

MEMO

To: Carlton Smith, Finance Committee Chair
Date: December 30, 2015
Re: FY16 Housing Focus Area Allocation Request
Fiscal Year: 2016
Amount: \$350,000.00
Grantee: Juneau Housing First Collaborative
Project Title: Juneau Housing First Collaborative

REQUESTED MOTION:

Approve a \$

Assigned Program Officer: **Amanda Lofgren**

The following is excerpted from the prospective grantee's application.

Project Description:

Juneau Housing First Collaborative will provide 32 units of permanent supportive housing to the most vulnerable Juneau citizens, the highest users of emergency services, those experiencing chronic homelessness, and people who are most likely to die on the street. In addition to housing, the project will provide supportive services, including case management, mental health, community integration and more. The project will be co-located with the Front Street Community Health Center, so that residents can receive medical, dental, and behavioral care on site. In addition, the health center will serve non-residents in need.

The project consists of 32 units of housing in accordance with the housing first and harm reductions models of housing and service delivery. This includes kitchen that provides two meals per day, a community congregate area, front desk, 24 staffing, a garden, and offices for provision of services, and visitor accommodation, as well as a conference room. Supportive services will be provided, including case management, community integration, mental health services, addiction and recovery services, transportation assistance, life skills, and other supportive services. The housing will be co-located with a community health center, ensuring quick and convenient access to integrated medical care.

COMMUNITY COLLABORATION

Since the 2012 Vulnerability Index Survey, the Juneau Housing First Collaborative worked with Alaska Mental Health Trust and other partners to realize the project. This project has been in the planning stages since 2011, is well thought out and is an unrepresented collaboration of entities and individuals.

In the fall of 2014, Tlingit and Haida Regional Housing Authority contributed land to the project and the Glory Hole stepped up to coordinate the development efforts. A Juneau Housing First Collaborative 501 C 3 was formed.

Other partners include Alaska Mental Health Trust, AHFC, City and Borough of Juneau, Tlingit and Haida Regional Housing Authority, the Glory Hole, Juneau Alliance for Mental Health, Central Council of Tlingit and Haida Tribes, St. Vincent DePaul Society, Juneau Coalition on Housing and Homelessness, Bartlett Regional Hospital, Front Street Community Health Center, Downtown Improvement Group, and others. Virtually every stakeholder category is represented. Alaska Native entities are working for the project, as are State wide agencies such as AHFC and the Alaska Mental Health Trust. The City government is contributing over 3 million dollars in resources and technical assistance. Downtown business community supports this project, as does the local police department and the regional hospital. At the conditional use permit hearing over 25 people testified in support of the project and only one person testified against. Unlike other housing first project in the State, the Juneau project was awarded funding after just three hearings.

8 people, out of 50, interviewed during the 2012 Vulnerability Index survey have died. 2015 Vulnerability Index Survey identified over 40 chronically homeless individuals who are in immediate danger of dying on the street. Emergency services, jail, and the emergency room are overburdened with frequent visitors, people are sleeping and defecating on the street of downtown Juneau. There is clear need for this project. This project has been named a number 1 priority by the Juneau Coalition on Housing and Homelessness over the last 3 years and has been made a priority for the City and Borough of Juneau in 2014 and 2015.

90% of construction drawings are complete. Site is secured. Soils tests and engineering have been complete. 4.9 million dollars in capital and 500,000 in annual operating revenue have been secured. A functional operating proforma has been compiled. Draft operating manuals, staffing matrix, and policies and procedures have been completed.

EVALUATION CRITERIA

The project evaluation will consist of the following measures:

1. Successful completion of the project, including 32 units of housing, supportive service areas, and community health center.
2. Number of residents within 12 months after project completion. The number should be 32.
3. Completion of policies and procedures and supportive services in place.

SUSTAINABILITY

We are committed to sustainability. The project has a solid operating proforma and a dedicated board of directors consisting of City and Borough, Police Department, Hospital, and social service providers. Other partners include AHFC and Alaska Mental Health Trust, and Tlingit and Haida Regional Housing Authority, and the Juneau Community Foundation. The project

has secured an operating subsidy from AHFC, as SNHG funds and as vouchers. Additional operating funding has been committed by the Juneau Community Foundation, City and Borough of Juneau, and as in-kind support from Salvation Army (furnishing assistance).

WHO WE SERVE

The project will provide housing to 32 people who have experienced chronic homelessness for 9 years and longer, as well as 600 unduplicated clients of Front Street Community Health Center. All of the Juneau Housing First facility residents battle with many co-occurring disorders. Many experiencing such disorders on a severe level.

Front Street Community Health Center will serve up to 600 unduplicated patients, annually, in the expanded space, with expanded programming, including medical addiction treatment. It is estimated that at least 60 percent of all Front Street patients will be Alaska Mental Health Trust beneficiaries. Front Street Community Health Center provides integrated quality health care to everyone in need, those experiencing homelessness, and accepts Medicaid.

ESTIMATED NUMBER OF BENEFICIARIES SERVED EXPERIENCING

Mental Illness:	300
Developmental Disabilities:	100
Alzheimer’s Disease & Related Dementias:	50
Substance Abuse	32
Secondary Beneficiaries(family members or caregivers providing support to primary beneficiaries):	300
Non-Beneficiaries:	300
Number of people to be trained	32

BUDGET

Other Costs	\$350,000.00
Other Costs (Other Sources)	\$7,128,706.00
Other Costs Narrative:	Please see attached construction budget (including direct and indirect costs)

Total Amount to be Funded by the Trust	\$350,000.00
Total Amount Funded by Other Sources	\$9,850,000.00

Other Funding Sources	
City and Borough of Juneau (secured)	\$1,545,000.00
City and Borough of Juneau (pending) (this will awarded on 1/11/16)	\$1,800,000.00
Alaska Housing and Finance Corporation (secured)	\$3,000,000.00
Community Development Block	\$850,000.00

Trust

Alaska Mental Health
Trust Authority

3745 Community Park Loop, Suite 200
Anchorage, AK 99508
Tel 907.269.7960
www.mhtrust.org

Grant (State of AK) (pending)	
Indian Community Development Block Grant (US HUD) (pending)	\$1,200,000.00
Rasmuson Foundation (pending)	\$1,000,000.00
Juneau Community Foundation (secured)	\$250,000.00
The Glory Hole (secured) (secured)	\$130,000.00
Total Leveraged Funds	\$9,775,000.00