has spoken about having to extend household search time with Rapid ReHousing Vouchers due to the lack of available units.

All service providers I spoke to agreed and stated supportive services for households is critical. Especially for households moving off the street or shelter into permanent housing. The Hospitality Center spoke of the need to help households establish a support network and not fall back into negative behaviors. All groups want to see supportive services as part of any housing plan.

Most homeless service agencies have not developed or managed affordable housing in the past and will need to develop capacity and have sufficient operating funds to bring a development off the ground. Many of the local agencies stated they have thought of doing development in the past, but did not feel they had the capacity to do so. They stated “it is a large undertaking and on our small budget it might not be a possibility”

At Risk of Homelessness as defined in 24 CFR 91.5

The Wisconsin Emergency Rental assistance has stopped accepting application for rental assistance as of January 31, 2023. This creates a large risk of homelessness for many households and may put a larger burden on the shelter system. This program as stated before has served over 4,000 households with 700 more awaiting screening. RUSD pointed out that doubled-up families are at an even higher risk of homelessness now that most rental assistance programs have tapered off. The number of calls requesting services has increased and shows no signs of lessening.

Women’s Resource Center stated that calls for Domestic Violence and Sexual Assault services increased over previous years. They believe this is due to the fragility of the economy and ever-increasing inflation.

All groups providing services to households at risk stated that follow up services are critical and not necessarily happening as much as it should if at all. Racine Kenosha Community Action, which administers the Wisconsin Emergency Rental Assistance program, stated they had a return rate of about 35% of the 4,000+ households asking for further assistance. They feel supportive follow up services could have prevented the number of households requesting assistance.

Racine County Housing Authority has a Housing Voucher Prioritization for households referred by a social service provider. This program is almost two years old and they have found households receiving social services have better success of finding units and

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maintaining units. This show the need for supportive services and a strong nonprofit organization to provide those services.

Most Racine nonprofits have specialized supportive services and cannot take on more cases. They need a more specialized staff to handle housing related case management. Many nonprofit organizations need further development and capacity to take on development and/or specialized case management.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

Women's Resource Center is our local Domestic Violence Service Provider. They have space for 58 people in their shelter and are often at capacity. During 2022, WRC reported 227 unmet requests for shelter. The crisis hotline for Domestic Violence, Sexual Assault, and Human Trafficking received 1,231 calls and 631 of those calls merited a crisis response. They have reported that calls for service are increasing and the ability of households to leave the shelter has slowed. This creates a gap in services. The largest unmet need is permanent housing for larger households.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

As stated above the Wisconsin Emergency Rental Assistance Program stopped accepting applications on January 31, 2023. This leads a large gap in the need for rental assistance to keep families housed. There are not enough housing choice vouchers available to assist these households. The end of this program will create the need for households to double up in order to avoid homelessness.

The decrease in rental assistance programs and COVID waivers for payment standards is making it much harder for households to find units and is increasing shelter stay time.

The end of rental assistance from the Here to Help program has been difficult for households. The rental assistance was often coupled with access to other services such as employment training, W2 assistance, and all other services. This loss of rental assistance creates a further barrier to households accessing services to remain in housing.

The St. Vincent De Paul Society does not have the capacity to assist the number of households requesting assistance. Many of the volunteers are older and their health is of concern.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The City of Racine does not have any non-congregate shelter beds available. The emergency shelter is a low barrier shelter and this creates problems for residents trying to achieve sobriety and also for families. The current emergency shelter is often above capacity and needs more space to house recipients of services.

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Under Section IV.4.2.ii.G of the HOME-ARP Notice, a Prevailing Jurisdiction (PJ) may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:

The City of Racine will keep the same priorities as set up by the Notice. First priority will go to homeless either on the street or in shelter as identified by the Continuum of Care (WI 502) and the Coordinated Entry list. A preference at all levels will be given to veteran households, but will not be a requirement. Coordinated Entry will create a preference for veterans on their screening intake.

At risk of homelessness will have access to the CE list through social service providers, legal services, and other referring groups (St. Vincent De Paul, RUSD). At risk is generally defined as paying more than 45% of gross income towards housing. At risk will also follow the priorities of immediate risk of eviction and other Housing First priorities as defined by the Racine CoC Coordinated Entry. Residents receiving Rapid Rehousing or other temporary rental assistance will be prioritized as At Risk of Homelessness. The Services providers who handle RRH and other temporary rental assistance maintain a seat on the Coordinated Entry team.

Domestic Violence and Human Trafficking Agencies currently participate in the Racine CoC Coordinated Entry System. Prioritization for the HOME ARP rental units will be categorized in the Coordinated Entry System. DV programs will provide direct referrals and maintain a seat on the Coordinated Entry team.

Other populations will have access to the HOME ARP funded units and services provided. Access to the unit will be provided by the Coordinated Entry list; however, applications can be made directly at sites, through other services providers, and through public service agencies. For populations “At Greatest Risk of Housing Instability” referrals will be made to the coordinated entry list and will have a prioritization to the HOME ARP units and services.

Identify priority needs for qualifying populations:

The City of Racine will have a priority for veteran households, but will not require a veteran tie back. The Veteran Service Providers in Racine can refer to the program. The homeless population in Racine is large and in need of safe, decent, affordable permanent affordable housing. It is difficult to find units and obtain those units, even with supportive services.

Explain how the PJ determined the level of need and gaps in the PJ’s shelter and housing inventory and service delivery systems based on the data presented in the plan:

Levels of need were determined through outreach, using CHAS data, ACS data, Point In Time Data, Housing Inventory Count, Homeless Management Information Systems, and localized data as maintained by service providers.

Some data is not collected in the above databases and local sources were asked for their data:

- 1) Racine Unified School District – Homeless Services. Homeless for purposes of education is considered doubled up, this allowed for tracking “at risk of homelessness”

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- 2) Racine Kenosha Community Action – Wisconsin Emergency Rental Assistance. This agency administers the Emergency Rental Assistance, which show the number of households needing assistance, the gap of households receiving assistance, and the continued need of assistance.
- 3) Veterans Affairs – Homeless Assistance this data has shown that Racine County has 69 VASH Vouchers, 42 are currently in use and there are 27 unused vouchers in the county.
- 4) Women’s Resource Center and Bethany Apartments maintain data on Domestic Violence/Dating Violence/Sexual Assault/Stalking and are able to show both the direct and unmet needs of the population. Both groups are part of the Anti-Human Trafficking Coalition and have some limited data for the City of Racine. It is difficult to provide local Human Trafficking Data according to the Women’s Resource Center because victims are of moved from location to location and not in a central place.
- 5) The Hospitality Center will provide further information about households that are at risk, based on their community meal programs and other service requests.

HOME-ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

The City of Racine will solicit a Request for Proposals and invite full applications from applicants providing full proposals, which fit within the guidelines. Full applications are reviewed and recommended by the City of Racine Community Development Advisory Board; those decisions will be forwarded to the Common Council for full approval.

The City of Racine will use its current HOME guidelines for rental housing rehab and production with the HOME ARP guidelines integrated into the application.

Describe whether the PJ will administer eligible activities directly:

The PJ will not administer eligible activities directly.

If any portion of the PJ’s HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD’s acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ’s entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ’s HOME-ARP program:

The City of Racine will not provide any portion of its administration funds to a sub recipient.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs are within HOME-ARP limits.

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Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 960,136		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 600,000		
Non-Profit Operating	\$ 104,008	5 %	5%
Non-Profit Capacity Building	\$ 104,008	5%	5%
Administration and Planning	\$ 312,026	15 %	15%
Total HOME ARP Allocation	\$ 2,080,178		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

The City of Racine will prioritize housing built or rehabbed in either scattered sites or as part of a larger building. All permanent supportive housing created will require supportive services provided on-site. The needs assessment and anecdotal data show the needs for larger family housing and smaller housing for single households.

The City of Racine has seen a noticeable increase in the price of rental housing since the beginning of Covid. The market has become less fluid and fewer households are moving; this has led to an increase of the cost of rent. Households that are at risk of homelessness have received assistance from the Wisconsin Emergency Rental Assistance, in 2022 ~6,000 people applied for assistance ~8% of the population for the City of Racine. This shows the need for safe, decent, rental housing.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

Our data support a lack of safe, decent affordable housing within the City of Racine. From HMIS Data the average number of households served from 2020-current is approximately 955 people. This shows a gap in units for homeless households. The homeless services tend to stay fairly steady in households served based on capacity and funding.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The City of Racine is estimating up to 6 units. This number may change based on unit sizes and needs for development.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

Our production goal is for rehabilitation of smaller rental units, whether single family, duplexes, triplexes, or other units. This would allow the City or not concentrate poverty within certain

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blocks in the City. The City of Racine maintains a list of vacant and/or abandoned units and the Community Development Authority owns some units or has the power to acquire units and transfer ownership to entities providing housing.

Preference

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply. The City of Racine does not intend to give preference to any specific qualifying population or subpopulation.

Any subsequent RFPs for HOME-ARP allocation projects will indicate that projects should serve any of the qualifying populations allowed under HOME-ARP and as described in this allocation plan.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of the qualifying population, consistent with the PJ's needs assessment and gap analysis:

The City of Racine does not intend to give preference to any specific qualifying population or subpopulation. As described in the Needs Assessment and Gap Analysis section of this allocation plan, HOME-ARP funds will be used to address unmet needs in affordable rental housing, and supportive services for each of the eligible qualifying populations.

Referral Methods

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

The PJ will use the Coordinated Entry System with multiple access points for referral. Applications directly to the project will be forwarded to the Coordinated Entry Program and ranked accordingly. Screened applicants will be referred for housing.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

Our rules support populations with lived experience or current homelessness. The Coordinated Entry team has a reserved space for a household with lived experience.

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

Staff is will work with the Coordinated Entry program to establish preferences for referrals and a direct referral system for entry into housing.

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If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

The Coordinated Entry System will screen all recipients of housing and services, agencies may make direct referrals to the CE system.

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

The City of Racine will not limit eligibility to the HOME ARP rental housing.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of the qualifying population, consistent with the PJ's needs assessment and gap analysis:

We will not be implementing any limitations.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

N/A

HOME-ARP Refinancing Guidelines

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***
The City of Racine will allow maximum subsidies for unit rehabilitation. The minimum rehabilitation per unit will be \$50,000. This will suffice to properly rehab units in need of renovation.
- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***
The City of Racine will use its underwriting policies designed for previous rental housing developments (Mt. Pleasant Manor, Gold Metal Lofts, Caleb's, Place, and others). As part of the application, the city will require the completion of the HOME Cost Allocation tool.
- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***
The City of Racine intends to create new affordable rental units through the rehab of existing abandoned units. The City will consider maintaining current units if its units subsidies are set to expire.

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- ***Specify the required compliance period, whether it is the minimum of 15 years or longer.***
15-year compliance and could be longer depending on the project size, unit numbers, and funds spent on each project.
- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***
We will not be re-financing multi-family loans insured by any federal programs.
- ***Other requirements in the PJ's guidelines, if applicable:***
This will be outlined in our NOFA