

Utah Homelessness Council (UHC)

Agenda Item - Executive Summary

Purpose:

- ☒ Decision
 - ☐ Informational
-

Meeting Date: December 16, 2022

Subject: Homeless to Housing Reform Restricted Account – Use of Funding from 210 South Rio Grande Property

Submitted by: Office of Homeless Services (OHS)

RELATED DOCUMENTS

1. Medically Vulnerable People (MVP) Interim Housing Program Summary
2. Shelter the Homeless Letter of Support
3. Salt Lake Valley Coalition to End Homelessness Letter of Support

SUMMARY

During the 2020 general legislative session H.B. 440 was passed with intent language for the use of proceeds from the sale of the land located at 210 S. Rio Grande Street, Salt Lake City. Fifty percent was used to pay off a loan taken out to build a homeless shelter located in a county of the first class in a location other than Salt Lake City in accordance with [35A-16-302 \(9\)](#).

\$3,415,926 remains in the account. With intent to be used in Salt Lake County, the remaining funding must be used in accordance with [35A-16-302](#) (4) and (5):

(4) In determining the awarding of a grant or contract under this section, the homelessness council and the coordinator shall:

- (a) ensure that the services to be provided through the grant or contract will be provided in a cost-effective manner;
- (b) give priority to a project or contract that will include significant additional or matching funds from a private organization, nonprofit organization, or local government entity;
- (c) ensure that the project or contract will target the distinct housing needs of one or more at-risk or homeless subpopulations, which may include:
 - (i) families with children;
 - (ii) transitional-aged youth;
 - (iii) single men or single women;

- (iv) veterans;
 - (v) victims of domestic violence;
 - (vi) individuals with behavioral health disorders, including mental health or substance use disorders;
 - (vii) individuals who are medically frail or terminally ill;
 - (viii) individuals exiting prison or jail; or
 - (ix) individuals who are homeless without shelter;
- (d) consider whether the project will address one or more of the following goals:
- (i) diverting homeless or imminently homeless individuals and families from emergency shelters by providing better housing-based solutions;
 - (ii) meeting the basic needs of homeless individuals and families in crisis;
 - (iii) providing homeless individuals and families with needed stabilization services;
 - (iv) decreasing the state's homeless rate;
 - (v) implementing a coordinated entry system with consistent assessment tools to provide appropriate and timely access to services for homeless individuals and families;
 - (vi) providing access to caseworkers or other individualized support for homeless individuals and families;
 - (vii) encouraging employment and increased financial stability for individuals and families being diverted from or exiting homelessness;
 - (viii) creating additional affordable housing for state residents;
 - (ix) providing services and support to prevent homelessness among at-risk individuals and adults;
 - (x) providing services and support to prevent homelessness among at-risk children, adolescents, and young adults;
 - (xi) preventing the reoccurrence of homelessness among individuals and families exiting homelessness; and
 - (xii) providing medical respite care for homeless individuals where the homeless individuals can access medical care and other supportive services; and
- (e) address the needs identified in the strategic plan described in Section 35A-16-203 for inclusion in the annual written report described in Section 35A-1-109.

(5) In addition to the other provisions of this section, in determining the awarding of a grant or contract under this section to design, build, create, or renovate a facility that will provide shelter or other resources for the homeless, of the homelessness council, with the concurrence of the coordinator, may consider whether the facility will be:

- (a) located near mass transit services;
- (b) located in an area that meets or will meet all zoning regulations before a final dispersal of funds;
- (c) safe and welcoming both for individuals using the facility and for members of the surrounding community; and
- (d) located in an area with access to employment, job training, and positive activities.

(6) In accordance with Subsection (5), and subject to the approval the homelessness council, with the concurrence of the coordinator, the following may recommend a site location, acquire a site location, and hold title to real property, buildings, fixtures, and appurtenances of a facility that provides or will provide shelter or other resources for the homeless:

- (a) the county executive of a county of the first class on behalf of the county of the first class, if the facility is or will be located in the county of the first class in a location other than Salt Lake City;
- (b) the state;
- (c) a nonprofit entity approved by the homelessness council, with the concurrence of the coordinator; and
- (d) a mayor of a municipality on behalf of the municipality where a facility is or will be located.

FUNDING SOURCE INFORMATION

Homeless to Housing Reform Restricted Account, 35A-16-302-303

STAFF RECOMMENDATIONS

The State Homelessness Coordinator and the Office of Homeless Services recommend using \$3,000,000 from the Homeless to Housing Reform Restricted Account, funding from the sale of the 210 South Rio Grande Street property, to be contracted with Shelter the Homeless for the purchase of a hotel/motel to serve the medically vulnerable population.

MEDICALLY VULNERABLE PEOPLE (MVP) INTERIM HOUSING PROGRAM
*Expanding Non-congregate Shelter to Improve Housing and Health Outcomes
for Those Experiencing Homelessness*

SUMMARY

The MVP project targets acquisition and rehabilitation of a motel to provide private and safe rooms to improve the health and housing outcomes of up to 200 individuals experiencing homelessness. The project will provide a permanent facility for a top priority need in our community, allowing for contagious disease mitigation and acute health care needs to be addressed in a non-congregate setting. MVP will serve individuals experiencing homelessness who are aging, vulnerable, medically frail, in need of recuperative care, and/or have an underlying health condition or compromised immune system.

NEED

- **429 individuals aged 65** and older and **2,861** individuals with a **chronic health condition** are seeking homeless services in the Salt Lake County area. Source - State Fiscal Year 2021, Salt Lake County, State Homeless Management Information System (HMIS).
- MVP will provide **150 – 200 beds** to serve this population.

PARTNERS

MVP is a pioneering project in Salt Lake County and Utah. It is built on the strengths of partnering organizations and an existing proof-of-concept that can be leveraged and scaled to address existing service gaps.

- **The Road Home** will provide 24/7 staffing operations and housing case management.
- **Fourth Street Clinic** will provide medical care, assessment, referral and care plan oversight.
- **Shelter the Homeless** will hold the asset, manage the property, and provide overarching services such as security, transportation, meals, utilities and repair and maintenance.

SITE SELECTION

Thirteen motels across seven cities in Salt Lake County have been toured and discussions with owners have been conducted - South Salt Lake, West Jordan, South Jordan, Sandy, Salt Lake City, West Valley City, and Midvale. The target motel has 103 rooms and discussions are proceeding with city leaders.

IMPACT

As those experiencing homelessness become older and develop more complex medical and health needs, we must have resources to help address their housing and health care needs in a non-congregate setting. This project will fill an identified gap in our continuum of care for individuals experiencing homelessness by providing a permanent, non-congregate facility for aging and medically vulnerable clients so that contagious disease mitigation and acute health care needs can be addressed. Program referrals will be made from homeless resource centers and street outreach. The clients will remain in the MVP program with medical and housing support until suitable, permanent housing can be obtained that best meets the needs of each individual.

The cost of housing continues to rise, and has become increasingly unaffordable for many Utahns, including those who are aging and on fixed incomes. The rising housing costs are leading to more housing insecurity, and

even homelessness, especially among an older population. This project targets improved long-term housing outcomes for seniors receiving homeless services through specialized housing access plans.

In addition, disease management in congregate settings and encampments is challenging, evidenced during the COVID-19 pandemic response, and many experiencing homelessness have higher rates of chronic and co-occurring health conditions. Providing a room and targeted medical care in this setting will support improved rates of recovery, more options for specialized care that's more challenging to provide in congregate settings, and more consistent medical support. This project targets improved long-term housing outcomes for seniors receiving homeless services through specialized housing access plans.

OUTCOMES

- Permanent Community Asset – Shelter the Homeless
 - The MVP program will help address this critical need in our community with immediacy as we strive to better serve (and house) the increasing aging and medically vulnerable populations. It demonstrates a commitment to fill a gap in our continuum of care with a long-term investment.
- Targeted Medical Care – Fourth Street Clinic
 - Specialty Service Referral Type and Outcome (i.e. referral to neurology and appointment completion)
 - Medical Case Management Acuity
 - Emergency Room Referrals
 - Length of stay and discharge disposition
 - Medical diagnosis and chronic care measures (diabetes management, hypertension controlled)
 - Patient Utilization of FSC Services – medical, dental, and behavioral health
 - Access to Preventative Care – i.e. cancer screenings
- Case Management and 24/7 Supportive Services – The Road Home
 - Client access and approval for Medicaid and Medicare
 - Client access to critical documentation to support housing process
 - Client utilization of senior specific housing and supportive services options
 - Client utilization of medical support specific housing and supportive services options

BUDGET

The MVP project cost is estimated at about \$17M for the acquisition, site evaluation and refurbishment, and one year of property management costs, medical services, and start-up operations and housing services. The project partners have identified approximately \$13M in received or pending funding for all costs in year one. Ownership of the facility makes the annual operating budget, estimated at \$5M after year one, the most cost-effective approach.

SUMMARY

The MVP project will provide a permanent solution to an identified priority in our community through flexible support of individuals experiencing homelessness that are aging and medically vulnerable.

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HARRIS H. SIMMONS
*Chairman &
Chief Executive Officer*

December 12, 2022

Office of Homeless Services
Olene S. Walker Building
140 E. 300 S.
Salt Lake City, Utah 84111

To Whom it May Concern,

As President of Shelter the Homeless (STH), I am pleased to express support for the Medically Vulnerable People (MVP) Interim Housing project. The MVP project targets acquisition and rehabilitation of a motel to provide private and safe rooms to improve the health and housing outcomes of up to 200 individuals experiencing homelessness. This project will fill an identified gap in our continuum of care for individuals experiencing homelessness by providing a permanent, non-congregate facility for aging and medically vulnerable clients so that contagious disease mitigation and acute health care needs can be addressed.

This project will specifically be used to serve individuals experiencing homelessness who are aging, vulnerable, medically frail, in need of recuperative care, and/or have an underlying health condition or compromised immune system. Clients will be referred through homeless resource centers and from street outreach; priority will be given to clients deemed to be most vulnerable.

Shelter the Homeless is a nonprofit that has been serving our community for over thirty years. STH has a mission dedicated to serving individuals experiencing homelessness and working with partners to develop safe facilities and expand solutions to prevent and end homelessness in Utah. This project is an example of STH partnering with key organizations in Salt Lake County to provide a solution to this gap and ensuring this facility will be a resource for underserved communities. The STH Board of Directors, along with Laurie Hopkins, the executive director of STH, have been involved with the collaborative planning process for nearly 18 months to address the needs of those who are homeless in our community and will continue to support this project moving forward.

I support the use of critical Office of Homeless Services funding to meet the needs of individuals experiencing homelessness who will be impacted by this important project.

Please contact me directly with any questions.

Sincerely,



Harris H. Simmons, President
Shelter the Homeless, Inc.

12/9/2022

Utah Homelessness Council
Gail Miller and Whitney Clayton co-Chairs
140 East, 300 South, 2nd Floor, SLC Utah 84111



To Whom it May Concern,

On behalf of the Salt Lake Valley Coalition to End Homelessness (SLVCEH), we are pleased to provide this letter of support for Shelter the Homeless and their project Medically Vulnerable People (MVP) Interim Housing. The MVP project targets acquisition and rehabilitation of a motel to provide private and safe rooms to improve the health and housing outcomes of up to 200 individuals experiencing homelessness. The project will provide a permanent facility for a top priority need in our community, allowing for contagious disease mitigation and acute health care needs to be addressed in a non-congregate setting. These units will specifically be used to serve individuals experiencing homelessness who are aging, vulnerable, medically frail, in need of recuperative care, and/or have an underlying health condition or compromised immune system. Clients will be referred through homeless resource centers and from street outreach to the unsheltered, prioritizing vulnerability as identified through coordinated entry and tracked by HMIS. The SLVCEH further supports this service based on Crisis/Emergency Beds in a non-congregate setting, Housing, Health and Wellness which are philosophies and goals used by the SLVCEH to support the planning and projects to serve unhoused populations.

The SLVCEH is a body that facilitates community-wide planning to address homelessness in Salt Lake County. Multiple Salt Lake City and Salt Lake County housing plans identify these populations as in high need for affordable housing with associated services designed to promote stability and mental wellness. Shelter the Homeless provides a valuable service to Salt Lake County and we support the use of Homeless to Housing funding for this project.

Shelter the Homeless is a nonprofit that has been serving our community for over thirty years. Shelter the Homeless is dedicated to serving individuals experiencing homelessness and working with partners to develop safe facilities and expand solutions to prevent and end homelessness in Utah. Achieving this in part by being directly involved with the services and underserved communities listed in this application.

Shelter the Homeless has been involved with SLVCEH for multiple years, with Laurie Hopkins who is the executive director of Shelter Homeless, serving on SLVCEH Steering Committee. Shelter the Homeless has been involved with the collaborative planning process to address the needs of those who are homeless in our community and will continue to be involved. They have contributed valuable work to SLVCEH's goals, and are dedicated to providing essential and immediate housing to homeless individuals.

Again, The SLVCEH supports the use of Homeless to Housing funding for services to meet the needs of individuals experiencing homelessness and those who are aging, vulnerable, medically frail, in need of recuperative care, and/or have an underlying health condition or compromised immune system.

Please contact us if there is anything more you require.

Sincerely,

Rob Wesemann, CMHC
Co-Chair, SLVCEH
Executive Director

Shawn M. McMillen
Co-Chair, SLVCEH
Executive Director

