

Welcome Home, Inc.

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Project Summary

Provide a summary describing the proposed project. (500 word limit)

Welcome Home: A Community for Veterans will allow WHI to expand its emergency shelter and transitional living housing capacity for homeless Veterans from 10 male-only rooms to 32 efficiency apartments. The new WHI shelter will have dedicated units for female Veterans and Veterans with families. The women's section will include a separation corridor to better address the safety needs of female Veterans who may be suffering from Post-Traumatic Stress Disorder (PTSD), and those with children. Currently there are no emergency shelter services for female Veterans in Mid-Missouri, so this will address this under-served Veteran population. This facility will be ADA-compliant in all areas. Length of stay is <90 for emergency shelter residents, >90 days for transitional living residents. The VA Healthcare for homeless Veterans program has a 180 day time frame for eligible Veterans for example. The current ratio of emergency shelter to transitional living residents is typically 1-3 emergency shelter to 4-12 transitional living. Our WHI Rangeline shelter has operated at full capacity of 12 residents for much of this year to date, with two residents sleeping on sofas.

The new 2112 Business Loop 70 East location shelter/transitional living facility includes a WHI Supportive Services Center (SSC) which will be an attached building to the Phase I - II structures and will house WHI and VA SSC staff, and offer counseling rooms, computer lab, common "warming" kitchen with dining room and laundry facilities, day lounge sitting up to 14 people, and an outdoor patio. VAMC will have VA staff on the campus to increase access to VA services and clinicians in a more Veteran-centric approach. The Phase II building will include roll in showers for wheel-chair bound residents, 1 male unit and 1 female unit available.

In addition, Welcome Home Inc. will continue to operate its emergency shelter and transitional living program at 1206 Rangeline Street, providing 10 additional homeless Veteran's beds that will be used to house overflow or Veterans not covered by VA contracts.

This request is to support the building of Phases II and III which are expected to be completed between July 2016 and January 2018.

Drawings/Plans: (PDF format)

Upload plans/drawings of the selected site(s).

/document/download/filename/1430157877_27416_Final2015.pdf/

Site Pictures: (PDF Format)

Upload pictures of the selected site(s).

/document/download/filename/1430160634_27417_ACommunityforVeterans2014-12-10GeneralIPPT.pdf/

Letters of commitment: (PDF Format)

Upload letters of commitment from other funding sources of the selected site(s).

/document/download/filename/1430157877_27418_2015-04-20letterPeckhamWright.pdf/

Priority Need

Select the priority need(s) within the City of Columbia 2015-2019 Consolidated Plan that this project will address:

Mental Facilities, Training Centers for Youth, Facilities for Ex-Offenders, Facilities for Homeless/Near Homeless

Project Service Area: Will this project service individuals and households within the City of Columbia?

Yes

Number Served: How many individuals or households will this project benefit? What is the target population? Please provide data to support. (500 word limit)

Phase I will serve 13 VA contracted Veterans per day for the first 12 months. Phase II will serve up to 32 VA contracted Veterans per day. Phase III, the supportive services center, will serve both shelter residents and eligible Supportive Services for Veterans Families (SSVF)clients, up to 32 VA contracted shelter residents per day and up to 60+ SSVF clients per contract period (12 months). The center may also provide services to residents of Patriot Place. The targeted population is both homeless Veterans, male, female, and Veterans with families as well as SSVF clients, and where feasible and eligible, residents of Patriot Place.

Outcomes: Identify the specific, measurable and desired outcomes for this project. (500 word limit)

As part of its contracting processes with governmental agencies, Welcome Home has established a series of quality measures to track its performance and meet contract deliverables. These measures include: (1) WHI will provide access to safe and affordable shelter (100% of clients/Veterans will have access to safe and affordable shelter; Upon successful discharge, 70% of clients/Veterans will obtain safe and affordable permanent housing; Six months after discharge, 65% of clients/Veterans will have maintained permanent housing for ≥ six months or more); (2) WHI services will help clients/Veterans to search for, and obtain, safe and affordable permanent housing; and (3) Veterans served by WHI will demonstrate increased independence and self-sufficiency. Welcome Home Inc. is currently applying for grants to pilot unique service offerings through the Supportive Services Center to improve residents' financial stability and housing choices as well as reduce time needed to stabilize residents and start services through improved technology and resource management (platform-based resource directory/system).

Outcome Data: What data will be collected to evaluate the outcomes for this project? (300 word limit)

Number of homeless Veterans nights of shelter by sex, race, nationality, and discharge status. Number of homeless Veterans applications for shelter. Number of homeless Veterans approved for shelter. Number of homeless Veterans turned away/referred out and for what reasons. Housing and employment status 6 months, 12 months, 18 months, 24 months after discharge from WHI. Number of homeless Veterans by employment status pre and post admittance to Welcome Home programs, with possible tracking at 12 months post discharge. Case management time study is also envisioned to document time spent per resident to respond to resident care plan, including effectiveness and efficiency measures to improve both case

management and outcomes experienced by clients. Implementation of YELP-type provider service evaluation by clients is under consideration as well. WHI will use Homeless Missourians Information System (HMIS) for some data collection, and create separate databases where needed.

Environmental Impact

Describe how the proposed project will fit within the surrounding neighborhood:

1. Neighborhood amenities (400 character limit)

The project site is centrally located in the City of Columbia including: 13 major employers located within 1 mile of the project site; 22 major employers located within 2 miles of the site; 2 high schools, 1 middle school, and 5 elementary schools are w/in 5 miles of the site. Columbia College is located 1.3 miles, Stephens College is 1.5 miles, MU is 2 miles from the site. See Attachments.

2. Parking (400 character limit)

Parking will be designed and built pursuant to local Building Code requirements.

3. Traffic flow (400 character limit)

Traffic is not expected to be negatively impacted by the development, given that the density of users of the motel, when active, was approximately the same as projected density for both the shelter and Patriot Place.

4. Pedestrian access (400 character limit)

The project site is accessible to pedestrians, though the addition of sidewalk lanes along Business Loop 70 East will enhance pedestrian access and safety to nearby commercial and community amenities.

5. Property values (400 character limit)

Existing conditions at the Deluxe Inn are such that property values are negatively affected and not consistent with local values at large. The planned Veterans Campus will increase the value of the project site, as well as surrounding areas. The Campus plan will substantially rehabilitate and modernize the existing buildings, outdoor common spaces, and parking lots to create an attractive venue.

6. Public safety (400 character limit)

This project is expected to improve public safety through both new construction and 24/7 residency at both the shelter and Patriot Place, 24/7 staffing at the new shelter, and planned safety features/cameras/video at all points on the campus.

Site Control:

Does the organization have control of the site(s) for the project?

Yes

Neighborhood Consultation: Describe how the neighborhood been consulted regarding this project. (500 Word Limit)

Welcome Home convened a neighborhood meeting on April 23, 2014, with CHA and VAMC partners present. Thirteen persons attended the Neighborhood and Interested Parties meeting and the plan to create a campus for Veterans was well accepted. The only concerns expressed related to sewer and storm water capacities in the area. Neighbors to the SW reported ongoing sewer overflow issues in the area and concerns about water/sewer backups in basements. This information was shared with City Public Works and we will monitor our experience over time similarly.

Timeline:

Provide a timetable for completion of the project. List all commitments of funds and approvals that will be needed for the completion of the project and describe when any of these outstanding approvals and commitments will be in place.

Date: Sources of Funds Committed

12/31/2017

7. Noise (400 character limit)

Noise has been addressed through plan designs by both WHI and CHA. The WHI supportive services center will be at the front of our development, providing enhanced buffering capabilities. The campus is designed to present a secure, quiet neighborhood design and feel, with green space and new construction to minimize unnecessary noise levels.

8. Zoning and land use compatibility (400 character limit)

Zoning changes have been obtained for the WHI property.

9. Storm drainage (400 character limit)

Storm water drainage will be designed in compliance with the building and city codes/requirements. Little to no additional non-impervious asphalt or concrete will be added to the site. Existing green space to the rear of the site will be maintained as green space.

10. Soil erosion (400 character limit)

No soil erosion issues are known or anticipated.

11. Historic preservation impact (400 character limit)

No known historic preservation areas or structures will be affected by the project. The structures on the site are not historic in nature.

12. Access and availability of a sound sanitary sewer, water, electrical, and other services. (400 character limit)

All public utilities and services are currently available at the site. Improvements, if needed, will be made.

All Sources of Funds Committed

Efforts will be made to reach the total project goal by soliciting donations from multiple sources including foundations, municipalities, corporations, and individuals. AHAP and NAP tax credits are expected to raise \$1.8

million & \$500,000 respectively. Next, attack all foundations for capital grants, raising \$1 million and focus upon donors who can close the "gaps" once tax credits and grants are exhausted. Time frame to raise Phase II - III is 18 months or less, timed to correspond to new VA contract for services for 14-32 beds in Phases I-II. Bank line of credit is an option to close the "gap".

Date: Program or Architectural Design Complete

04/15/2015

Program or Architectural Design Complete

Phase I-III conceptual plans and schematics are complete and prepared by Peckham Wright, with input from Coil Construction and Crockett Engineering. WHI Board approved final design 4/15/15.

Date: Property Acquisition Complete

04/14/2015

Property Acquisition Complete

Closing occurred on April 14, 2015, between CHA and WHI at Boone Central Title Company.

Date: Start of Construction or Program Implementation

07/29/2016

Start of Construction or Program Implementation

We anticipate Phase I starting mid-2015, with Phase II being timed to open simultaneously with start of new VAMC contract for services. The new VAMC contract requires 12 - 18 months or longer to put in place. This corresponds to July 2016 (or later) to start construction on Phase II and Phase III.

Date: Program/ Construction Complete

12/31/2017

Program/ Construction Complete

Construction completion is tied to start of new VAMC contract. Current contract limits payment to just 13 of the 16 rooms in Phase I and no rooms in Phase II. WHI will start construction on Phase II timed to be completed as VAMC contract start date is identified. VAMC advises that new contracts take 12 - 18 months to finalize.

Date: Occupancy and Performance Reporting Complete

01/01/2018

Occupancy and Performance Reporting Complete

Phase II will open 12-18 months out from VA contracting process start for beds 14-32. Phase III will open by 1/31/2018. Phase II is a timed occupancy based upon the start date for the new VAMC contract. VA states that new contracting will take 12-18 months from date of expected occupancy provided to their contracting officer.

Previous CDBG/HOME Funding

Brief summary on previous City funding received, any funding remaining, and the measurable results from previous City funding. (500 word limit)

WHI continues to raise funds for Phase I, using both the WHI Capital Campaign Advisory Board and Executive Committee to handle MAJOR DONOR requests (corporate and individual) while WHI staff focus all efforts on foundation grants and special events. WHI has yet to draw down the FY 2014 and FY 2015 CDBG awards due to original campaign strategy for entire campus to get CHA fully funded as the anchor to the full campus "Welcome Home A Community for Veterans". Attention has now focused on raising \$1.3 million for Phase I Welcome Home shelter, and then continue raising funds for Phases II - III, women and families shelter and supportive services center. Additional delays: CHA not having a clean title to the entire property they purchased in 2014 for closing with WHI (finalized 4/14/15) and AHAP/NAP timing submissions (April 2015) which are now completed. Both tax credit programs are expected to jump-start overall MAJOR DONOR fundraising through September 2015. FY 2014 CDBG award will be drawn down by July 1st and, as fundraising increases with donors and foundation grants, WHI will draw down FY 2015 CDBG funding to help complete Phase I construction. Welcome Home: A Community for Veterans campaign strategy was to fully fund CHA Patriot Place as the anchor for the full campus, then focus attention on achieving \$3 million goal for Welcome Home shelter. CHA is fully funded, strategy now headed by Greg Steinhoff, chair, major donors, and his committee to achieve Phase I fundraising (\$1.3 million) by September 2015.

Program Personnel

Describe the personnel responsible for administering the program and operating the project upon completion.

The proposed program administrator to ensure compliance with HUD and City regulations and source of funding for this position. (400 character limit)

Sarah Grim, CEO, and members of the WHI Building Committee (Terry Roberts, RC Higgins, Wes Parker, Jenn Poeppelmeier, and Frank Martin), with financial assistance from Melissa Acton, CFO. WHI Board of Directors will ultimately be responsible for Welcome Home development and compliance.

For construction projects, the designated person or firm designing and inspecting construction projects. (400 character limit)

David Coil, Coil Construction, has been assigned as the lead for Coil Construction, the general contractor. Peckham Wright is the WHI architect and Crockett Engineering is the WHI civil engineer.

The designated persons providing financial management of the program (400 character limit)

Sarah Grim, WHI CEO, Melissa Acton, WHI CFO, and Wes Parks, WHI Treasurer will have organization oversight for the financial management of the program. Parks is President of First Midwest Banks. Parks has been named community bank president for First Midwest Bank for its two Columbia locations. Parks chairs the WHI Finance Committee and is co-chair of the WHI Building Committee.

Program Personnel Prior Experience

What is the prior experience of the organization's personnel with this type of project? Include the following: 1) Credentials, including resumes and

licenses necessary to accomplish the job. 2) Number of years of experience with this type of project; 3) List of representative projects completed in the past. (600 character limit)

Grim has 25 years' experience leading nonprofit health and human services organizations in Missouri, Ohio, and Florida. She has served as the Executive Director of the Missouri Children's Trust Fund and Missouri Coalition for Oral Health as well as CEO of the Missouri Patient Care Review Foundation, Greater Dayton Area Hospital Association and South Florida Hospital Association. During her tenure at the last three organizations, she was responsible for building new corporate offices and handling all aspects of the building design, funding, and build out in OH, FL, MO nonprofits.

Contractor Experience

Who are the service providers or contractors, if selected, and what are their qualifications? Include the following:

Credentials, including resumes and licenses necessary to accomplish the job. (PDF Format)

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Number of years of experience with this type of project (400 character limit)

Founded in 1975, Coil Construction started as a small commercial remodeling company in Columbia, Missouri and grew into a large commercial design/build corporation that works around the state of Missouri. Since that time, Coil Construction has served its local community by providing construction management services to such non-for-profits as: Woodhaven & St. Louis MERS Goodwill.

List of representative projects completed or services offered in the past. (400 character limit)

Food Bank of Central and Northeast Missouri, Woodhaven, MERS Goodwill, Brookfield Housing Authority, Central Missouri Shelter Enterprises, and several churches. Coil's most recent shelter construction project is the renovation of a women's half-way house on the 6th - 7th floor of a downtown St. Louis MERS Goodwill. Coil's housing construction experience includes: senior living for Terrace Apart.

Insurance that will be required of contractors. (400 character limit)

Builder's Risk insurance. Construction insurance = \$28,000. As General Contractor, COIL will require all contractors and subs to be licensed, certified, bonded, and trained.

Record Lock

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System Fields