



# WASHOE COUNTY VULNERABLE POPULATIONS

Amber L. Howell

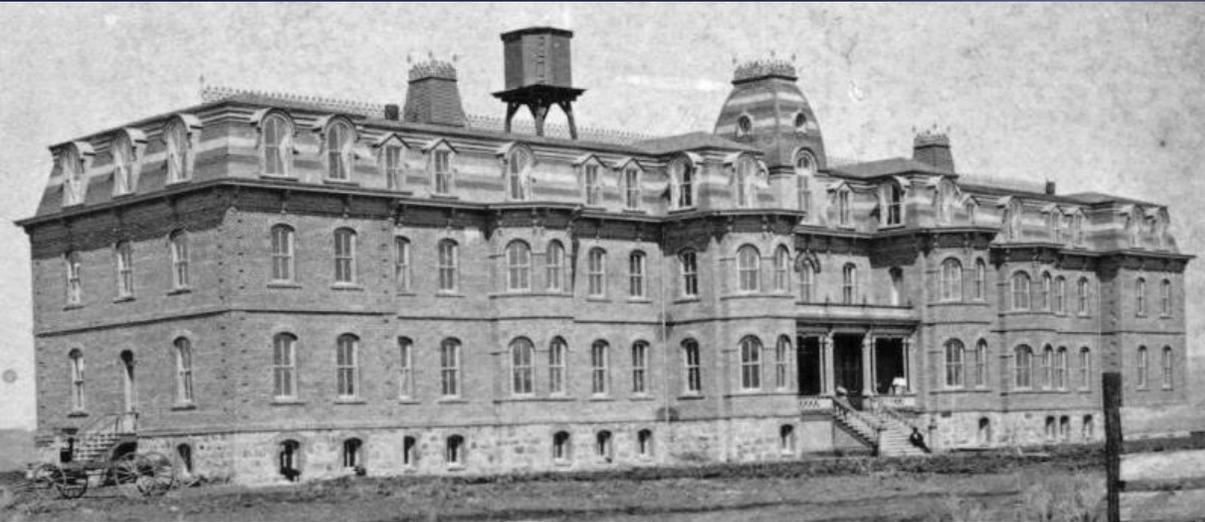


# The Our Place Project





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## CAMPUS HISTORY

92 acres of land located adjacent to the Truckee River were deeded to the State in the 1800's for the benefit of the mentally ill and disabled. The Campus was then 3 miles from Reno, as Sparks didn't exist until 1905.



# The Our Place Project

## THE BEGINNING

- Nevada Insane Asylum (known as building 1) opened its doors on July 1, 1882 (designed to house 160 patients).
- First patients ("148 poor unfortunates" as they were referred to) arrived by train at 4:30 am from Stockton, CA where they were previously sent/treated.
- Nevada counties admitted the "old, harmless, incurable, idiotic, and imbecile" patients to relieve the expense of caring for them.
- Working farm on the property through the 1960's including; alfalfa, fruit trees, vegetables, cattle, pigs, chickens, and dairy.

## CEMETERY

- Resting place for approx. 800 patients.
- Many buried in unmarked/unrecorded graves.
- Literally abandoned in life and in death.
- Buried between 1882 and 1949.
- First burial was 9/27/1882- William Place from Esmeralda County (Bright's Disease).
- Graves disturbed many times by construction.
- Graves dug up and moved/reinterred.
- Dedication of Monument 1/1/2011.

## LAKES CROSSING

- Funded in the 1973 legislature (CIP), completed in 1976.
- 56 bed secured forensic facility (determine competency, treat to competency, or housing for the NGRI population)



# Previous Board Actions

- **BCC 08/01/2017 RETREAT**

Presentation was made from HSA regarding the Our Place proposal and the significant initiative to address vulnerable populations in line with the County Commissioners strategic goals.

- **BCC 10/09/2018**

Recommendation to approve an Interlocal Lease Contract between Washoe County and the State of Nevada, to lease property located at the Northern Nevada Adult Mental Health Services campus (buildings 2A, 8C, 8 Central/South, 600, 601, 603 AND 604) for Washoe County programs that serve Northern Nevada's vulnerable populations. Maintenance and services related costs are approximately \$717,338 annually.

- **BCC 06/11/2019**

Presentation provided by HSA unveiling the final proposal of the Our Place initiative and the staffing plan.

- **BCC 06/11/2019**

Recommendation to approve the Building/Land Lease between Washoe County and the State of Nevada, adding two additional buildings (602 and 605), to lease property located at the Northern Nevada Adult Mental Health Services campus,.

- **BCC 08/27/2019**

Recommendation to: 1) approve Q&D Construction, LLC as the Construction Manager At Risk (CMAR) for the Northern Nevada Adult Mental Health System (NNAMHS) Homeless Housing Project, total construction project for \$10,400,000.00; and, if approved, 2) approve the initial Project Owner-CMAR Construction Agreement between Washoe County and Q&D Construction, LLC, for Guaranteed Maximum Price (GMP) #1 in the amount of \$3,336,181.00].



# Previous Board Actions

- **BCC 09/24/2019**

Recommendation to: approve the Owner-CMAR Construction Agreement between Washoe County and Q&D Construction, LLC, for Guaranteed Maximum Price (GMP) #2 for - Building 8 Central and Building 8 South of the Our Place campus Homeless Housing Project in the amount of [\$1,250,642].

- **BCC 10/8/2019**

Presentation from HSA updating the Commissioners on the Our Place progress and a presentation from Dee Schafer-Whitten, Executive Director, Soulful Seeds.

- **BCC 12/12/19**

Approved an additional 2,700,000 for unexpected construction costs to ensure the project is completed on time and residents can transition over to the new campus by the end of Fiscal Year 2020.

- **The BCC has also accepted and approved various donations for this project:**

- **BCC 09-18-18 Item 7B Accept Women's Crossroad Donation [\$225,000]**
- **BCC 02-19-19 Item 8A Accept Van Donation from Grace Church**
- **BCC 03-19-19 Item 7C3 Accept Van Donation from Grace Church VIN 1FBAX2CM1JKA96886**
- **BCC 04-16-19 Item 7B Accept Grace Church Cash Donation [\$300,000]**



# Project Team

**Project Lead:** Kimberly Schweickert

**Project Team:** Washoe County Human Services Agency & Washoe County Community Services Department

## **Key County & Community Partners:**

- Project Manager: William Wardell
- Prime Architect: Paul Cavin
- General Contractor: Q & D Construction
- Programming and Services: Kim Schweickert
- Lead Consultant: Perkins Group
- Overall Campus oversight: Amber Howell
- State Department of Health and Human Services
- State Lands
- State Public Works
- Washoe County Sheriff
- Washoe County Health Division
- Washoe County Comptroller
- Washoe County Budget Office



# Project Scope & Key Milestones

Major Milestones	Date Range
Signed a 15 year lease with the State of Nevada	December 15, 2018
Budget Approval for Construction of Our Place and staff	May 2019
Construction began at Our Place	September 9, 2019
Anticipated Construction Completion	May 15, 2019
Transition Woman, Children, families and Daycare to Our Place	May/June 2020



# CAMPUS DESIGN

## PROJECT DESIGN

The design agreement for Paul Cavin Architecture, LLC was approved by the BCC on April 23, 2019. The project was initiated with the strategy to deliver the project with three General Maximum Price (GMP) packages. As the design has been completed and phasing has been determined, there are now 5 GMP packages.

## PROJECT OBJECTIVE

To provide homeless housing and services. Washoe County Community Services Department is managing the planning, design, permitting, construction and post occupancy phases of development. Washoe County Human Services Agency will manage operations for this essential community function upon completion of construction.



# MAKING OUR WAY

As of September 9, 2019, the Campus broke ground. We are half way through building renovations and are excited to implement a new model for woman, children, families for individuals experiencing homelessness in our region.

## **GMP DESIGN PLANS:**

**GMP1: Buildings 8C, 603 and 604**

COMPLETED

**GMP2: Building 8**

COMPLETED

**GMP3: Buildings 602, 605 (600 and 601 Demo)**

COMPLETED

**GMP4: Site Improvements**

COMPLETED

**GMP5: Buildings 600 and 601**

COMPLETED



# STAFFING PLAN

## Approved Staffing Plan for NNAMHS Campus - FY20 Budget

Human Services Program Manager	1
Behavioral Health Coordinator	1
Human Services Supervisor	2
Human Services Case Worker III	11
Human Services Support Specialist II	5
Mental Health Counselor II	1
Technology Project Coordinator (TS Position)	1
Senior Business Systems Analyst (TS Position)	1
Facility Technician (CSD Position)	1
Maintenance Worker (CSD Position)	1
<b>TOTAL New Positions</b>	<b>25</b>



# GMP CONSTRUCTION & ESTIMATED TIMELINE

## **GMP1: Buildings 8C, 603 and 604**

8C Construction: 9/9/19 – 3/15/20

603 Construction: 9/24/19 - 3/2/20

604 Construction: 10/22/19 – 3/20/20

## **GMP2: Building 8**

Building 8 Construction: 9/25/19 – 4/14/20

## **GMP3: Buildings 602 and 605 (Assumption of relocation of existing occupants for concurrent construction)**

602 Construction: 11/01/19 – 5/15/20

605 Construction: 11/01/19 – 5/15/20

## **GMP4: Site Improvements**

Site Construction: 10/25/19 – 1/31/20

## **GMP5: Buildings 600 and 601**

600 and 601 Construction: 11/22/19 – 5/15/20

*\*Important to note that these estimates were made PRIOR to construction starting and assuming there are not significant areas that are identified in addition to current understanding once work has started.*



# STATE BENEFITS

- Campus will have 24/7 Security on Campus to enhance safety and minimize loitering.
- Washoe County is financing and remodeling Building 8 Central/South for ADSD staff to reside permanently.
- Washoe County has donated space at the Washoe County Complex on 9<sup>th</sup> Street for ADSD staff this past year until staff can be relocated to Building 8 Central/South.
- Washoe County Sheriff's Office donated an inmate crew for 3 weeks to clean up the campus, trimming, weed removals and landscape enhancement on the entire South side of the NNAHMS Campus.
- Washoe County has financed and completed temporary data drops and electrical needs in Building 1 for temporary office space for ADSD staff in transition.
- State of Nevada will receive \$11 million of investment in buildings that were being left to depreciate.

**The Collaboration between the State of Nevada and Washoe County has been tremendous!**



# NEEDED GOALS & OUTCOMES

## RESIDENTS' GOALS & PLANS

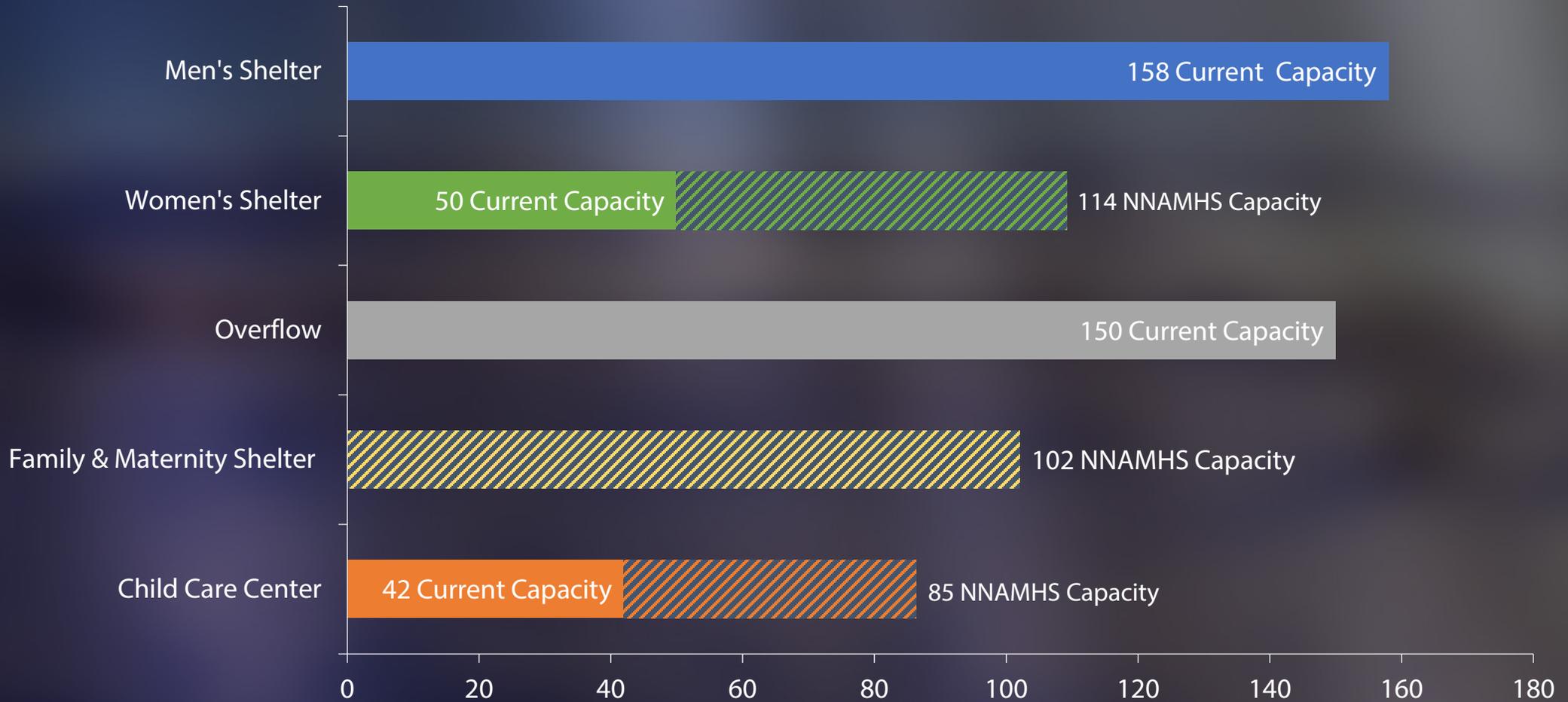
- Access to mental health and substance abuse resources
- Decrease admission to jail and emergency room stays
- Preservation of families to prevent foster care placements
- Be self supporting and have a productive life
- Get an education
- Maintain stability
- Find and keep employment
- Help others in same circumstances
- Reconnect with family/friends

## WHAT RESIDENTS' NEED TO LIVE INDEPENDENTLY

- Housing
- Employment
- Medical and Mental Health Assistance
- Transportation
- Program and Service Availability
- Vocational Rehabilitation



# CURRENT & FINAL STRUCTURE





# FUTURE OPPORTUNITIES & EXPANSION NEEDS

- Opportunity to have a therapeutic Garden installed by Soulful Seed to bring additional color and life to the Campus while providing therapeutic benefit to the residents.
- Transitional housing development to address affordable housing challenges – Possible location is the 6 acre parcel at the Northwest corner of the Campus.
- Opportunity for on-campus health care. Possible agencies to partner with include the University of Nevada School of Medicine or an FQHC such as Community Health Alliance.
- Improved Employment and Training services for Homeless / possible relocation of DETR staff onto Campus and to the Records Street/CAC area.



# OUR PLACE ONE SHEET

## OUR PLACE

### UNLOCKING A BETTER TOMORROW

In Washoe County, all sheltered homeless residents are housed in one location. These mixed populations create issues in an already-challenged environment for those facing homelessness. Our Place will separate populations with the goal of reducing assault, human trafficking, and property theft while providing a tailored approach for each population.

In an effort to identify barriers and address root causes of homelessness for women and families, the Washoe County Human Services Agency (HSA) partnered with the State of Nevada's Department of Health and Human Services to renovate existing buildings on the State Campus to accommodate and serve individuals experiencing homelessness using a different model.

Our Place is an outcome-based campus designed to create a safe and stable environment where women and families who are experiencing homelessness are treated with dignity and respect while being connected to services.

Out of 273 small communities across the nation, the Reno/Sparks/Washoe County Continuum of Care was ranked 2nd to worst.

This ranking looks at several metrics for improved outcomes like lower recidivism rates, increased income and fewer days spent in the shelter before transitioning to more stable housing.

### CURRENT SITUATION

### RENO/SPARKS POINT IN TIME COUNT

Year	Unsheltered People	Sheltered People
2016	120	869
2017	80	1,026
2018	184	1,008
2019	226	1,030

Source: National Homeless Information Project, 2017 Performance Ranking of Homeless Continuum of Care

### FOCUSING ON SUCCESS

Case Management provided by Washoe County HSA for the Family Shelter at the Community Assistance Center (CAC) and Temporary Assistance for Displaced Seniors (TADS) creates successful outcomes.

80% SUCCESS RATE

5% RECIDIVISM RATE

Source: Family Shelter & TADS Program Statistics

### MAKING A CHANGE

Our Place's objective is to create a pathway to success by separating populations, expanding programs, removing barriers and providing necessary resources to help residents transition from homeless to housed.

**\$20,000,000** in Our Place.

Washoe County has invested

**SERVICE BARRIER REMOVAL**

- Secure campus
- Personal belongings storage
- Increased length of stay
- Pets allowed
- Transportation assistance

**INTENSIVE INTAKE & DIVERSION PROGRAMMING**

- Data collection and case management via provider shared system (Good Grid)
- Providing services to those not staying on campus

**COMPREHENSIVE & COLLABORATIVE CASE MANAGEMENT**

- Personalized, task-driven case planning with accountability
- Wrap-around services in partnership with community partners
- Continued case management after moving out

**SIGNIFICANT BENEFITS & ADVANTAGES**

- Increased women's shelter capacity (30 to 114)
- Increased day care slots (40 to 80)
- Increased bed availability at men's shelter

## SUCCESS STORIES

### MEET JANE

Jane, a 24-year old mother was referred to the Human Services Agency (HSA) victim advocate after a domestic violence incident occurred in the presence of her three young children.

Jane expressed never knowing she could receive help and felt stuck due to her circumstances. Once she realized support was available, she was empowered to leave the abusive relationship. Jane was placed into an emergency motel and soon after relocated to the family shelter.

Working with her HSA case manager, Jane was connected to a program through the Community Services Agency that provided on-site training in various fields for employment opportunities. Jane's interests leaned toward child care, so she participated in a paid internship through the Boys and Girls Club Early Learning Center. This gave her the needed experience that eventually lead to a permanent position within the same facility.

During this time, Jane also worked with the family shelter case manager who connected her with several community resources, benefits and medical aid. She eventually was approved for housing assistance through the Permanent Supportive Housing Program and successfully moved out of the shelter.

A year later, Jane's 3-year old daughter was hospitalized with Leukemia and there were reports of her abuser trying to force his way back into her life again. Due to HSA remaining in her life with on-going case management and support, she was able to maintain safety and stability for herself and her children. Otherwise, they could have been in a fundamentally dangerous situation...alone, struggling to survive and potentially returning to their abuser.

### CASE MANAGEMENT IS KEY

This is just one example of how support and services help families in need, and ongoing case management successfully helps families maintain stability, allowing them to overcome homelessness and remain housed.

### MEET SALLY

Sally, a 63-year old woman had been homeless in our community since being evicted from low income housing in 2017. She also had bouts of health issues that exacerbated her homelessness.

Sally would occasionally stay at the Reno shelter, but for safety and protection of her personal property, she preferred living along the river. She thinks case managers did what they could for her but believes she just "fell through the cracks". Eventually, Sally sought services through Temporary Assistance for Displaced Seniors (TADS) and has had a huge turn-around. She no longer roams aimlessly around town, says TADS provides a safe environment with a secure place to keep her important belongings. She also is pleased that she has access to caseworkers whom, through intensive casework, help keep her goals of permanent, affordable housing and income on track.

Sally finds the mission of TADS extremely beneficial. She is appreciative that TADS is safe, puts in the time to support her and her needs, is constantly improving programs and finds ways to assist people in solving their problems. She believes TADS cares about her interests and puts effort into seeing her succeed.

**"I FELL THROUGH THE CRACKS."**

For more information on OUR PLACE, please visit the Washoe County Human Services Agency website at [washocounty.us/hsa](http://washocounty.us/hsa)



# QUESTIONS

