

1 - 2023

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3 **RESOLUTION: Approving \$_____ from the Spirit Fund's Government**
4 **Identified Community Projects Category to Assist in the Purchase the Beach**
5 **Building for Christine Ann Domestic Abuse Services, Inc.**

6
7 **TO THE WINNEBAGO COUNTY BOARD OF SUPERVISORS:**

8 **WHEREAS**, Christine Ann Domestic Abuse Services (hereinafter "Christine Ann") mission is to "Empower
9 individuals and families through education, safety and support, and lead our community to reduce the incidents and
10 the effects of domestic abuse and dating violence"; and

11 **WHEREAS**, since being established in 1984, Christine Ann has educated the community on the dynamics of
12 abuse and provided resources and a safe space for individuals and families to escape dangerous relationships and
13 environments; and

14 **WHEREAS**, Christine Ann's current building has one bedroom that sleeps 7 individuals and two bedrooms
15 that sleep 5 individuals. The other seven bedrooms are limited to 2-4 individuals; and

16 **WHEREAS**, Only 3 of the 10 bedrooms are ADA accessible. Additionally, this configuration limits the number
17 of large families, disabled, older, and pregnant survivors Christine Ann can accept; and

18 **WHEREAS**, The Beach Building addresses all of Christine Ann current limitations. It is a 3-story, 36,000 sq.
19 foot building and is fully ADA compliant.

20 **NOW, THEREFORE, BE IT RESOLVED** by the Winnebago County Board of Supervisors that \$_____
21 from the Spirit Fund's Government Identified Community Project category be approved to assist in the purchase of the
22 Beach Building for Christine Ann Domestic Abuse Services, Inc.

23 **BE IT FURTHER RESOLVED** by the Winnebago County Board of Supervisors that upon completion, Christine
24 Ann Domestic Abuse Services, Inc. will submit supporting documentation to the Winnebago County Finance Director
25 outlining the expenditures. The documentation will be submitted within 6 months of the completion of the project but
26 not to exceed 5 years from date of disbursement.

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28 *Fiscal Note: This resolution will not amend the County Budget. \$_____ will be authorized for use*
29 *from the Spirit Fund.*

Respectfully submitted by:

30 **ARPA STRATEGY AND OUTCOMES COMMISSION**

31
32 Commission Vote:

33
34 Vote Required for Passage: **Majority of Members Present**

35 Approved by the Winnebago County Executive this ____ day of _____, 2023.

36
37 _____
38 Jonathan D. Doemel
39 Winnebago County Executive

Agenda Item Report



Winnebago County
The Wave of the Future

DATE: 10/13/2023
FROM: Winnebago County Executive's Office
RE: Christine Ann Domestic Abuse Services, Inc acquiring additional residential space in the amount of up to \$1,000,000.

General Description:

Proposal for Christine Ann Domestic Abuse Services Request for \$1 million as part of a larger \$6.3 million initiative to acquire the building at 240 Algoma Blvd for use as emergency shelter capacity, transitional housing, and provide space for expanded community partnerships, utilizing American Rescue Plan Act (ARPA) Strategy and Outcomes Commission.

Action Requested:

Direction to draft a resolution releasing a single grant issued to Christine Ann Domestic Abuse Services to aid in purchasing expanded housing facilities.

Procedural Steps:

Committee of Jurisdiction: ARPA Strategy & Outcomes Commission Meeting date: 10/20/2023

Background:

Christine Ann Domestic Abuse Services mission is to, "Empower individuals and families through education, safety and support, and lead the community to reduce the incidents and the effects of domestic abuse and dating violence." Since being established in 1984, Christine Ann Domestic Abuse Services has educated the community on the dynamics of abuse and fought against domestic violence, by providing resource and a safe space for individuals and families to escape dangerous relationships and environments.

Christine Ann Domestic Abuse Services currently has one bedroom that sleeps 7 and two that sleep 5; the other seven are limited to 2-4 individuals. This limits the number of large families that can have in shelter at once.

- Only 3 of the 10 bedrooms are ADA accessible, which limits the number of disabled, older, and pregnant survivors the organization can accept.
- Families are provided their own room, while single adults of the same gender may share a room. While all bedrooms have their own bathroom, guests share kitchen, living room, and play spaces. Communal living often results in tension among residents during an already difficult time.
- In a 2019 survey, 50% of survivors said they would not consider shelter if they could not take their pet with them (<https://urinc.org/palsreport/>). The organization cannot accommodate pets due to their current communal living structure, so several survivors each year choose not to come because they don't want to leave their pet with the abuser. The organization believes even more never call in the first place, knowing they don't accept pets.

The Beach Building addresses all of the organization's current facility limitations. The 3-story, 36,000 sq. ft., fully ADA compliant Beach Building will become Christine Ann's new home in fall 2024.

- First-floor renovations will create a waiting room & reception desk, staff & community partner

offices, conference & meeting rooms, and a community kitchen & dining area.

- The 11 turnkey apartments on the 2nd floor will be emergency shelter, increasing bed capacity from 37 to 60.
- The 11 turnkey apartments on the 3rd floor will be transitional housing for up to 2 years, along with case management, to help survivors build the life skills and self-sufficiency they need to break generational cycles of abuse and poverty.
- Dedicated community partner offices will provide space for outside agencies to hold office hours, increasing client access to a variety of community supports and avoiding duplication of services.
- A large community conference room will be used for training local law enforcement, business, faith groups, and community organizations about domestic abuse and other services.

Policy Discussion:

The commission has recognized Government Identified Community Projects that support or enhance county services:

- 1) Christine Ann Domestic Abuse Services routinely collaborates and provides resources to Winnebago County Human Services, Public Health, Sheriff's Department, and the District Attorney's Office.
- 2) Christine Ann Domestic Abuse Services' current facility at 206 Algoma Blvd limits growth of the program, and purchasing the 3-story, 36,000 sq. ft., fully ADA compliant Beach Building will allow for increased access and programmatic flexibility
- 3) Based projected purchase price, the following amounts represent a percentage of the purchase:

Attachments:

Name of Organization leading the project/looking for funding: Christine Ann Domestic Abuse Services, Inc

Assigned Application Number: 55

Organization: 45 Christine Ann Domestic Abuse Services, Inc

CEO/Executive Director/Organization Leader: Alicia Gehrig

Name of person completing survey: Emily James

Email: grantwriter@christineann.net

Phone: 920-230-2911

Type of organization requesting funding: Non-profit organization

Organization's mission statement (if applicable): Empower individuals and families through education, safety, and support and lead our community to reduce the incidents and the effects of domestic abuse and dating violence.

Does the organization conduct a third-party financial audit? Yes, annually by KerberRose.

Describe the general scope of the project for which funding would be requested: In 2024, Christine Ann Domestic Abuse Services, Inc (CADASI) will increase support to individuals and families impacted by domestic abuse by moving to the Beach Building at 240 Algoma Blvd in Oshkosh. This larger facility will allow the agency to increase emergency shelter capacity, add a transitional housing program, welcome survivors with pets, provide space for expanded community partnerships, and more.

Our current facility at 206 Algoma Blvd in Oshkosh presents several limitations, resulting in 50-70 survivors (who are otherwise approved for shelter) being turned away each year.

- In shelter we have one bedroom that sleeps 7 and two that sleep 5; the other seven are limited to 2-4 individuals. This limits the number of large families we can have in shelter at once.
- Only 3 of our 10 bedrooms are ADA accessible, which limits the number of disabled, older, and pregnant survivors we can accept.
- Families are provided their own room, while single adults of the same gender may share a room. While all bedrooms have their own bathroom, guests share kitchen, living room, and play spaces. Communal living often results in tension among residents during an already difficult time.
- In a 2019 survey, 50% of survivors said they would not consider shelter if they could not take their pet with them (<https://urinc.org/palsreport/>). We cannot accommodate pets due to our current communal living structure, so several survivors each year choose not to come because they don't want to leave their pet with the abuser. We believe even more never call in the first place, knowing we don't accept pets.

The Beach Building addresses all of our current facility limitations. The 3-story, 36,000 sq. ft., fully ADA-compliant Beach Building will become Christine Ann's new home in fall 2024.

- First-floor renovations will create a waiting room & reception desk, staff & community partner offices, conference & meeting rooms, and a community kitchen & dining area.
- The 11 turnkey apartments on the 2nd floor will be our emergency shelter, increasing our bed capacity from 37 to 60.

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- The 11 turnkey apartments on the 3rd floor will offer transitional housing for up to 2 years, so survivors will have safety and support as they work to rebuild their lives and end generational abuse and poverty.
- The largest apartments can accommodate up to 8, meaning more space for large families.
- The entire facility will be pet-friendly (including an indoor kenneling area and outdoor dog park) so survivors and pets can remain safe together when fleeing violence.
- We will also have large rooms for community trainings and support groups.
- Moreover, we will have a dedicated community partner office for outside agencies to meet with clients and/or hold office hours, which maintains safety and eliminates transportation and childcare barriers for survivors.

We welcome survivors of all ages, genders, and backgrounds. We can pay for transportation services to get survivors from our entire service area to our Oshkosh facility. Satellite offices in Menasha and Green Lake provide additional convenient options for those with transportation barriers.

Who will lead the project (Internal, City, Winnebago County, State of WI...)? Internal

Where is the primary location of the project? 240 Algoma Blvd, Oshkosh, WI 54901

How many total individuals would this project serve each year? 950+

What areas (cities/regions/school districts) of Winnebago County will the project serve? All of Winnebago County (and Green Lake County)

Please describe the lasting impact of this project on the community: Leaving an abusive relationship is the most dangerous time for a survivor – safe shelter, safety planning, and support are critical during this time. About half of domestic violence homicides take place when the victim had already left or was planning to leave. In fact our namesake, Christine Ann, was murdered during a child custody exchange after leaving her abuser. Since covid we have seen record-breaking homicides with around 100 lives lost annually in WI from 2020-2022. As of July 13th, at least 49 Wisconsin lives have been lost to domestic violence in 2023. That's one person killed every 4.2 days. Three of those deaths have taken place in Winnebago County. In partnership with local government, Christine Ann provides essential services that are critical for the safety and wellbeing of all Winnebago County residents.

When survivors escape a violent relationship, they are not the only ones kept safe. Their loved ones, coworkers, neighbors, and community workers are also protected. Law enforcement often states that domestic violence calls are some of the most unpredictable and volatile situations they respond to. We partner with and train Oshkosh Police Dept (Neenah, Menasha, and Fox Crossing upcoming) and Winnebago County Sheriff's Dept to administer the life-saving Lethality Assessment Protocol to identify high-risk domestic violence victims and connect them with our 24/7 hotline while still at the scene. Emergency services, healthcare systems, and our entire community will benefit from Christine Ann's

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expanded services. By increasing our shelter capacity for those in imminent danger, we will be able to prevent more trauma, homelessness, injury, and even death due to domestic violence.

While there are many exciting economic development projects underway for high-end apartments with amenities, there is a great need for transitional housing and affordable housing in our county. Our new transitional housing program will provide a bridge between crisis and full independence for survivors who need more time and support to rebuild self-sufficient lives, free of abuse. With up to 2 years of safe, stable housing and programming such as Rent Smart, financial literacy education, and cooking classes survivors will build life skills to achieve long-term self-sufficiency, so they can be independent and contributing members of the local economy.

We have operated in our current facility for over 32 years and expect to be in the Beach Building even longer. Our current facility will be purchased by Solutions Recovery to expand their sober living program for those struggling with substance use, making this project a win-win for two essential services within our county.

By providing 24/7 crisis services and emergency shelter, as well as offering new transitional housing units, we believe our project aligns with both Health & Human Services and Economic Development & Housing Initiatives within Government Identified Community Projects and satisfies several points within the Framework of the Spirit Fund spending.

In what stage is the project? In the process of implementing

What is the estimated completion date? 30-Sep-24

Estimated cost of the entire project: 6,300,000

Requested amount (range) from Winnebago County Spirit Fund: 750,000-1,000,000

Other than Spirit funds, how will the project be funded: private grants, donations, and bequests (65% of total project cost); sale of current facility; City of Oshkosh grants

Is completion of the project dependent on receiving the full amount requested? Yes, it is unlikely that we will be able to move forward without significant county funding.

Has the organization received any type of government (local, state, or federal) funding in the past 2 years? if so, please list Yes, about 40% of our current \$1.4M annual operating budget comes from government sources. We receive annual support from Winnebago County Health and Human Services, City of Oshkosh Community Development Block Grant, City of Neenah Community Development B

What portion of the project will be or is anticipated to be funded by local, state or federal government funding? 8-24% - We have \$500,000 committed by City of Oshkosh; if that is the only gov't funding we end up receiving, it would be 8% of our project total. If we receive our max Spirit Fund request of \$1M, that would take gov't funding to 24%.

List any ARPA funding received from other cities, counties or municipalities: \$350,000 committed from the City of Oshkosh

Name of Organization leading the project/looking for funding: Christine Ann Domestic Abuse Services,
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\$25,000 pending from Green Lake County

Who will be responsible for any ongoing maintenance of the project? Christine Ann full-time Facility Manager, assisted by independent service providers

Will this increase the organizations operating expenses, if so, please explain how that will be maintained? We project that after moving into the new space, our annual operating budget will increase by about \$200,000 (from \$1.4M to nearly \$1.6M). The majority of this figure (est. \$122,500) is additional staff expense including the new full-time Transitional Housing Advocate and extra part-time Crisis Advocate shifts for front desk coverage due to increased client volume. Another large annual increase (est. \$37,000) will be utilities (our current facility is 19,000 sq. ft. and the Beach Building is 36,000 sq. ft.).

Fortunately, because of the offerings like pets and transitional housing, we'll be eligible for additional grants that we are not currently. For example, we recently applied for two large federal grants, one that would support expenses of serving survivors with pets and another for transitional housing, totaling nearly \$1M in program funds over 3 years if awarded. Our general grants and fundraising event revenue continue to grow year over year as well.

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Project Information as Sorted by Citizen Panel as of 9/5/2023

R/Y/G and original Application number: 55

Request from: Christine Ann Domestic Abuse Services, Inc

Type of project: Property acquisition/ transitional housing

General Scope of Project: Purchase building and add 11 secure transitional housing apartments

Project Lead: Internal

Primary location: 240 Algoma Blvd, Oshkosh, WI 54901

of individuals served by project: 950+

Areas served: All of Winnebago County (and Green Lake County)

Lasting impact: Leaving an abusive relationship is the most dangerous time for a survivor – safe shelter, safety planning, and support are critical during this time. About half of domestic violence homicides take place when the victim had already left or was planning to leave. In fact our namesake, Christine Ann, was murdered during a child custody exchange after leaving her abuser. Since covid we have seen record-breaking homicides with around 100 lives lost annually in WI from 2020-2022. As of July 13th, at least 49 Wisconsin lives have been lost to domestic violence in 2023. That's one person killed every 4.2 days. Three of those deaths have taken place in Winnebago County. In partnership with local government, Christine Ann provides essential services that are critical for the safety and wellbeing of all Winnebago County residents.

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While there are many exciting economic development projects underway for high-end apartments with amenities, there is a great need for transitional housing and affordable housing in our county. Our new transitional housing program will provide a bridge between crisis and full independence for survivors who need more time and support to rebuild self-sufficient lives, free of abuse. With up to 2 years of safe, stable housing and programming such as Rent Smart, financial literacy education, and cooking

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Completion Date: 30-Sep-24

Project Stage: In process of implementing

Project Cost: 6,300,000

Requested Amount: 750,000

Other Funding: private grants, donations, and bequests (65% of total project cost); sale of current facility; City of Oshkosh grants

Is full Amt Required: Yes, it is unlikely that we will be able to move forward without significant county funding.

Other Govt. Funding: Yes, about 40% of our current \$1.4M annual operating budget comes from government sources. We receive annual support from Winnebago County Health and Human Services, City of Oshkosh Community Development Block Grant, City of Neenah Community Development Block Grant, Wisconsin Department of Children and Families, Wisconsin Department of Justice, and FEMA-EFSP.

Portion funded by local, state or federal government funding:

8-24% - We have \$500,000 committed by City of Oshkosh; if that is the only gov't funding we end up receiving, it would be 8% of our project total. If we receive our max Spirit Fund request of \$1M, that would take gov't funding to 24%.

Other ARPA Funds: \$350,000 committed from the City of Oshkosh

\$25,000 pending from Green Lake County

Ongoing Maint: Christine Ann full-time Facility Manager, assisted by independent service providers

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Increase to Operational budget: We project that after moving into the new space, our annual operating budget will increase by about \$200,000 (from \$1.4M to nearly \$1.6M). The majority of this figure (est. \$122,500) is additional staff expense including the new full-time Transitional Hou

Legacy: yes

One-time funding: yes

Geographic service area: Winn. Co.

Other funding: private grants, donations, and bequests (65% of total project cost); sale of current facility; City of Oshkosh grants

Notes: 750,000-1,000,000

GOVT: Debt Avoidance: N/A

Sustainability focused: N/A

ER Response: yes-org functions as ER reponse

Water Quality: N/A

Quality of Life: yes

Funding to assist private investor: N/A