

AGENDA

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF ST. LOUIS COUNTY, MINNESOTA



Tuesday, May 28, 2013, 9:30 A.M.

**Hibbing City Council Chambers
City Hall
401 East 21st Street
Hibbing, Minnesota**

**CHRIS DAHLBERG, Chair
Third District**

**FRANK JEWELL
First District**

**STEVE O'NEIL
Second District**

**MIKE FORSMAN, Vice Chair
Fourth District**

**PETE STAUBER
Fifth District**

**KEITH NELSON
Sixth District**

**STEVE RAUKAR
Seventh District**

County Auditor
Donald Dicklich

County Administrator
Kevin Gray

County Attorney
Mark Rubin

Interim Clerk of the Board
Phil Chapman

The St. Louis County Board of Commissioners welcomes you to this meeting. This agenda contains a brief description of each item to be considered. The Board encourages your participation. If you wish to speak on an item contained in the agenda, you will be allowed to address the Board when a motion is on the floor. If you wish to speak on a matter that does not appear on the agenda, you may do so during the public comment period at the beginning of the meeting. Except as otherwise provided by the Standing Rules of the County Board, no action shall be taken on any item not appearing in the agenda.

When addressing the Board, please sign in at the podium and state your name and address for the record. Please address the Board as a whole through the Chair. Comments to individual Commissioners or staff are not permitted. The St. Louis County Board promotes adherence to civility in conducting the business of the County. Civility will provide increased opportunities for civil discourse in order to find positive resolutions to the issue before the Board. Tools of civility include: pay attention, listen, be inclusive, do not gossip, show respect, be agreeable, apologize, give constructive criticism and take responsibility [County Board Resolution No. 560, adopted on September 9, 2003]. Speakers will be limited to five (5) minutes.

****In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify Property Management 72 hours prior to the meeting at (218)725-5085.****

All supporting documentation is available for public review in the County Auditor's Office, 100 North 5th Avenue West - Room No. 214, St. Louis County Courthouse, Duluth, MN, during regular business hours 8:00 A.M. - 4:30 P.M., Monday through Friday. Agenda is also available on our website at <http://www.stlouiscountymn.gov/GOVERNMENT/BoardofCommissioners.aspx>

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9:30 A.M. Moment of Silence
 Pledge of Allegiance
 Roll Call

*“St. Louis County History: People & Places” – Commissioner Raukar,
Seventh District*

Employee and Retiree Longevity Recognition

AT THIS TIME CITIZENS WILL BE ALLOWED TO ADDRESS THE BOARD ON ITEMS NOT ON THE AGENDA. [Speakers will be limited to 5 minutes each.]

FOR ITEMS LISTED ON THE BOARD AGENDA OR COMMITTEE OF THE WHOLE AGENDA, CITIZENS WILL BE ALLOWED TO ADDRESS THE BOARD AT THE TIME A MOTION IS ON THE FLOOR.

CONSENT AGENDA

Approval of business submitted on the consent agenda.

REGULAR AGENDA

Health & Human Services Committee – Commissioner Stauber, Chair

1. Support for Center City Housing’s acceptance of a grant from the Minnesota Department of Human Services, Alcohol and Drug Abuse Division. {13-195}

ADJOURNED:

with Center City Housing with host county approval as required under Minn. Stat. § 254A.07.

RECOMMENDATION:

It is recommended that the St. Louis County Board approve Center City Housing's acceptance of a grant from the Minnesota Department of Human Services, Alcohol and Drug Abuse Division.

Concurrence with Grant Acceptance by Center City Housing of Duluth

BY COMMISSIONER _____

WHEREAS, Center City Housing of Duluth has applied for funding from the state under the category of chronic public inebriates and has been awarded \$400,000 for the period July 1, 2013, to June 30, 2015, for group residential housing services at Rivercrest Program in St. Cloud in the amount of \$200,000, and the San Marco Project in Duluth in the amount of \$200,000; and

WHEREAS, Minn. Stat. § 254A.07 requires that local agencies applying for funding from the Alcohol and Drug Abuse Division of the Department of Human Services must obtain approval from their host county board before the state can execute a contract with such entities; and

WHEREAS, St. Louis County will not receive any funding, will not serve as fiscal agent, and will not be involved in the use of the grant funds; and

THEREFORE, BE IT RESOLVED, That the St. Louis County Board supports Center City Housing's acceptance of a grant from the Minnesota Department of Human Services, Alcohol and Drug Abuse Division.

PROJECT ABSTRACT/EXECUTIVE SUMMARY

Project title: The New San Marco and River Crest

Project period: July 2013 – June 2015

Applicant organization: Center City Housing Corp.

Total Amount requested: \$200,000

1. Description of the problem(s) to be addressed.

The New San Marco (NSM) (2007) and River Crest (2010) were developed following three decades of community effort to address the impact of untreated alcoholism on affected individuals and the community. The loss of transient housing, closure of State Hospitals, and the disappearance of casual labor markets combined to produce a growing population of homeless, late-stage alcoholics who were frequent users of detoxification services, emergency rooms, and law enforcement. For the affected individuals, homelessness led to an increase in mortality due to accidents, violence, exposure, and untreated medical problems.

2. Statement of the importance of addressing these issues.

The services provided at these programs reduce costs of public services such as detoxification services (*0 detox admissions at NSM during final quarter 2012 reporting period, compared to 63 in the year before admission*) and law enforcement (*At NSM, arrests and citations decreased from 461 prior to admission to 88 in the year after entry*); increase housing stability (*average stay of 973 days at NSM*), address immediate medical needs (*70% of River Crest tenants had a visit to a primary care visit over the past two years*), and decrease social isolation (*70% of residents at NSM and 80% at River Crest reported family contact*).

3. Summary of the project model which will address the problem(s).

Two conceptual frameworks are utilized. 1) Stable housing is the first and primary need for any homeless individual irrespective of existing medical, psychiatric, or behavioral conditions. In other words, pre-existing conditions are not a barrier to housing. This is now known as the “housing first” model. 2) Harm reduction seeks to reduce the negative consequences of high-risk behaviors. Harm reduction has also been known as damage limitation, casualty reduction, harm minimization (Duncan, 1994), or risk reduction (Marlatt, 1993). Harm reduction is based on a set of principles and assumptions about how individuals make changes (Ostrow, 1996): that the desire for change must come from the individual, and that change occurs in small, achievable, and realistic steps. Harm reduction also affirms the individual as the primary agent of change and engages them in a voluntary process of goal setting.

4. Intended target group, how long they will be served, and how participants will be recruited.

The target population is homeless chronic public inebriate individuals. To date, 96% of the 132 individuals served at the New San Marco and 91% of 87 individuals admitted to River Crest were classified as Long-term homeless. A chronic public inebriate is an alcohol dependent individual who has frequent, regular contact with law enforcement, detox centers, and emergency services including hospitals. Resident selection is based on a primary diagnosis of alcohol dependency, history of frequent detoxification admissions, previous attempts at primary treatment for addictions, long-term or frequent episodes of homelessness, medical and/or mental health co-morbidity, fragility, and personal vulnerability.

5. Desired outcome(s) for both individual consumers and the program.

Center City Housing will achieve significant, measurable outcomes in the following areas:

1. Increase housing stability of individuals with chronic alcoholism, improving their overall quality of life.
2. Improve the health of residents with chronic alcoholism.
3. Encourage greater self-efficacy in residents
4. Engage the community and other systems in providing support for individuals with chronic alcoholism.

6. Continuation of an existing program.

Grant funds are requested to continue service funding at New San Marco and River Crest as no other sources of funding are currently available for services to this population.

7. Organization's longevity and significant accomplishments.

Center City Housing Corp (CCHC) began developing and housing homeless and low-income households in 1988. Initially, it was started by a collaborative group of churches who were part of Churches United in Ministry (CHUM). CCHC then became its own 501(c) in order to better serve the community. CCHC's mission is to develop, own, manage and operate affordable housing for people of no/low to moderate incomes. Serving high needs with least means families and individuals.

Center City Housing owns and operates over 400 affordable housing units throughout the State of Minnesota. We currently own and manage housing in Duluth, St. Cloud and Rochester. Our units include single room occupancy units, efficiencies and multi-bedroom apartments. CCHC houses single individuals and families.

CCHC owns and manages three permanent supportive housing projects that house long-term homeless chronic alcoholic single men and women. In Duluth, CCHC opened the New San Marco project in May, 2007, which has 30 single room occupancy (SRO) units. In July 2010, we opened River Crest in St. Cloud, which serves the same population with 40 SRO units. As a result of the success of those programs, Olmsted County asked us to develop a similar facility in Rochester. Silver Creek Corner, also a 40 unit facility, opened in December 2011.

CCHC is also a low income housing developer. We work with the community to identify affordable housing needs and bring together teams to develop identified type housing. In recent years, all of our housing development projects have included supportive services because the model of housing without services has proven to be less successful with some people, especially those who have experienced repeated cycles of homelessness.

8. Organizational flow chart.

CCCH's Executive Director supervised the Regional Housing Director who supervises the Site Directors. The Site Directors over-see all operations and all other staff in the buildings.

9. Organization's longevity and significant accomplishments.

CCHC has been pursuing the organization mission for 25 years. Significant accomplishments include:

- When CCHC opened each facility (New San Marco, River Crest, and Silver Creek), there was a 90% reduction in detox admissions for the residents. Over time, a reduction of 85% has been maintained.
- Center City creates successful partnerships to maximize outcomes in the projects it develops, owns, and manages. CCHC partners with the Center for Alcohol and Drug Treatment Center to provide case management services to each person living at the New San Marco. In St. Cloud, the partner for case management services is Recovery Plus treatment center. DW Jones provides property management services for all of Center City's properties except for New San Marco, River Crest, and Silver Creek, which are self-managed.
- Center City has administrative staff who has experience with budgeting, billing, compliance, and reporting with multiple, complex funding sources.
- In 2010, CCHC acquired the assets of a failing nonprofit. This included 88 units of housing, supportive services staff, debt and funding contracts. In addition to preserving these units, CCHC developed and implemented innovative programming for children birth to 18 years old. We have implemented new case management support designed for the entire family with a conscious effort on reducing generational homelessness.
- CCHC commissioned documentary filmmaker Dan Woods to tell the story of the once controversial, now successful New San Marco Project. The film, "[No Losers](#)" explores the transformations of individuals from

lives of chronic homelessness to living and doing well. Distributed widely, the film has had a significant impact in giving a face and voice to persons affected by chronic alcoholism and homelessness.

- Richard Klun, Center City Executive Director, received the Bruce Vento Distinguished Service Award at the 2012 Minnesota Coalition for the Homeless Annual Conference.
- Nationally recognized: many organizations and American Indian Tribes from across the county have come to learn from us and have hired us to help them design and implement programs like the New San Marco, River Crest and Silver Creek Corner.

10. Major project(s) currently being implemented and what is the funding source(s).

In addition to the developments described in the preceding section, Center City Housing continues to respond to community needs by developing new affordable housing options for low income and homeless households as well as redeveloping buildings to continue offering affordable housing for the long term.

In October 2012, Center City Housing was awarded new capital funding for a 44 unit permanent supportive housing project for very high barrier homeless families with children in Duluth. The primary capital funding source will be Low Income Housing Tax Credits through the Minnesota Housing Finance Agency.

While developing Silver Creek in Rochester, we identified a need for permanent supportive housing for homeless families with children and homeless unaccompanied youth. A needs assessment, "Families and Children Without Stable Housing in Rochester, 2012" identified a need for 60 units of housing. The project is in the pre-development stage. Capital funding will primarily be requested from Minnesota Housing. Service Funding sources will be Olmsted County, United Way of Greater Rochester, and the HUD Continuum of Care.

11. Staff/supervisory qualifications including experience, training.

The Regional Housing Director, Lori Reilly, has 20 years of experience managing housing for homeless individuals. She started with CCHC prior to the opening of the New San Marco. She hired all staff and developed practices and procedures implemented when residents moved in to the building. Ms. Reilly supervises the Site Directors at the New San Marco, River Crest Apartments and Silver Creek Corner.

Each site has a Unified Service team comprised of the facility staff: case manager, nurse, site supervisor and housing support staff. In Duluth, The Center For Alcohol and Drug Treatment (CADT) is our primary partner in administering services to tenants. CADT operates multiple programs including inpatient and out-patient treatment and the detoxification center. They provide the nurse and a case manager who works full time in the facility and who is supervised by an LADC. In St. Cloud, Recovery Plus Treatment Center is our primary partner in administering service to tenants. Recovery Plus operates multiple programs including inpatient and outpatient treatment programs. They also provide the nurse and a case manager who is an LADC and who works full time in the facility.

Kira Kallberg, the Site Director at NSM is a LSW and has 18 years of experience working with homeless individuals and families, managing supportive housing programs and working directly with chronic alcoholics at Detox. Bryan, the Site Director at River Crest has been on staff since its opening and was promoted to Site Director in 2012, he has a BA in Elementary Education and was instrumental in all start up activities, has strong supervisory and budgeting experience.

12. Organization capability of designing and effectively implementing the proposed services outlined in this RFP.

CCHC is uniquely poised to administer the DHS grant funding because CCHC has a long history and successful record of housing very difficult to house homeless families and individuals. We understand the population and the issues they bring with them when they move in. We also have experience in implementing the Harm Reduction model of housing, adhere to the principles of the Housing First Model, and provide person centered services and housing.