

Request for Legislative Action

Res. #20927
Sponsor: Tony Miller
Date: April 18, 2022

Completed by County Counselor's Office

Action Requested:	Resolution	Res.Ord No.:	20927
Sponsor(s):	Tony Miller	Legislature Meeting Date:	4/18/2022

Introduction

Action Items: ['Authorize', 'Transfer']

Project/Title:

Transferring \$1,000,000 in American Rescue Plan- Disadvantaged Communities (Fund No. 050); and Authorizing the County Executive to execute three contracts with Metro Lutheran Ministry (\$370,000), Restart Inc.(\$455,000), and Community Services League (\$175,000) for the purpose of addressing homelessness in Jackson County

Request Summary

This resolution awards \$1,000,000 in Jackson County American Rescue Plan funds targeted for support of disadvantaged communities to three agencies directly involved in the provision of homeless prevention in Jackson County. These three agencies were identified after an RFP process conducted by the Housing Resource Commission and referred to the County Executive for American Rescue Plan funding. The County Executive's Office subsequently asked these three agencies for more specific proposals. The three requests totaled \$2,010,000 with the intent to award \$1,000,000 from ARPA funds.

A total of \$455,000 will be provided to ReStart Inc. of Kansas City to add 20 permanent beds to their downtown shelter facility. It is hoped that the Jackson County contribution will be matched by other philanthropic or governmental agencies to fully fund the requested 40 permanent bed expansion. A total of \$370,000 will be provided to Metro Lutheran Ministry to provide funding for homeless individuals and families needing assistance with utility and rental deposits to be able to move out of shelters and into permanent housing. Lastly \$175,000 will be provided to Community Services League of Independence for one-year of support for their Bridge Housing Program. Up to 8-10 1 and 2 bedroom units will be made available to Jackson County residents needing assistance to move from homelessness to permanent housing

This resolution further authorizes the County Executive to enter into agreements with these three agencies.

Contact Information

Department:	County Executive Office	Submitted Date:	4/12/2022
Name:	Troy Schulte	Email:	TSchulte@jacksongov.org
Title:	County Administrator	Phone:	816-881-1079

Request for Legislative Action

Budget Information			
Amount authorized by this legislation this fiscal year:			\$1,000,000
Amount previously authorized this fiscal year:			\$50,000
Total amount authorized after this legislative action:			\$1,050,000
Is it transferring fund?			Yes
Transferring Fund From:			
Fund:	Department:	Line Item Account:	Amount:
050 (American Rescue Plan Fund)	7801 (ARPA Disadvantaged Communities)	56790 (Other Contractual Services)	\$1,000,000
Transferring Fund To:			
Fund:	Department:	Line Item Account:	Amount:
050 (American Rescue Plan Fund)	7001 (Housing Resource Commission)	56789 (Outside Agency Funding)	\$1,000,000

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
5574	November 29, 2021
Prior Resolution	
Resolution:	Resolution date:
20883	February 22, 2022

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
In Compliance	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Not bid - not reviewed	
MBE:	.00%
WBE:	.00%

Request for Legislative Action

VBE: .00%	
Prevailing Wage	
Not Applicable	

Fiscal Information
<ul style="list-style-type: none">Funds sufficient for this appropriation and/or transfer are available from the source indicated on the budget information tab.

History
<p>Troy Schulte at 4/12/2022 1:43:06 PM - [Submitted Anne Collier - restarting due to error. Original comments are below:Troy Schulte at 4/12/2022 1:43:06 PM - [Submitted]Department Director: Sylvya Stevenson at 4/12/2022 2:02:45 PM - [Approved]Finance (Purchasing): Barbara J. Casamento at 4/12/2022 3:22:39 PM - [Not applicable]Compliance: Katie M. Bartle at 4/12/2022 4:33:42 PM - [Approved]Finance (Budget): Sarah L. Matthes at 4/13/2022 7:39:34 AM - [Approved Fiscal Note Attached]Executive: Troy Schulte at 4/13/2022 9:37:16 AM - [Approved]Legal: Elizabeth Freeland at 4/13/2022 3:14:00 PM - Returned for more information. Adjust action item to transfer and authorize only. Thanks!Troy Schulte at 4/13/2022 3:36 PM - [Submitted Box unchecked]</p> <p>Department Director: Sylvya Stevenson at 4/14/2022 10:30:55 AM - [Approved]</p> <p>Finance (Purchasing): Barbara J. Casamento at 4/14/2022 11:05:21 AM - [Not applicable]</p> <p>Compliance: Katie M. Bartle at 4/14/2022 11:15:36 AM - [Approved]</p> <p>Finance (Budget): Sarah L. Matthes at 4/14/2022 11:29:04 AM - [Approved]</p> <p>Executive: Troy Schulte at 4/14/2022 11:48:07 AM - [Approved]Legal: Elizabeth Freeland at 4/14/2022 12:02:47 PM - Approved.</p>

Fiscal Note:

Funds sufficient for this transfer are available from the sources indicated below.

PC# _____

Date: February 14, 2022

RES # _____
eRLA ID #: 477

<u>Org Code/Description</u>	<u>Object Code/Description</u>	<u>From</u>	<u>To</u>
050 American Rescue Plan Fund			
7801 ARPA Disadvantaged Communities	56790 Other Contractual Services	\$ 1,000,000	\$ -
7001 Housing Resource Commission	56789 Outside Agency Funding	-	1,000,000
_____	_____	_____	_____
_____	_____	_____	_____
		<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>

Fiscal Note:

This expenditure was included in the Annual Budget

PC# _____

<u>Org Code/Description</u>	<u>Object Code/Description</u>	<u>Not to Exceed</u>
050 American Rescue Plan Fund		
7001 Housing Resource Commission	56789 Outside Agency Funding	\$ 1,000,000
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
		<u>\$ 1,000,000</u>

APPROVED
By Sarah Matthes at 7:37 am, Apr 13, 2022

Budget Office

**Community Services League
Jackson County Housing Resources Commission ARPA Funding
Response to Request for Proposals**

Background and Experience

Founded in 1916 – 106 years ago – Community Services League (CSL) is the largest and most comprehensive social service agency serving Eastern Jackson County. CSL's mission is to assist communities in reaching their potential by providing immediate relief to people in need, assessing their situations, and providing solutions that lead to economic stability. We know that a crucial pillar of stability is housing, and CSL is the lead agency in Eastern Jackson County addressing the needs of residents who are homeless or at-risk of losing their housing. CSL has a long history of serving households of all sizes, compositions, and barriers to remain stably housed and work toward long-term stability.

CSL has successfully executed three Permanent Housing grants through the Office of Housing and Urban Development's (HUD's) Continuum of Care (CoC) programming, which provides longer term housing for the communities most vulnerable individuals. We are also adept at shorter term rapid rehousing, which aims to stabilize and move households to self-sufficiency more quickly. Between these two housing types, CSL currently supports over 80 households through the following tools:

- Medium- and long-term rental assistance
- Dedicated housing case managers who assist in finding affordable safe housing, obtaining mainstream and private benefits, accessing healthcare needs, transportation, housekeeping, etc.
- Employment coaches who assist clients with obtaining and retaining employment for those who are ready and able to work
- Financial coaches who work with households to create and follow budgets and work on credit repair and asset building
- Providing basic needs such as food, clothing, personal care items, and seasonal needs.

Since the beginning of the COVID-19 pandemic crisis, CSL has been on the front lines to serve neighbors who have been impacted by the virus. CSL offices have remained open and have consistently experienced a 300-400% increase in requests for service. We have sought out and successfully executed COVID-related grant funds in order to keep Eastern Jackson County families stably housed and basic needs met during the pandemic event. While CSL has worked hard to quickly mobilize to assist our neighbors, rental assistance programs such as ERAP and SAFHR are inundated with applicants and for some neighbors, assistance does not come in time to prevent eviction.

Housing in the Community and Gaps in Available Services

The Kansas City Metro area sees approximately 1,800 people experiencing homelessness on any given night. The Independence Housing Authority alone had 4,376 households waitlisted in 2021. The waitlist for HUD funded housing programs is bottlenecked, and only those homeless households with the most vulnerabilities will receive housing. Households often wait a year or more to be selected for voucher or

**Community Services League
Jackson County Housing Resources Commission ARPA Funding
Response to Request for Proposals**

housing program spots and by then, the households' circumstances have significantly deteriorated. When a household has finally been selected for an available spot, it is often difficult to locate them and this lengthens the process significantly. In addition, the emergency shelter system is overburdened, and time spent in the homeless service delivery system is costly.

Put simply, there are not enough available programs with which to assist Jackson County residents who are homeless or are at risk for homelessness. Community Services League continuously seeks out all available funding sources to help increase our capacity to assist vulnerable households. This opportunity through American Rescue Plan funds will help fill a serious gap in the housing continuum.

Proposed Project - CSL Bridge Housing Pilot

Too many households continue the traumatic cycle of homelessness while languishing on a wait list. The community is in desperate need of an interim housing opportunity that would allow households a safe and sanitary unit of their own while they await a more permanent housing solution.

CSL intends to take our learning from our permanent and rapid rehousing programs and implement a Bridge Housing Program. We will prioritize our neighbors in Independence and Eastern Jackson County, who struggle with access to many of resources that are situated in downtown Kansas City.

What this program will look like:

- Priority will go to single member households experiencing category 1 homelessness (defined by HUD as a person(s) living in a place not meant for human habitation) in Independence and Eastern Jackson County who have experienced hardship due to the COVID-19 pandemic
- Neighbors in Bridge Housing must be willing to work with staff to create a housing goal (housing program, public housing, etc.) Staff will ensure that the neighbor qualifies for an existing housing opportunity
- CSL will provide up to 24 months of rental assistance for households in bridge housing
- Neighbors in bridge housing will be offered the opportunity to engage in CSL's income and employment support programs
- The bridge housing program will operate in alignment with Housing First, which does not require readiness standards (sobriety, engagement in treatment or mental health services, etc.) and incorporates client choice.
- A dedicated Housing Case Manager will provide regular case management and ensure that neighbors are working towards their permanent housing goals
- Housing Case Managers will also work with homeless households who are not enrolled in the Bridge Housing Program to access resources / housing systems navigation.

**Community Services League
Jackson County Housing Resources Commission ARPA Funding
Response to Request for Proposals**

Measurable Outcomes

- Enroll 12 homeless households into Bridge Housing Program
- 85% of neighbors will successfully transition into permanent housing opportunities after 24 months of Bridge Housing services
- 75% of neighbors will increase or maintain earned income
- 30% of neighbors will work with SOARS trained staff to complete benefit applications
- 100 homeless households in Eastern Jackson County (not enrolled in Bridge Housing) will receive assessment and connection to resources / systems navigation services

Funding Request and Length of Investment

Community Services League respectfully requests a grant of \$350,000 to support the Bridge Housing Pilot Program. The length of the investment is two years - \$175,000 per year.

Program Budget

Line item	Project Funding	
	A. Year 1	B. Year 2
Short/medium term rental assistance - 8 1-bedroom units @ \$857 per unit X 12 months= \$82,272 - 2 2-bedroom units @ \$1021 per unit X12 months= \$24,504	\$106,776	\$106,776
Case Manager Salary - 1 FTE Housing Case Manager @ \$43,000 annually	\$43,000	\$43,000
Case Manager Benefits - 1 FTE @ 23% of annual salary= \$9,833490	\$9,890	\$9,890
Assistant Vice President of Housing Services Salary - .15 FTE @ \$50,400= \$7,560	\$7,560	\$7,560
Assistant Vice President of Housing Services Benefits - .15 FTE @ 23% of annual salary=\$11,592 - \$11,592 @ .15FTE =\$1,739	\$1,739	\$1,739
Client Assistance - \$603 per household for vital documents, household items, etc.	\$6,035	\$6,035
Total Request per Year - \$175,000 per year for two-year operation = <u>\$350,000</u>	\$175,000	\$175,000

**Community Services League
Jackson County Housing Resources Commission ARPA Funding
Response to Request for Proposals**

Total 2 Year Request		\$350,000
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Sustainability

In order to support and sustain all of our services and programs, CSL writes 75-100 grant and contract proposals per year. We host three large-scale and several smaller-scale fundraising events annually and have a robust individual fundraising plan that targets supportive community members and businesses. Specific to the Bridge Housing Program, CSL is in discussions with two of the largest foundations in Kansas City who are interested in supporting and sustaining this work.

Metro Lutheran Ministry
American Rescue Plan – Jackson County

Scope of Services

Founded in 1971, Metro Lutheran Ministry (MLM) is a Missouri 501(c)(3) nonprofit social service agency serving low-income individuals and families in the urban areas of Jackson, Clay, and Platte counties in Missouri, and Wyandotte & Johnson Counties in Kansas. The agency has 30 paid staff persons, over 1,700 volunteers, and five locations which serve thousands of people each year. In FY 2021, MLM assisted over 38,000 individuals through various services and programs. MLM serves people of all ages, races, ethnicities, and spiritual affiliations. MLM's mission states: "With abiding faith in the intrinsic value of all God's children, Metro Lutheran Ministry connects those in need with food, housing, health care, education, employment services and other resources in order to nurture greater hope, health, opportunity and peace."

For five decades, MLM has pioneered emergency assistance and housing programs, some of which have become successful, stand alone non-profits such as Harvesters Community Food Network, Sheffield Place (transitional housing for women & children), Parvin Estates (low-income apartments), and Kansas City Community Gardens (gardening materials/education for low-income groups to grow their own food). MLM has been a key member of the Kansas City economic safety net for low-income and homeless families for 50 years. MLM provides the following programs and services to the Kansas City community through its three Community Assistance Centers (CACs) located in Jackson and Clay counties in Missouri and Wyandotte County in Kansas:

- Food assistance through three traditional food pantries, a mid-town fresh produce mobile pantry, and free Saturday breakfasts in Kansas and Missouri;
- Christmas store;
- Emergency housing assistance through utility/rent/mortgage/hotel payments;
- Minor Home Repair program;
- Case management;
- Employment services;
- Financial coaching;
- Homelessness Prevention for at-risk households;
- Affordable supported housing through Eileen's Place;
- Permanent Supportive Housing program; for those experiencing chronic homelessness/mental illness/substance abuse; and
- Rapid Re-Housing for literally homeless households.

As a leading provider of emergency housing stabilization assistance in the metro area, and having successfully administered over \$1,500,000 in federal CARES Act assistance in 2020, and over \$5M in ERAP and ARPA in KCMO, Clay & Wyandotte Counties in 2021, MLM is uniquely situated to quickly and efficiently serve the needs of Jackson County households facing a housing crisis. **MLM has the capacity to administer an additional \$750,000 or more in federal ARPA funds for Jackson County**, adhering to guidelines put in place by the U.S. Department of the Treasury, and any additional guidelines the County may implement. Services will be provided to eligible households of Jackson County through MLM's community assistance center locations in Kansas City, MO in Clay & Jackson Counties.

In accordance with U.S. Treasury Guidance, and outlined in the attached budget, MLM will provide the following homelessness prevention and mitigation services to residents of Jackson County, Missouri:

- Rent, rental arrears, mortgage, mortgage arrears, utilities and home energy costs, utilities and home energy costs arrears, and other expenses related to housing, including hotel/motel. The payment of existing housing-related arrears that could result in eviction of an eligible household, and payments to assist in obtaining housing to end a household's homelessness is prioritized. Housing stability services provided to assisted households include connections to mainstream benefits and internal and external resources, including food, ID, medical, dental, and other basic needs services. Other COVID-19 mitigation services that may be provided to eligible clients include PPE, personal hygiene items, pre-packaged food, etc.
 - **\$675,000 total Direct Assistance**
- Housing stability services and administrative costs include case management salary and benefits, administrative and accounting staff time and administrative costs.
 - **\$75,000 total services/administrative**

Housing related assistance provided to an eligible household will not be duplicative of any other federally funded rental assistance provided to such household. An application for assistance may be submitted by an eligible household directly to MLM. Households experiencing homelessness or imminently at-risk of homelessness will be prioritized for assistance.

ARPA funds will be integrated into existing homeless assistance programming provided by MLM, and are understood to be non-renewable, temporary in nature, to assist in addressing the immediate needs of those served during the COVID-19 pandemic.

Reporting will be provided by MLM to Jackson County, MO on a basis determined by the County.

MLM Staff Contact: Becky Poitras, VP/Assistant Executive Director

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Email: beckypoitras@mlmkc.org

Address: 3031 Holmes, KCMO 64109

FEIN: 43-0970991

DUNS: 084890904



Housing is healthcare and while that has always been true, the realities of homelessness in the healthcare context have come to light during the worldwide COVID-19 pandemic. According to the Robert Wood Johnson Foundation “People experience trauma on the streets or in shelters which has long-standing adverse impacts on psychological (and physical) well-being. These and other challenges can result in persistently high healthcare expenditures due to emergency department and inpatient hospital use. Residential instability is associated with health problems among youth, including increased risk of teen pregnancy, early drug use and depression.”

One hundred percent of those served by reStart, Inc.’s Emergency Shelter, live at or below the federal poverty level and experience multiple co-morbidities such as obesity, high blood pressure, diabetes and other chronic conditions that put them at high risk of death.

Poverty, unemployment, and lack of affordable housing are commonly recognized causes of homelessness. These risk factors can be exacerbated by personal vulnerabilities such as mental and substance use disorders, trauma and violence, domestic violence, justice-system involvement, sudden serious illness, divorce, death of a partner, and disabilities.

reStart’s Emergency Shelter is the only continuous emergency shelter operating in Jackson County. Continuous sheltering means that people are not just provided overnight shelter, they are provided 24/7 shelter for 45-90 days while they work closely with a case manager on a housing plan. Almost 80% of people exit from reStart’s programs into stable housing. The model of continuous shelter with the proper wrap around support of case management, access to mental health, substance use treatment and employment services is an effective strategy to ending homelessness.

The 2021 Point in Time count revealed that 986 individuals, including families and children, were experiencing homelessness in Jackson County. Over 400 were unsheltered and on the street. We know the Point In Time Count underrepresented the number of people experiencing homelessness in Jackson County due to the pandemic and the eviction moratorium.

reStart, Inc. is one of two emergency shelters in Jackson County that serves families and children. reStart, Inc. received over 570 calls specifically for family shelter from January through September 2021; with 42% of those calls happening in August and September, after the eviction moratorium was lifted. Families continue to be the most at risk of homelessness and are the most impacted by the economic ripple effects of the COVID-19 pandemic.

Even with the rental assistance that has been administered it has not been enough to keep all households housed, we must now focus on re-housing them. reStart is highly skilled at utilizing every community resource and relationship to house even the most challenged households. We work to ensure that there will be true housing stability for each household. Emergency Rental Assistance is intended to be the Prevention tool for homelessness amid the pandemic and for the first time in history it is being funded at a level to make a significant impact.

Unfortunately, interim housing/shelter has not been funded at an appropriate level to meet the high demand. For all of those who still became unhoused despite best efforts to prevent it, we must have an option. By funding shelter at the highest capacity possible and continued work being done on affordable housing we can make an impact together. This will take time, but in the interim we can support people in a safe environment with access to all the wrap around support they need to exit homelessness.

As we continue to move thru the pandemic we continue to see persons experiencing homelessness be infected with COVID-19 at higher and higher rates. reStart has operated a COVID Positive hotel program since August 2021 and the number of people needing the hotel in December doubled and in January it tripled. Over 200 people have been served at the hotel since August.

reStart does operate as a congregate setting at our main location, however there are no more than two people to each room and we have continued a mask mandate in the building since March of 2020. Those efforts have resulted in less than 10 clients contracting COVID-19 and there has been zero transmission from one person to another since March 2020. Congregate settings with the proper precautions and design can continue to serve and mitigate the spread of COVID-19 and be highly effective at ending homelessness. We have proven it is not necessary to place people in hotels with limited to no support.

reStart's Street Outreach Teams have continued to serve people throughout the pandemic, now more than ever it is critical to be able to have an interim shelter option to offer to people living on the street and in encampments. Over the course of the pandemic reStart has mapped encampments across Jackson

County and we saw encampments grow from 100 to over 175 over the course of 2020/21.

Expanding reStart's Shelter capacity will assist outreach teams in being more successful in getting people to exit camps and enter into shelter with a goal of obtaining and exiting to permanent housing. The only way to reduce encampments is to ensure there is appropriate access to interim shelter and a pathway to permanent housing.

reStart's Emergency Shelter operates as a hybrid interim transitional or supportive housing program which helps to stabilize people with mental health issues and substance use disorders who are experiencing homelessness. Shelter programs that are continuous and focused on housing can help address the root causes of homelessness through a range of essential recovery support services, including mental and substance use disorder treatment, employment, and mainstream benefits.

reStart is requesting support from Jackson County to expand shelter bed capacity at our main location at 918 E. 9th Street, Kansas City, Missouri. We have capacity to offer 40 additional shelter beds while still maintaining no more than 2 people to a room. This will allow us to bring 40 people at a time off the street and into a safe haven where they can focus on exiting homelessness. People typically exit reStart in 45-90 days, this will allow us to serve a minimum of 160 people over the course of 12 months.

When we leave people on the street they must live in survival mode, this does not allow people to think about anything other than meeting their basic needs every day. Desperate people do desperate things and the street becomes a game of survival of the fittest which is why we have continued to see violent crime continuing to increase. When we can provide a safe haven that meets a person's basic needs of food, shelter and safety they can begin focusing on taking the steps needed to change their situation. With a case manager by their side they will be sure to succeed.

It will take approximately \$908,000 to support all 40 beds/160 people; an average of \$5,678 per person. Our agency and team are very experienced and highly successful at assisting people in overcoming their housing barriers and exiting people out of homelessness and into safe, stable, affordable housing so they can thrive.

More and more agencies that support very vulnerable populations are reducing capacity or closing all together due to labor shortages and an inability to meet compliance requirements. As this continues to happen over the course of this

year we will see more and more very ill and vulnerable people end up homeless and they will enter the homeless service system and/or the criminal justice system.

Homelessness has always been a matter of life and death. COVID-19 has underscored that it's a public health crisis for us all. We hope that you will consider supporting shelter capacity at the maximum to your ability to ensure there is a safe haven for people to call upon that has the ability to meet their individual needs and assist them in exiting homelessness. We must seize this opportunity to reduce homelessness and work to ensure that everyone on the street has an opportunity to be connected to a safe accommodation.

Join us in the Fight Forward to End Homelessness in Jackson County!

reStart Shelter Expansion

	Number of Beds	Total People Served Annually
Female Beds	24	96
Male Beds	12	48
Transgender Beds	4	16
<hr/>		
Total	40	160

	Number of Staff	Expense Salary+Benefits+Taxes
Case Managers	3	\$165,000
Guest Support Staff	4	\$164,000
Maintenance/Cleaning Staff	2	\$80,000
Shelter Manager	1	\$72,000
Contract Psych APRN	1	\$50,000
Mortgage		\$50,000
Utilities		\$50,000
Insurance		\$10,000
Food/Kitchen Staff		\$50,000
Repairs		\$25,000
Supplies		\$10,000
Client Assistance		\$100,000
Sub Total		<hr/> \$826,000
Administrative Costs 10%		\$82,600
Total		<hr/> \$908,600
Average Cost Per Person		\$5,678.75

40 New Beds provided to serve a minimum of 160 people per year

12-15 people per case manager to be effective in helping people exit homelessness to provide intensive case management services.

24/7 Staff that support shelter clients, answer calls, provide security

Staff to provide maintenance and cleaning

Shelter manager to oversee increased shelter beds/operations

Provide onsite mental health assessments and access to medications

Assist clients in application fees, birth certificates, deposits, arrears, barriers to housing.