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September 20, 2013

Mr. Art Wills, Administrative Professional
Capital Planning and Management
30 East Broad Street
Columbus, OH 43215

Dear Mr. Wills,

Enclosed with this letter is Lucas County's Capital Plan Submission for fiscal years 2015 – 2020. There are eight individual projects listed, seven for the first Biennium and one for the second Biennium. Also enclosed is a listing of the projects in rank order of our priority for your reference.

We are pleased to submit this plan and believe that it is consistent with this Board's Strategic Plan, our System-Wide Goals, and our Community Plan. Thank you for your consideration, and if you have any questions, please call Tim Goyer at (419) 213-4601.

Sincerely,



Scott A. Sylak
Executive Director

Ohio Mental Health & Addiction Services (OhioMHAS)

Community Capital

PROJECT WORK SHEET

(Each project uses a separate worksheet)

1. **Board Name:** Mental Health and Recovery Services Board of Lucas County

2. **Board Contact Person** Tim Goyer

E-Mail tgoyer@lcmhrsboh.gov

Phone (419) 213-4600

3. **Biennium in which Capital Application would be submitted to MHA:**

SFY 15-16

SFY 17-18

SFY 19-20

4. **This project is designated priority # 3 of 7 projects. (For the indicated biennium)**

5. **Type of project (check all that apply):**

- | | | |
|--|-----------------|---------------------------|
| <input type="checkbox"/> Permanent Supportive Housing with Supportive Services Available | # of unit(s) | # persons/unit(s) |
| <input checked="" type="checkbox"/> Permanent Supportive Housing with support Services on site | # of unit(s) 75 | # persons/unit(s) 1 |
| <input type="checkbox"/> Community Residence (not a standard lease) | # of unit(s) | # persons/unit(s) |
| <input type="checkbox"/> Consumer Operated Recovery Center | # of served | |
| <input type="checkbox"/> Residential Care MH- Adults | # of beds | # persons/per facility(s) |
| <input type="checkbox"/> Residential Care AOD- Adults | # of beds | # persons/per facility(s) |
| <input type="checkbox"/> Residential Care- Children/Youth | # of beds | # persons/per facility(s) |
| <input type="checkbox"/> Program Space: Mental Health Center | # of served | per year |
| <input type="checkbox"/> Program Space: AOD | # of served | per year |
| <input type="checkbox"/> Program Space: Vocational | # of served | per year |
| <input type="checkbox"/> Program Space: Crisis | # of served | per year |
| <input type="checkbox"/> Program Space: Children's Service Agency | # of served | per year |

Demographic to be served:

- Children
- Adults
- Families
- Transition Aged Youth

6. **Provide description (no more than ¾ of a page) of the proposed Capital Project. In addition to the type of project, the description should indicate the targeted population/sub-population (e.g., persons with severe mental illness who are homeless, homeless veterans, criminal justice, transition-aged youth), service/services to be provided, and should address the roles of key players to the project.**

National Church Residences is developing Commons at Garden Lake to provide 75 units of new permanent supportive housing for Veterans in Toledo, Ohio. Located at 1650 Garden Lake Parkway on the city's southwest side, Commons at Garden Lake will serve Veterans who experience homelessness, disability, and low income, and will provide affordable housing and supportive services in partnership with the United States Department of Veterans Affairs through the VA Ann Arbor Healthcare System (VA). National Church Residences is the sole property developer and will provide property management for the Commons at Garden Lake. The Commons at Garden Lake will be a new construction, single-structure building, providing a residential environment that goes beyond the bare minimum to truly and effectively accommodate the disabilities of its residents. The building will contain 75 one-bedroom units of approximately 540 square feet of furnished living space.

7. **Proposed Owner of Property and Project: The Commons at Garden Lake Housing Limited Partnership**

8. **Proposed Service Provider(s): VA Ann Arbor Healthcare System**

9. **Project Description:**

- New Construction
- Purchase/Renovation
- Addition to Existing
- Renovation only
- Purchase only

Estimated Project Cost:

Purchase Cost \$ 25,000
Construction \$ 8,132,807
Miscellaneous \$ 3,295,170
Equip./Furnish \$ 315,000
Total Cost \$ 11,767,977

10. **Funding for Capital Project:**

a. OhioMHAS Assistance Required (up to 50% of total cost) \$ 500,000

b. Amount of Non-OhioMHAS Funds (minimum of 50% of total cost): \$ 11,267,977

c. Source of Non-OMHAS Funds: select all that apply

- Ohio Housing Finance Agency(describe):
\$8,698,300 in Low Income Housing Tax Credits
- Federal Home Loan Bank Affordable Housing
Assistance Program: Amount \$1,000,000
- Board Funds - Amount
- HUD 811- Amount
- Other (describe) :City of Toledo HOME - Amount
\$650,000
- Other (describe): Ohio Housing Finance Agency
Housing Development Assistance Program (HDAP) -
Amount \$600,000
- Other (describe): HUD Supportive Housing
Program (SHP) – Amount \$316,920
- Other (describe): National Church Residences
Deferred Fee – Amount \$1,357

d. Source(s) of Operating Costs: select all that apply

- Board Funds
- Other (describe):) : HUD Supportive Housing
Program (SHP) via Toledo Lucas County
Homelessness Board
- Other (describe): VA Ann Arbor Healthcare
System
- Other (describe):
- Other (describe) :

e. Annual Total Operating Costs: \$ 442,509

11. **Has match funding already been awarded?** Yes No

If yes, describe funding source and when project was awarded:

Ohio Housing Finance Agency Low Income Housing Tax Credits – August 2013
Federal Home Loan Bank Affordable Housing Assistance Program – November 2012

If no, describe when funding will be applied, include award notification dates etc. :

12. Have you had previous Capital Projects funded by ODMH in the last four years? Yes No

If yes, briefly describe:

13. Do you have any unexecuted Capital Projects from previous biennia (prior to SFY15/16)? Yes No

If yes, briefly describe (MH number and project update OR reasons for delays):

14. Describe the process by which the Board reached conclusions in projecting general project priorities:

MHRBSB's strategic plan specifically identified a need to increase its efforts toward veterans. When the Board met with the project, they were motivated by the likelihood that 10 – 15 of the clients in this project would also be public mental health clients.

15. How did consumers, family members and providers participate in the planning of this project?

Input for this project came from the veteran community.

16. Describe how this project will fill a gap in the local community:

Northwest Ohio is home to approximately 64,142 veterans. According to the U.S. Census Bureau: State and County Quick Facts, an estimated 31,572 veterans live in Lucas County, just under half of all veterans who reside in Northwest Ohio. According to the 2012 Point-In-Time (PIT) count, there were 71 homeless veterans, of which 22 were unsheltered, in Toledo/Lucas County. It is anticipated that this population will increase as Operation Enduring Freedom, Operation Iraqi Freedom, and Operation New Dawn veterans return home. With 1 in 6 Operation Enduring Freedom/Afghanistan War (OEF) and Operation Iraqi Freedom/Iraq War (OIF) Veterans ages 20-35 living in poverty and 1 in 9 Veterans living in poverty, an increase in affordable housing with a Veteran focus would allow for placement of many of these precariously housed Veterans.

The VAAAHCS Homeless program has proven outreach efforts that successfully engage chronically homeless veterans, as 71% of veterans housed with a VA Supported Housing Choice Voucher meet the definition of chronically homeless at the time of admission. The VAAAHCS Homeless Services Department VA Supported Housing Program has partnered with the Lucas Metropolitan Housing Authority since 2009 in serving chronically and homeless veterans through the VASH program. As of 2013, LMHA has been allocated 110 VASH vouchers; as of today, 107 of these vouchers are leased. While the VAAAHCS and the Toledo Lucas County Homelessness Board have worked collaboratively to reach Zero, there exists a significant barrier as this collaboration pushes to reach Zero by June 2015. In order to reach Zero by June 2015, Lucas County will need a supportive housing project.

17. Can the project be developed by May 2017? Yes No

If request is for Housing Projects only, please complete the questions below:

18. Does the proposed applicant/operating agency currently own or operate housing? Yes No

If yes, please describe:

National Church Residences is the nation's largest not-for-profit developer and manager of affordable senior housing and services. Presently, National Church Residences operates five Permanent Supportive Housing developments in Columbus: Commons at Grant, Commons at Chantry, Commons at Third, Commons at Livingston, and Commons at Buckingham. In Fall 2011, Chestnut Hill, developed and owned by Volunteers of America, opened its doors and became the second single-site Permanent Supportive Housing project in Toledo's Continuum of Care. National Church Residences is the property management agent for Chestnut Hill and oversees the daily operations of the

property. National Church Residences' presence in Toledo also includes two senior properties, Renaissance Senior Apartments and Arlington by the Lake, both of which are owned and managed by National Church Residences.

19. What grants or loans have the proposed applicant/operating agency successfully accessed in the past to support housing (local, state and federal)?

National Church Residences has successfully worked with Ohio Housing Finance Agency, Federal Home Loan Bank, HUD Supportive Housing Program/Continuum of Care Grants, HOME funds, U.S. Department of Housing and Urban Development FHA, Project Based Housing Choice Vouchers, and Philanthropic Funds including the Home Depot Foundation.

20. How have the proposed applicant/operating agency worked collaboratively with the local metropolitan housing authority in the past?

National Church Residences worked with the Lucas Metropolitan Housing Authority initially for rental assistance for its senior affordable housing facility, Renaissance Senior Apartments, acquired by National Church Residences in 1993. National Church Residences started collaborating with LMHA in 2011 to develop Commons at Garden Lake.

21. Describe how this housing project will assist persons exiting institutions (state hospitals, nursing homes, and prison including persons with arson or sex offenses):

Permanent supportive housing has a proven track record of reducing reliance on shelter systems and other high cost institutions such as hospitals, jails, group homes, and nursing homes. Multiple studies have shown that offering affordable housing with on-site supportive services saves tax payer dollars and results in healthier outcomes for people served by these programs.

According to the Corporation for Supportive Housing, national statistics indicate that less than 10% of PSH residents return to shelter. National Church Residences has consistently met or exceeded goals for reducing the number of homeless individuals that return to shelter in our other PSH projects.

**Ohio Mental Health & Addiction Services (OhioMHAS)
Community Capital
PROJECT WORK SHEET
(Each project uses a separate worksheet)**

1. **Board Name:** Mental Health and Recovery Services Board of Lucas County
2. **Board Contact Person** Tim Goyer
E-Mail tgoyer@lcmhrsb.oh.gov
Phone (419) 213-4600

3. **Biennium in which Capital Application would be submitted to MHA:**

- SFY 15-16 SFY 17-18 SFY 19-20

4. **This project is designated priority # 1 of 7 projects. (For the indicated biennium)**

5. **Type of project (check all that apply):**

- | | | | |
|-------------------------------------|---|------------------|---------------------------|
| <input checked="" type="checkbox"/> | Permanent Supportive Housing with Supportive Services Available | # of unit(s) 100 | # persons/unit(s) 1+ |
| <input type="checkbox"/> | Permanent Supportive Housing with support Services on site | # of unit(s) | # persons/unit(s) |
| <input type="checkbox"/> | Community Residence (not a standard lease) | # of unit(s) | # persons/unit(s) |
| <input type="checkbox"/> | Consumer Operated Recovery Center | # of served | |
| <input type="checkbox"/> | Residential Care MH- Adults | # of beds | # persons/per facility(s) |
| <input type="checkbox"/> | Residential Care AOD- Adults | # of beds | # persons/per facility(s) |
| <input type="checkbox"/> | Residential Care- Children/Youth | # of beds | # persons/per facility(s) |
| <input type="checkbox"/> | Program Space: Mental Health Center | # of served | per year |
| <input type="checkbox"/> | Program Space: AOD | # of served | per year |
| <input type="checkbox"/> | Program Space: Vocational | # of served | per year |
| <input type="checkbox"/> | Program Space: Crisis | # of served | per year |
| <input type="checkbox"/> | Program Space: Children’s Service Agency | # of served | per year |

Demographic to be served:

- Children
- Adults (and some family members)
- Families
- Transition Aged Youth

6. **Provide description (no more than ¾ of a page) of the proposed Capital Project. In addition to the type of project, the description should indicate the targeted population/sub-population (e.g., persons with severe mental illness who are homeless, homeless veterans, criminal justice, transition-aged youth), service/services to be provided, and should address the roles of key players to the project.**

NPI owns and manages 544 apartments in Lucas County. These apartments are contained in nearly 80 buildings consisting of two to 28 units each. Each apartment contains anywhere from one to four bedrooms. The age of these buildings range from 1887 to 2007 but the average age is 55 years. Nearly all buildings were purchased and renovated using a combination of loans from private banks and grants from public agencies. Renovation was usually limited to bring each structure to existing minimum housing code standards at the time of purchase. Maximum funding available for each project was limited to the projected after rehabilitation value of the building based on an independent appraisal report using comparable adjusted area real property values. Despite preparation of detailed

long range capital improvement plans, available cash flow has limited capital improvement activities to repairing systems when breakdowns occur and as issues are detected during inspections performed by government agencies. As a result, most NPI apartment buildings are in need of significant improvements to their electrical, plumbing, mechanical, and structural systems and components. In addition, they are also in need of modernization of kitchens and bathrooms and lack modern energy consumption and environmental controls.

The population NPI serves are homeless families and individuals where the head of household is 18 years or over and suffers from a severe and persistent mental illness. These individuals reside in Lucas County and have incomes below 35% of the area median income. Over the last five years, nearly 1000 persons have been assisted. Over half of them entered NPI housing with no income. A general profile of the population served reveals the presence of common characteristics including severe and persistent mental illness coupled with an average household income of 20% of the area median income. Typical applicants and tenants have been homeless and residing on the street or in a shelter. They came to NPI unemployed, having a criminal history and large past debt obligations for utilities, medical care, and housing expenses. They lacked basic living amenities such as furnishings, food, transportation, personal care items and housekeeping supplies. Applicants were lacking basic living skills and had low self-esteem. Affordable, safe, decent housing was out of their reach for most of their lives.

At the end of FY13, over 500 households with at least one mentally ill member including 100 families with children were housed with NPI. The average length of stay has been three years and over 90% of households have stayed six months or longer. 20% of those households have become employed and most of them increased their income. Almost 70% of those that moved out left for positive or neutral reasons including many that had purchased homes with Social Security back payments with the help of NPI. NPI has received the majority of referrals from emergency and transitional shelters for homeless persons and families and community mental health centers funded by the Mental Health Recovery Services Board of Lucas County since the inception of NPI in the late 1980s. Many referrals are also received from NPI's PATH team that provides street outreach to homeless persons living in vacant buildings, wooded areas, and under bridges.

NPI has provided peer recovery support services for NPI tenants since 1993, beginning as an office based "warm line" to reduce consumer isolation and alienation. This was later expanded as development efforts provided opportunities to hire tenants as landscapers, maintenance technicians, PATH outreach specialists, housing support specialist, program managers, etc. Today the program model embraces the mobile community outreach approach providing the support necessary for tenants to remain in their housing, thus establishing a foundation for their recovery. It has assisted tenants return to their housing after a psychiatric hospitalization and gain income and benefits. What began as a program to assist consumers to overcome alienation has grown into the adjacent partial list of peer housing activities provided to more than 840 Lucas County residents in FY 2013 living in PSH, ACFs and transitioning from homelessness.

7. Proposed Owner of Property and Project: Neighborhood Properties, Inc. (NPI)

8. Proposed Service Provider(s): NPI

9. Project Description:

- New Construction
- Purchase/Renovation
- Addition to Existing
- Renovation only
- Purchase only

Estimated Project Cost:

Purchase Cost	\$
Construction	\$ 4,000,000
Miscellaneous	\$ 500,000
Equip./Furnish	\$
Total Cost	\$ 4,500,000

10. Funding for Capital Project:

a. OhioMHAS Assistance Required (up to 50% of total cost) \$ 1,000,000

b. Amount of Non-OhioMHAS Funds (minimum of 50% of total cost): \$ 3,500,000

c. Source of Non-OMHAS Funds: select all that apply

- Ohio Housing Finance Agency(describe):
3,000,000
- Federal Home Loan Bank: Amount
- Board Funds - Amount 1,000,000
- HUD 811- Amount
- Other (describe) :HOME from City - Amount
\$500,000
- Other (describe): - Amount

d. Source(s) of Operating Costs: select all that apply

- Board Funds
- Other (describe): HEARTH/SHP
- Other (describe): HEARTH/SPC
- Other (describe): LMHA PBV/HCV
- Other (describe) :

e. Annual Total Operating Costs: \$

11. Has match funding already been awarded? Yes No

If yes, describe funding source and when project was awarded:

If no, describe when funding will be applied, include award notification dates etc. :

Application for \$1,000,000 in capital funding is under review by the MHR SB. The MHR SB and NPI met with the City of Toledo to discuss HOME funds for preservation activities in FY 2015. The City is receptive to this plan. NPI will apply for the OHFA \$3,0 million in the Capital Funding to End Homelessness initiative through the local Continuum of Care.

12. Have you had previous Capital Projects funded by ODMH in the last four years? Yes No

If yes, briefly describe:

13. Do you have any unexecuted Capital Projects from previous biennia (prior to SFY15/16)? Yes No

If yes, briefly describe (MH number and project update OR reasons for delays):

14. Describe the process by which the Board reached conclusions in projecting general project priorities:

MHR SB convened an Ad Hoc Mental Health Housing Work Group of stakeholders in Lucas County. The group met between December 2012 and August 2013. There was agreement in the group that NPI’s inventory is aging, and where feasible it is desirable to preserve what we have before we build new.

15. How did consumers, family members and providers participate in the planning of this project?

MHR SB facilitates its Recovery Council – consumers in the system who meet to discuss issues, needs etc., and to feed input into proposed Board actions. Several members of the Council are residents in NPI housing.

16. Describe how this project will fill a gap in the local community:

The preservation of 100 units of permanent supportive housing maintains 20% of the current housing the resource for people living with a serious mental illness in Lucas County.

17. **Can the project be developed by May 2017?** Yes No

If request is for Housing Projects only, please complete the questions below:

18. **Does the proposed applicant/operating agency currently own or operate housing?** Yes No

If yes, please describe:

NPI owns and manages 544 apartments in Lucas County. These apartments are contained in nearly 80 buildings consisting of two to 28 units each. Each apartment contains anywhere from one to four bedrooms. The age of these buildings range from 1887 to 2007 but the average age is 55 years. Nearly all buildings were purchased and renovated using a combination of loans from private banks and grants from public agencies.

19. **What grants or loans have the proposed applicant/operating agency successfully accessed in the past to support housing (local, state and federal)?**

NPI has successfully accessed Federal, State, and local housing development resources including – HUD McKinney Vento (HEARTH), Federal Home Loan Bank, tax exempt and taxable bond financing, commercial loans, contract with the MHRSB for 25 years, contracts with US Veterans Administration, HUD, Ohio Development Services Agency, Ohio Housing Finance Agency, etc.

20. **How have the proposed applicant/operating agency worked collaboratively with the local metropolitan housing authority in the past?**

Yes for the past 25 NPI and the Lucas Metropolitan Housing Authority have collaborated on the development of affordable housing for people with a serious mental illness, including moderate rehabilitation contracts and project based voucher contracts.

21. **Describe how this housing project will assist persons exiting institutions (state hospitals, nursing homes, and prison including persons with arson or sex offenses):**

NPI has historically provided housing to people being discharged from the living state hospital and people who are street homeless.

Ohio Mental Health & Addiction Services (OhioMHAS)

Community Capital PROJECT WORK SHEET

(Each project uses a separate worksheet)

1. **Board Name:** Mental Health and Recovery Services Board of Lucas County
2. **Board Contact Person** Tim Goyer
E-Mail tgoyer@lcmhrsb.oh.gov
Phone (419) 213-4600

3. **Biennium in which Capital Application would be submitted to MHA:**

SFY 15-16 SFY 17-18 SFY 19-20

4. **This project is designated priority # 4 of 7 projects. (For the indicated biennium)**

5. **Type of project (check all that apply):**

- | | | | |
|--|--------------|----------|--------------------------------------|
| <input type="checkbox"/> Permanent Supportive Housing with Supportive Services Available | # of unit(s) | | # persons/unit(s) |
| <input type="checkbox"/> Permanent Supportive Housing with support Services on site | # of unit(s) | | # persons/unit(s) |
| <input type="checkbox"/> Community Residence (not a standard lease) | # of unit(s) | | # persons/unit(s) |
| <input type="checkbox"/> Consumer Operated Recovery Center | # of served | | |
| <input type="checkbox"/> Residential Care MH- Adults | # of beds | | # persons/per facility(s) |
| <input type="checkbox"/> Residential Care AOD- Adults | # of beds | | # persons/per facility(s) |
| <input checked="" type="checkbox"/> Residential Care- Children/Youth | # of beds | 8 | # persons/per facility(s) 511 |
| <input type="checkbox"/> Program Space: Mental Health Center | # of served | | per year |
| <input type="checkbox"/> Program Space: AOD | # of served | | per year |
| <input type="checkbox"/> Program Space: Vocational | # of served | | per year |
| <input type="checkbox"/> Program Space: Crisis | # of served | | per year |
| <input type="checkbox"/> Program Space: Children’s Service Agency | # of served | | per year |

Demographic to be served:

- Children
- Adults
- Families
- Transition Aged Youth

6. **Provide description (no more than ¾ of a page) of the proposed Capital Project. In addition to the type of project, the description should indicate the targeted population/sub-population (e.g., persons with severe mental illness who are homeless, homeless veterans, criminal justice, transition-aged youth), service/services to be provided, and should address the roles of key players to the project.**

This capital project is intended to repair an aging facility that is woefully outdated and personifies the stigma of behavioral healthcare.

Rescue Incorporated operates an child and adolescent residential crisis stabilization unit for residents of Northwest Ohio. These are children experiencing crisis mental health issues that leave the child’s family incapable of offering appropriate care. This unit provides crisis care to individuals that are not diagnosed with issues necessitating inpatient hospitalization, but are not yet able to rejoin society and not be a threat to themselves or others.

Over the years, Rescue’s facility has seen deteriorating conditions of its facility. Not only is the façade of the unit, original to the 1962 construction of the building, outdated, the infrastructure of the building is failing. Examples of infrastructure issues include plumbing leakages/failures, windows deteriorating/rotting, flooring that is no longer acceptable for proper floor coverage, and inadequate spacing.

Rescue Incorporated intends to expand the size of the unit from 8 licensed beds to 12 licensed beds to ensure adequate care is provide to Lucas County youth that are experiencing behavioral/mental health issues.

The renovation of the Child and Adolescent Crisis Stabilization Unit will allow Lucas County residents to receive necessary care to keep themselves, as well as others, safe. It will also transcend the stigma labeled upon behavioral healthcare patients, by offering care to these individuals in a facility that equates healthcare environments provided to individuals receiving services other than mental health services.

Proposed Owner of Property and Project: Rescue Incorporated

7. **Proposed Service Provider(s):** Rescue Incorporated

8. **Project Description:**

- New Construction
- Purchase/Renovation
- Addition to Existing
- Renovation only
- Purchase only

Estimated Project Cost:

Purchase Cost	\$ 0
Construction	\$ 80,000
Miscellaneous	\$ 0
Equip./Furnish	\$ 40,000
Total Cost	\$ 120,000

9. **Funding for Capital Project:**

a. OhioMHAS Assistance Required (up to 50% of total cost) **\$ 60,000**

b. Amount of Non-OhioMHAS Funds (minimum of 50% of total cost): **\$ 60,000**

c. Source of Non-OMHAS Funds: select all that apply

- Ohio Housing Finance Agency(describe):
- Federal Home Loan Bank: Amount
- Board Funds - Amount
- HUD 811- Amount
- Other (describe) : - Amount
- Other (describe): **Rescue** - Amount **\$60,000**

d. Source(s) of Operating Costs: select all that apply

- Board Funds
- Other (describe):
- Other (describe):
- Other (describe):
- Other (describe):

e. Annual Total Operating Costs: **\$ 1,721,918**

10. **Has match funding already been awarded?** Yes No

If yes, describe funding source and when project was awarded:

If no, describe when funding will be applied, include award notification dates etc. :

As soon as funding is awarded and provided

11. **Have you had previous Capital Projects funded by ODMH in the last four years?** Yes No

If yes, briefly describe:

12. **Do you have any unexecuted Capital Projects from previous biennia (prior to SFY15/16)?** Yes No

If yes, briefly describe (MH number and project update OR reasons for delays):

13. **Describe the process by which the Board reached conclusions in projecting general project priorities:**

Through Hot Spot Funding, MHR SB and Rescue have expanded services to youth from all over Northwest Ohio, not just Lucas County. To provide an acceptable service to these customers, these facilities need to be updated.

14. **How did consumers, family members and providers participate in the planning of this project?**

Many consumers have stated that they find the physical conditions at Rescue “uninviting” and would welcome this upgrade.

15. **Describe how this project will fill a gap in the local community:**

It would make the consumer’s crisis experience higher quality.

16. **Can the project be developed by May 2017?** Yes No

If request is for Housing Projects only, please complete the questions below:

17. **Does the proposed applicant/operating agency currently own or operate housing?** Yes No

If yes, please describe:

18. **What grants or loans have the proposed applicant/operating agency successfully accessed in the past to support housing (local, state and federal)?**

19. **How have the proposed applicant/operating agency worked collaboratively with the local metropolitan housing authority in the past?**

20. **Describe how this housing project will assist persons exiting institutions (state hospitals, nursing homes, and prison including persons with arson or sex offenses):**

Ohio Mental Health & Addiction Services (OhioMHAS)

Community Capital PROJECT WORK SHEET

(Each project uses a separate worksheet)

1. **Board Name:** Mental Health and Recovery Services Board of Lucas County
2. **Board Contact Person** Tim Goyer
 E-Mail tgoyer@lcmhrsb.oh.gov
 Phone (419) 213-4600

3. **Biennium in which Capital Application would be submitted to MHA:**

SFY 15-16 SFY 17-18 SFY 19-20

4. **This project is designated priority # 6 of 7 projects. (For the indicated biennium)**

5. **Type of project (check all that apply):**

- | | | | |
|--|--------------|-----------|--------------------------------------|
| <input type="checkbox"/> Permanent Supportive Housing with Supportive Services Available | # of unit(s) | | # persons/unit(s) |
| <input type="checkbox"/> Permanent Supportive Housing with support Services on site | # of unit(s) | | # persons/unit(s) |
| <input type="checkbox"/> Community Residence (not a standard lease) | # of unit(s) | | # persons/unit(s) |
| <input type="checkbox"/> Consumer Operated Recovery Center | # of served | | |
| <input checked="" type="checkbox"/> Residential Care MH- Adults | # of beds | 12 | # persons/per facility(s) 995 |
| <input checked="" type="checkbox"/> Residential Care AOD- Adults | # of beds | | # persons/per facility(s) |
| <input type="checkbox"/> Residential Care- Children/Youth | # of beds | | # persons/per facility(s) |
| <input type="checkbox"/> Program Space: Mental Health Center | # of served | per year | |
| <input type="checkbox"/> Program Space: AOD | # of served | per year | |
| <input type="checkbox"/> Program Space: Vocational | # of served | per year | |
| <input type="checkbox"/> Program Space: Crisis | # of served | per year | |
| <input type="checkbox"/> Program Space: Children's Service Agency | # of served | per year | |

Demographic to be served:

- Children
- Adults
- Families
- Transition Aged Youth

6. **Provide description (no more than ¾ of a page) of the proposed Capital Project. In addition to the type of project, the description should indicate the targeted population/sub-population (e.g., persons with severe mental illness who are homeless, homeless veterans, criminal justice, transition-aged youth), service/services to be provided, and should address the roles of key players to the project.**

This capital project is intended to repair an aging facility that is woefully outdated and personifies the stigma of behavioral healthcare.

Rescue Incorporated operates an adult crisis stabilization unit for residents of Lucas County. These are adults experiencing either a crisis mental health issue or a substance abuse issue that leaves the patient's family incapable of offering appropriate care. This unit provides crisis care to individuals that are not diagnosed with issues

necessitating inpatient hospitalization, but are not yet able to rejoin society and not be a threat to themselves or others.

Over the years, Rescue's facility has seen deteriorating conditions of its facility. Not only is the façade of the unit, original to the 1962 construction of the building and outdated, the infrastructure of the building is failing. Examples of infrastructure issues include plumbing leakages/failures, windows deteriorating/rotting, flooring that is no longer acceptable for proper floor coverage, and inadequate spacing.

The renovation of the Adult Crisis Stabilization Unit will allow Lucas County residents to continue to receive necessary care to keep themselves, as well as others, safe. It will also transcend the stigma placed upon behavioral healthcare patients, by offering care to these individuals in a facility that equates other healthcare environments caring for individuals receiving services other than mental health or substance abuse services.

Proposed Owner of Property and Project:

7. Proposed Service Provider(s):

8. Project Description:

- New Construction
- Purchase/Renovation
- Addition to Existing
- Renovation only
- Purchase only

Estimated Project Cost:

Purchase Cost	\$ 0
Construction	\$ 80,000
Miscellaneous	\$ 0
Equip./Furnish	\$ 40,000
Total Cost	\$ 120,000

9. Funding for Capital Project:

a. OhioMHAS Assistance Required (up to 50% of total cost) **\$ 60,000**

b. Amount of Non-OhioMHAS Funds (minimum of 50% of total cost): **\$ 60,000**

c. Source of Non-OMHAS Funds: select all that apply

- Ohio Housing Finance Agency(describe):
- Federal Home Loan Bank: Amount
- Board Funds - Amount
- HUD 811- Amount
- Other (describe) : - Amount
- Other (describe):**Rescue Inc** - Amount **\$60,000**

d. Source(s) of Operating Costs: select all that apply

- Board Funds
- Other (describe):
- Other (describe):
- Other (describe):
- Other (describe):

e. Annual Total Operating Costs: **\$1,909,602**

10. Has match funding already been awarded? Yes No

If yes, describe funding source and when project was awarded:

If no, describe when funding will be applied, include award notification dates etc. :

11. **Have you had previous Capital Projects funded by ODMH in the last four years?** Yes No

If yes, briefly describe:

12. **Do you have any unexecuted Capital Projects from previous biennia (prior to SFY15/16)?** Yes No

If yes, briefly describe (MH number and project update OR reasons for delays):

13. **Describe the process by which the Board reached conclusions in projecting general project priorities:**

While MHRBS acknowledges that this unit needs renovation similar to the CACSU, emphasis for these two units is shifting from adults to youth, therefore this project received a lower priority.

14. **How did consumers, family members and providers participate in the planning of this project?**

Consumers decidedly feel that their experiences at Rescue could be improved just by improving the appearance of the facilities.

15. **Describe how this project will fill a gap in the local community:**

Improving the quality of the customer's experience

16. **Can the project be developed by May 2017?** Yes No

If request is for Housing Projects only, please complete the questions below:

17. **Does the proposed applicant/operating agency currently own or operate housing?** Yes No

If yes, please describe:

18. **What grants or loans have the proposed applicant/operating agency successfully accessed in the past to support housing (local, state and federal)?**

19. **How have the proposed applicant/operating agency worked collaboratively with the local metropolitan housing authority in the past?**

20. Describe how this housing project will assist persons exiting institutions (state hospitals, nursing homes, and prison including persons with arson or sex offenses):

Ohio Mental Health & Addiction Services (OhioMHAS)

Community Capital PROJECT WORK SHEET

(Each project uses a separate worksheet)

1. **Board Name:** Mental Health and Recovery Services Board of Lucas County
2. **Board Contact Person** Tim Goyer
E-Mail tgoyer@lcmhrsb.oh.gov
Phone (419) 213-4600

3. **Biennium in which Capital Application would be submitted to MHA:**

SFY 15-16 SFY 17-18 SFY 19-20

4. **This project is designated priority # 1 of 1 projects. (For the indicated biennium)**

5. **Type of project (check all that apply):**

- | | | | |
|--|--------------|---------------|--------------------------------------|
| <input type="checkbox"/> Permanent Supportive Housing with Supportive Services Available | # of unit(s) | | # persons/unit(s) |
| <input type="checkbox"/> Permanent Supportive Housing with support Services on site | # of unit(s) | | # persons/unit(s) |
| <input type="checkbox"/> Community Residence (not a standard lease) | # of unit(s) | | # persons/unit(s) |
| <input type="checkbox"/> Consumer Operated Recovery Center | # of served | | |
| <input checked="" type="checkbox"/> Residential Care MH- Adults | # of beds | 12 | # persons/per facility(s) 995 |
| <input checked="" type="checkbox"/> Residential Care AOD- Adults | # of beds | | # persons/per facility(s) |
| <input checked="" type="checkbox"/> Residential Care- Children/Youth | # of beds | 8 | # persons/per facility(s) 511 |
| <input checked="" type="checkbox"/> Program Space: Mental Health Center | # of served | 2,194 | per year |
| <input type="checkbox"/> Program Space: AOD | # of served | | per year |
| <input type="checkbox"/> Program Space: Vocational | # of served | | per year |
| <input checked="" type="checkbox"/> Program Space: Crisis | # of served | 10,189 | per year |
| <input type="checkbox"/> Program Space: Children's Service Agency | # of served | | per year |

Demographic to be served:

- Children
- Adults
- Families
- Transition Aged Youth

6. **Provide description (no more than ¾ of a page) of the proposed Capital Project. In addition to the type of project, the description should indicate the targeted population/sub-population (e.g., persons with severe mental illness who are homeless, homeless veterans, criminal justice, transition-aged youth), service/services to be provided, and should address the roles of key players to the project.**

The current power house for Rescue Incorporated was constructed in 1923. The building currently houses Rescue Incorporated's boilers, hot water heaters and is the entry point for all electricity entering the facility.

The building is dilapidated and it has been stated that it is beyond repair. Demolition of the building and moving the electrical grid, boilers and water heaters is the most viable option.

The costs included in this proposal is for the razing of the building, purchase of energy efficient boilers, energy efficient hot water heaters and installation of a new electrical grid/entry point to Rescue Incorporated. The proposed costs have been offset by expected gains due to the recycling of materials.

Proposed Owner of Property and Project: Rescue Incorporated

7. Proposed Service Provider(s): Rescue Incorporated

8. Project Description:

- New Construction
- Purchase/Renovation
- Addition to Existing
- Renovation only
- Purchase only

Estimated Project Cost:

Purchase Cost	\$ 0
Construction	\$ 600,000
Miscellaneous	\$ 0
Equip./Furnish	\$ 300,000
Total Cost	\$ 900,000

9. Funding for Capital Project:

a. OhioMHAS Assistance Required (up to 50% of total cost) **\$ 450,000**

b. Amount of Non-OhioMHAS Funds (minimum of 50% of total cost): **\$450,000**

c. Source of Non-OMHAS Funds: select all that apply

- Ohio Housing Finance Agency(describe):
- Federal Home Loan Bank: Amount
- Board Funds - Amount
- HUD 811- Amount
- Other (describe) : - Amount
- Other (describe): **Rescue Inc - Amount \$450,000**

d. Source(s) of Operating Costs: select all that apply

- Board Funds
- Other (describe):
- Other (describe):
- Other (describe):
- Other (describe):

e. Annual Total Operating Costs: **\$7,681,319**

10. Has match funding already been awarded? Yes No

If yes, describe funding source and when project was awarded:

If no, describe when funding will be applied, include award notification dates etc. :

11. Have you had previous Capital Projects funded by ODMH in the last four years? Yes No

If yes, briefly describe:

12. Do you have any unexecuted Capital Projects from previous biennia (prior to SFY15/16)? Yes No

If yes, briefly describe (MH number and project update OR reasons for delays):

13. Describe the process by which the Board reached conclusions in projecting general project priorities:

MHR SB has long been familiar with the deteriorating condition of Rescue's facility. They have also been supportive of programming as the Crisis Center in Lucas County. Because this project brings efficiencies as well a "critical" nature to it, it was prioritized as Rescue's highest project.

14. How did consumers, family members and providers participate in the planning of this project?

No

15. Describe how this project will fill a gap in the local community:

The completion of this project will ensure the continued mental health crisis services and substance abuse services to the most vulnerable residents of Lucas County.

16. Can the project be developed by May 2017? Yes No

If request is for Housing Projects only, please complete the questions below:

17. Does the proposed applicant/operating agency currently own or operate housing? Yes No

If yes, please describe:

18. What grants or loans have the proposed applicant/operating agency successfully accessed in the past to support housing (local, state and federal)?

19. How have the proposed applicant/operating agency worked collaboratively with the local metropolitan housing authority in the past?

20. Describe how this housing project will assist persons exiting institutions (state hospitals, nursing homes, and prison including persons with arson or sex offenses):

Ohio Mental Health & Addiction Services (OhioMHAS)

Community Capital PROJECT WORK SHEET

(Each project uses a separate worksheet)

1. **Board Name:** Mental Health and Recovery Services Board of Lucas County
2. **Board Contact Person** Tim Goyer
 E-Mail tgoyer@lcmhrsb.oh.gov
 Phone (419) 213-4600

3. **Biennium in which Capital Application would be submitted to MHA:**

SFY 15-16 SFY 17-18 SFY 19-20

4. **This project is designated priority # 5 of 7 projects. (For the indicated biennium)**

5. **Type of project (check all that apply):**

- | | | | |
|--|--------------|-----------|---------------------------|
| <input type="checkbox"/> Permanent Supportive Housing with Supportive Services Available | # of unit(s) | | # persons/unit(s) |
| <input type="checkbox"/> Permanent Supportive Housing with support Services on site | # of unit(s) | | # persons/unit(s) |
| <input type="checkbox"/> Community Residence (not a standard lease) | # of unit(s) | | # persons/unit(s) |
| <input type="checkbox"/> Consumer Operated Recovery Center | # of served | | |
| <input checked="" type="checkbox"/> Residential Care MH- Adults | # of beds | 20 | # persons/per facility(s) |
| <input type="checkbox"/> Residential Care AOD- Adults | # of beds | | # persons/per facility(s) |
| <input type="checkbox"/> Residential Care- Children/Youth | # of beds | | # persons/per facility(s) |
| <input type="checkbox"/> Program Space: Mental Health Center | # of served | | per year |
| <input type="checkbox"/> Program Space: AOD | # of served | | per year |
| <input type="checkbox"/> Program Space: Vocational | # of served | | per year |
| <input type="checkbox"/> Program Space: Crisis | # of served | | per year |
| <input type="checkbox"/> Program Space: Children’s Service Agency | # of served | | per year |

Demographic to be served:

- Children
- Adults
- Families
- Transition Aged Youth

6. **Provide description (no more than ¾ of a page) of the proposed Capital Project. In addition to the type of project, the description should indicate the targeted population/sub-population (e.g., persons with severe mental illness who are homeless, homeless veterans, criminal justice, transition-aged youth), service/services to be provided, and should address the roles of key players to the project.**

Currently, Northwest Ohio is in need of a step down unit for inpatient, locked patient care facilities. Rescue has the space and ambition to develop this model, but renovation of new management space and development of a locked inpatient department is necessary. Currently, adequate space is available to renovate to accommodate 20 inpatient beds and relocate current occupants. This step down would support Northwest Ohio with a

Safe, controlled, structured environment 24/7 that would be more efficient than private or state hospital inpatient care. Focus would be on client safety, adherence to their treatment plan and preparation for integration into a more efficient program in the community.

To renovate the client space to be appropriate for a step down unit would follow the same standards as building an inpatient care, new windows, ceilings, flooring and locked doors are necessary. All products purchased would need to be at a grade appropriate for the clientele served.

In addition, to renovate open space adequate to support office type services, new flooring, ceilings, windows, heating units, restroom facilities and paint would be necessary. Minor construction activities that would entail installing non-weight bearing walls would be required.

Proposed Owner of Property and Project: Rescue Incorporated

7. Proposed Service Provider(s): Rescue Incorporated

8. Project Description:

- New Construction
- Purchase/Renovation
- Addition to Existing
- Renovation only
- Purchase only

Estimated Project Cost:

Purchase Cost	\$ 0
Construction	\$ 225,000
Miscellaneous	\$ 0
Equip./Furnish	\$ 100,000
Total Cost	\$ 325,000

9. Funding for Capital Project:

a. OhioMHAS Assistance Required (up to 50% of total cost) **\$ 162,500**

b. Amount of Non-OhioMHAS Funds (minimum of 50% of total cost): **\$162,500**

c. Source of Non-OMHAS Funds: select all that apply

- Ohio Housing Finance Agency(describe):
- Federal Home Loan Bank: Amount
- Board Funds - Amount
- HUD 811- Amount
- Other (describe): - Amount
- Other (describe): **Rescue Inc - Amount \$162,500**

d. Source(s) of Operating Costs: select all that apply

- Board Funds
- Other (describe):
- Other (describe):
- Other (describe):
- Other (describe):

e. Annual Total Operating Costs: **\$7,681,319**

10. **Has match funding already been awarded?** Yes No

If yes, describe funding source and when project was awarded:

If no, describe when funding will be applied, include award notification dates etc. :

11. Have you had previous Capital Projects funded by ODMH in the last four years? Yes No

If yes, briefly describe:

12. Do you have any unexecuted Capital Projects from previous biennia (prior to SFY15/16)? Yes No

If yes, briefly describe (MH number and project update OR reasons for delays):

13. Describe the process by which the Board reached conclusions in projecting general project priorities:

MHR SB has often talked about having a "step-down" unit to lower costs of hospital utilization and to return consumers to their community more quickly. This project is in line with that discussion.

14. How did consumers, family members and providers participate in the planning of this project?

Historically, families have requested something like this in order to expedite their family member's discharge.

15. Describe how this project will fill a gap in the local community:

The completion of this project would provide additional space that is currently not available at over-crowded hospitals or the Northern Ohio Psychiatric Hospital.

16. Can the project be developed by May 2017? Yes No

If request is for Housing Projects only, please complete the questions below:

17. Does the proposed applicant/operating agency currently own or operate housing? Yes No

If yes, please describe:

18. What grants or loans have the proposed applicant/operating agency successfully accessed in the past to support housing (local, state and federal)?

19. How have the proposed applicant/operating agency worked collaboratively with the local metropolitan housing authority in the past?

20. Describe how this housing project will assist persons exiting institutions (state hospitals, nursing homes, and prison including persons with arson or sex offenses):

**Ohio Mental Health & Addiction Services (OhioMHAS)
Community Capital
PROJECT WORK SHEET
(Each project uses a separate worksheet)**

1. **Board Name:** Mental Health and Recovery Services Board of Lucas County
2. **Board Contact Person** Tim Goyer
E-Mail tgoyer@lcmhrrsb.oh.gov
Phone (419) 213-4600

3. **Biennium in which Capital Application would be submitted to MHA:**

- SFY 15-16 SFY 17-18 SFY 19-20

4. **This project is designated priority # 7 of 7 projects. (For the indicated biennium)**

5. **Type of project (check all that apply):**

- | | | |
|---|-----------------|------------------------------|
| <input checked="" type="checkbox"/> Permanent Supportive Housing with Supportive Services Available | # of unit(s) 14 | # persons/unit(s) 14 |
| <input type="checkbox"/> Permanent Supportive Housing with support Services on site | # of unit(s) | # persons/unit(s) |
| <input type="checkbox"/> Community Residence (not a standard lease) | # of unit(s) | # persons/unit(s) |
| <input type="checkbox"/> Consumer Operated Recovery Center | # of served | |
| <input checked="" type="checkbox"/> Residential Care MH- Adults | # of beds 14 | # persons/per facility(s) 14 |
| <input type="checkbox"/> Residential Care AOD- Adults | # of beds | # persons/per facility(s) |
| <input type="checkbox"/> Residential Care- Children/Youth | # of beds | # persons/per facility(s) |
| <input type="checkbox"/> Program Space: Mental Health Center | # of served | per year |
| <input type="checkbox"/> Program Space: AOD | # of served | per year |
| <input type="checkbox"/> Program Space: Vocational | # of served | per year |
| <input type="checkbox"/> Program Space: Crisis | # of served | per year |
| <input type="checkbox"/> Program Space: Children's Service Agency | # of served | per year |

Demographic to be served:

- Children
- Adults
- Families
- Transition Aged Youth

6. **Provide description (no more than ¾ of a page) of the proposed Capital Project. In addition to the type of project, the description should indicate the targeted population/sub-population (e.g., persons with severe mental illness who are homeless, homeless veterans, criminal justice, transition-aged youth), service/services to be provided, and should address the roles of key players to the project.**

Theresa Foster-Johnson Inc. Is a 501C (3) nonprofit and was incorporated on August 08, 1998. We intend to build a 14 unit apartment living facility for the mentally disabled clients that are severe mental illness clients, homeless veterans, criminal justice clients, offenders and impaired clients that are physically challenged. These clients are disadvantaged low income clients which needs our assistance with housing and daily living skills.

Theresa Foster-Johnson Inc. will be in charge of supervising her managerial staff Joyce Overton and Sylvester Gould in making sure that our clients receive quality care as they have been for twenty years. Our nurse Carol Ayers will make sure that the clients receive their medications as prescribed by the physicians. The Ohio Adult Care Association will make sure that we receive the training necessary to prepare our staff for future training courses and

we will partner with Medical College of Ohio for security staff. Our investors will be on our board to make sure that that everything is running smoothly for T. F. J. Inc. and our clients and employees. We will try to work with the mental health board on a quarterly basis to see what changes are occurring within the department of mental health and substance abuse.

7. **Proposed Owner of Property and Project:** Theresa Foster-Johnson

8. **Proposed Service Provider(s):** Theresa Foster-Johnson Inc. Joyce Overton Sylvester Gould

9. **Project Description:**

- New Construction
- Purchase/Renovation
- Addition to Existing
- Renovation only
- Purchase only

Estimated Project Cost:

Purchase Cost	\$ Land \$200.00.00
Construction	\$ 1.5 Million
Miscellaneous	\$ \$200.000.00
Equip./Furnish	\$ \$200.000.00
Total Cost	\$ 1.5 Million 600.000.00

10. **Funding for Capital Project:**

a. OhioMHAS Assistance Required (up to 50% of total cost) \$ 200000.00

b. Amount of Non-OhioMHAS Funds (minimum of 50% of total cost): \$ Federal Home Loan Bank Grant will pay 75% of 1.5 million

c. Source of Non-OMHAS Funds: select all that apply

- Ohio Housing Finance Agency(describe):
- Federal Home Loan Bank: Amount
- Board Funds - Amount
- HUD 811- Amount
- Other (describe) :Operational costs \$236,843.00 year from investors - Amount
- Other (describe): - Amount

d. Source(s) of Operating Costs: select all that apply

- Board Funds
- Other (describe):
- Other (describe):
- Other (describe):
- Other (describe) :

e. Annual Total Operating Costs: \$ \$236.843.00

11. **Has match funding already been awarded?** Yes No

If yes, describe funding source and when project was awarded:

If no, describe when funding will be applied, include award notification dates etc. :

12. **Have you had previous Capital Projects funded by ODMH in the last four years?** Yes No

If yes, briefly describe:

13. Do you have any unexecuted Capital Projects from previous biennia (prior to SFY15/16)? Yes No

If yes, briefly describe (MH number and project update OR reasons for delays):

14. Describe the process by which the Board reached conclusions in projecting general project priorities:

15. How did consumers, family members and providers participate in the planning of this project?

Theresa Foster-Johnson Inc. has been preparing to buyild an apartment living facility since 2004. Consumers and family members are very supportive.

16. Describe how this project will fill a gap in the local community:

We intend to hire employees in order to bring down the unemployment rate in Lucas county along with providing services for mentally disabled clients blind and vision impaired, homeless military veterans, offenders and economically disadvantaged clients.

17. Can the project be developed by May 2017? Yes No

If request is for Housing Projects only, please complete the questions below:

18. Does the proposed applicant/operating agency currently own or operate housing? Yes No

If yes, please describe:

Theresa Foster-Johnson Inc. has been in business for twenty years as a group home owner providing housing and daily living skills to mentally disabled clients.

19. What grants or loans have the proposed applicant/operating agency successfully accessed in the past to support housing (local, state and federal)?

Theresa Foster-Johnson Inc. has applied for a grant from the Honor Project but hasn't received a response.

20. How have the proposed applicant/operating agency worked collaboratively with the local metropolitan housing authority in the past?

Theresa Foster-Johnson Inc. has never had an opportunity to work with our local metropolitan Housing Authority.

21. Describe how this housing project will assist persons exiting institutions (state hospitals, nursing homes, and prison including persons with arson or sex offenses):

T. F. J. Inc. has been a member of the Re-entry coalition for six years assisting offenders with mental disabilities and developmental disorders. We have been in business for twenty years rehabilitating clients from hosp. nursing homes, prisons in L.Cou.

**Ohio Mental Health & Addiction Services (OhioMHAS)
Community Capital
PROJECT WORK SHEET
(Each project uses a separate worksheet)**

1. **Board Name:** Mental Health and Recovery Services Board of Lucas County
2. **Board Contact Person** Tim Goyer
E-Mail tgoyer@lcmhrsb.oh.gov
Phone (419) 213-4600

3. **Biennium in which Capital Application would be submitted to MHA:**

SFY 15-16 SFY 17-18 SFY 19-20

4. **This project is designated priority 2 of 7 projects. (For the indicated biennium)**

5. **Type of project (check all that apply):**

- | | | |
|--|-----------------|---------------------------|
| <input type="checkbox"/> Permanent Supportive Housing with Supportive Services Available | # of unit(s) | # persons/unit(s) |
| <input type="checkbox"/> Permanent Supportive Housing with support Services on site | # of unit(s) | # persons/unit(s) |
| <input type="checkbox"/> Community Residence (not a standard lease) | # of unit(s) | # persons/unit(s) |
| <input checked="" type="checkbox"/> Consumer Operated Recovery Center | # of served 624 | |
| <input type="checkbox"/> Residential Care MH- Adults | # of beds | # persons/per facility(s) |
| <input type="checkbox"/> Residential Care AOD- Adults | # of beds | # persons/per facility(s) |
| <input type="checkbox"/> Residential Care- Children/Youth | # of beds | # persons/per facility(s) |
| <input type="checkbox"/> Program Space: Mental Health Center | # of served | per year |
| <input type="checkbox"/> Program Space: AOD | # of served | per year |
| <input type="checkbox"/> Program Space: Vocational | # of served | per year |
| <input type="checkbox"/> Program Space: Crisis | # of served | per year |
| <input type="checkbox"/> Program Space: Children’s Service Agency | # of served | per year |

Demographic to be served:

- Children
- Adults
- Families
- Transition Aged Youth

6. **Provide description (no more than ¾ of a page) of the proposed Capital Project. In addition to the type of project, the description should indicate the targeted population/sub-population (e.g., persons with severe mental illness who are homeless, homeless veterans, criminal justice, transition-aged youth), service/services to be provided, and should address the roles of key players to the project.**

The Thomas M. Wernert Center For Mental Health Recovery and Support (Wernert Center) proposed Capital Project is to expand the current 4,200 sq foot building located at 208 W. Woodruff, Toledo, OH 43604 with a **2,700 sq foot addition to existing building by extending out the east side of the building.**

The area to be expanded currently occupies, a 7 seat computer lab, 10 seat art/craft room, two classrooms separated by a wall w/ seating for 12 and 8 persons each, and a multipurpose activities room that is used for dining, forums, & exercise that seats 54. The project includes doubling the space and seating capacity of the above areas, increasing storage and office space, adding men’s/women’s restrooms, and a quiet room using a combination of fixed walls and moveable partitions, as well as adding 24 or so parking spaces on property soon to be owned by the City of Toledo, across the street from the Wernert Center.

The Wernert Center is an OHIOMHAS certified Consumer Operated Service; the only one of its kind in Lucas County. The center serves adults 18 and over and transition aged youth who live with severe mental illness. The average daily number of members/clients that attend the Wernert Center is 79, with about 100 on Fridays for a meal, activities, and dual recovery meeting. Services provided include: **Education, Peer Support, Advocacy** through Peer Enrichment recovery classes such as BRIDGES, Peer Support, Leadership Training, WRAP, WMR, Depression and Bipolar Support Alliance, Dual Recovery Anonymous, Schizophrenics Anonymous, Men’s/Women’s Peer Support Clubs, Diabetes Support Group, computer lab, educational forums on advocacy and recovery, focus on meaningful activities that promote mental and physical wellness like daily morning meetings with exercise and healthy snacks of fruit and vegetables, outdoor activities, walking, art class, crafts, weekly supper club, food bank, van transportation, bus training, annual health fair, relationships w/ nursing programs that present topics on wellness & nutrition and perform blood pressure monitoring, and internships w/ social workers and occupational therapy assistants.

Key players of the proposed Project include: OHIOMHAS, MHRSLC, Wernert Center Board of Trustees, Wernert Center Building Committee TBD, Wernert Center Capital Campaign Committee TBD, Kelly Skinner, Executive Director, Tonalee Rouser, Accountant/Operations Assistant, Wernert Center, City of Toledo Department of Development, Tom Peternel, Sales Estimator, Cousino Construction/Contractor, David Wilson, Draftsman, Architect TBD, Project Manager TBD, Contract Furnishings Group TBD, and Banking/Loan Institution TBD.

7. **Proposed Owner of Property and Project:** Thomas M. Wernert Center
8. **Proposed Service Provider(s):** Thomas M. Wernert Center

9. **Project Description:**

- New Construction
- Purchase/Renovation
- Addition to Existing
- Renovation only
- Purchase only

Estimated Project Cost:

Purchase Cost	\$ 10,000. Parking Area
Construction	\$ 462,000.
Miscellaneous	\$ 10,000.
Equip./Furnish	\$ 79,400.
Total Cost	\$ 561,400.

10. **Funding for Capital Project:**

- a. OhioMHAS Assistance Required (up to 50% of total cost) \$ 280,700.

b. Amount of Non-OhioMHAS Funds (minimum of 50% of total cost): \$ 280,700.

c. Source of Non-OMHAS Funds: select all that apply

- Ohio Housing Finance Agency(describe):
- Federal Home Loan Bank: Amount
- Board Funds - Amount TBD
- HUD 811- Amount
- Other (describe) :Fundraising events - Amount Minimum to date \$25,000 TBD
- Other (describe): Apply for Grants/Foundations Ex. Mutual of America, Penn National Gaming, Andersons, Bank loan - Amount TBD

d. Source(s) of Operating Costs: select all that apply

- Board Funds
- Other (describe): Grants/Foundations/Private Donors
- Other (describe):
- Other (describe):
- Other (describe):

e. Annual Total Operating Costs:

FY 14 Budget Total Operating Expense \$104,096, additional Operating Expenses for proposed project \$47,379, Project Proposal Total Operating Cost \$151,475.
FY 13 Actual Total Operating Cost \$106,175.

11. **Has match funding already been awarded?** Yes No, not in its entirety. However, a minimum of \$25,000 is available from fundraising efforts that is intended to go toward Project Proposal.

If yes, describe funding source and when project was awarded:

If no, describe when funding will be applied, include award notification dates etc. :

Grant applications and additional funding match will be pursued when notification of OHIOMHAS Assistance for Project Proposal is approved.

12. **Have you had previous Capital Projects funded by ODMH in the last four years?** Yes No

If yes, briefly describe:

13. **Do you have any unexecuted Capital Projects from previous biennia (prior to SFY15/16)?** Yes No

If yes, briefly describe (MH number and project update OR reasons for delays):

14. **Describe the process by which the Board reached conclusions in projecting general project priorities:**

MHRBSB rated this project second only to preservation of existing housing. The Board has supported TWC from its beginning and continues to value its service to consumers; it is clear that programming has outgrown the physical capacity of the building.

15. **How did consumers, family members and providers participate in the planning of this project?**

Over 50% of the Wernert Center Board of Trustees are consumers, the remainder are providers and family members. All 13 offered feedback & support this project. 30 members of the Wernert Center support this project &

offered feedback during a forum. Wernert Center's Board of Trustees and general membership will be involved as the project proceeds, once proposed project is approved.

16. **Describe how this project will fill a gap in the local community:** The Wernert Center's primary funding source is the MHRBLC. In FY 13, through the Board's strategic planning process System Wide Goals and a Gaps Analysis were created. The Wernert Center's project and services/programs offered fits into all three goals: Preserve safety and life, (thru Total Wellness programming including nutrition, exercise, weight loss, diabetes support to prolong life of members & having effective relationships w/ behavioral crisis management teams at Rescue & CMHC, as well as encouraging members to participate in CMHC Integrated Health programming and Medicaid Health Home) Achieve independence to the extent able, (accept, encourage & offer hope to all members regardless of level of recovery, cognitive and physical abilities), and Promote emotional health (thru numerous peer to peer recovery initiatives and one on one peer support).

The MHRBLC Identified Gaps Analysis includes Consumer Education, Community Support (Rehabilitative) including Skill building (Social, daily, living cognitive), with this identified gap including **"Expand capacity; Peer led"**, Peer Support including **"Need more opportunities for consumer growth, like Peer mentoring, Peer Support, WMR, WRAP"**, Recovery Support Center including **"WMR-Full Service opportunities, supported employment, fitness center, café**, and Supports for Self Directed Care including **"WRAP"**. The Wernert Center's project will address all of the above gaps.

This project will aid in offering current programming in a more comfortable setting that is more conducive for learning, and for offering either additional programming or the opportunity to have more individuals participating in programming at one time with larger spaces.

This project will likely not only increase the number of new members attending, but also increase the number of current members to be more involved in the services offered that are described in question six. There are numerous members who have shared they do not attend the Wernert Center because it is "crowded" and they "can't find a seat". The following testimonials are from the Wernert Center's Board of Trustees, two of whom are members:

- *" I know that when I am in the building for special meetings and events the area is always crowded and congested. That is a good thing that we have so many participating members, but it might discourage some that have a hard time getting around in crowded areas". Brian Hansen, Board President.*
- *"I was just mentioning to Chuck (Board of Trustee) yesterday before the meeting how we are always packed. I have come to the Center so so many times only to leave ten minutes later because I did not like how packed the club room was with members and because it was so hard to get a seat. Space and utility are foremost in my mind right now." Brian O'Connor, Board of Trustee*
- *"We have had conversations about how I feel when the Center is full and I am relegated to the outside perimeter of the room and have to inconvenience people so I can get to the rest room. I feel many times as though there is not enough room for me, so I do not spend as much time there as I would like. I remember the day of our 20th anniversary celebration and how there were so many people left standing around as there was not enough seating and how many people had to get out of the way when I had to leave. I was very happy with the turnout, but felt embarrassed because I had to interrupt other people's attention to the celebration in order to leave.*

I am having a difficult time putting this into words and tears are running down my cheeks as I type this. Wow, that is a real surprise to me! As an advocate for people with disabilities I do not often get this frustrated when it comes to my personal experiences, but I also know that I am not the only member who is in a wheelchair or has mobility issues and difficulty negotiating the very tight quarters in the community room. Many times when I am there I would like to talk with someone else at the Center, but I do not because I cannot get close enough to them because the tables are too close.

Expansion or relocation are really the two choices I see to resolve the issues of crowding. This is a real testament to how effective the Center is and how desperately the services are needed in the community! It is an amazing problem

to have, but the future expansion of our services and impact depend upon either expanding the current structure or finding another building. Feel free to share any or all of this email if you believe that it would help support the claim that we do need to address the crowding issue.” Respectfully, Deb Angel, B.Ed., Board of Trustee

17. Can the project be developed by May 2017? Yes No

If request is for Housing Projects only, please complete the questions below:

18. Does the proposed applicant/operating agency currently own or operate housing? Yes No

If yes, please describe:

19. What grants or loans have the proposed applicant/operating agency successfully accessed in the past to support housing (local, state and federal)?
20. How have the proposed applicant/operating agency worked collaboratively with the local metropolitan housing authority in the past?
21. Describe how this housing project will assist persons exiting institutions (state hospitals, nursing homes, and prison including persons with arson or sex offenses):