

URBAN TRIAGE INSPIRE HOUSE  
LETTER OF INTENT (LOI-Updated)

PROPOSAL SUMMARY

Vision: Providing residential housing and support services for youth-led families (parents) to thrive, explore, and envision a future of hope, possibility, and prosperity.

Urban Triage will rent 141 S. Butler St. to provide housing and supportive services to young families experiencing homelessness.

According to the Homeless Services Consortium of Dane County Point in Time Count, On a single night in January 2022, 701 people experiencing homelessness were identified in Madison/Dane County on the night of the 2022 January PIT. 7% or 49 persons were young adults ages 18-24. 12 were parenting youth.

Our residential housing facility will be one of 4 programs offered under our Unhoused Youth Initiative. Our initiative will include residential housing, scattered transitional housing, rapid rehousing, and a drop-in center which will not be located at the residential housing location-- location will be determined in the next 60 days. Our residential location will provide services and support for youth-led families, centering those disproportionately impacted by poverty and systemic racism as they're most likely to be affected by homelessness.

The Youth Homeless Demonstration Project (YHDP) awarded a \$2.5 million Youth Homelessness Demonstration Program (YHDP) grant from the U.S. Department of Housing and Urban Development (HUD) to Dane County, the City of Madison, and Community Partners.

During the Youth Homeless Demonstration Project (YHDP) engagement and data analysis process, they found a significant gap in housing for young adults in our community, particularly young adults who are aging out of foster care. There is currently no transitional housing in Madison or surrounding Dane County that provides transitional housing or residential housing for the most vulnerable and unhoused youth. YHDP has chosen Urban Triage because of our social capital, trust, and reputation for program development and implementation and our impact on our community in a short time. Urban Triage was awarded \$820,000 the first year and \$650,000 the second year, with the ability to fund five additional years from HUD. We recently received an additional 50,000 individual donations and a 200,000 City ESG grant. The ESG grant will cover one-time purchases for the residential facility.

Urban Triage is seeking approval through the city to use the property at 141 S Bulter to provide shelter/residential housing for all vulnerable youth-led families, centering those disproportionately impacted by poverty and systemic racism.

The residential housing facility will provide temporary housing respite care to stabilize young adults and prepare them for sustainability. Participants can stay for 60 days to 18 months, depending on their needs. We'll provide assessments, soft skills, goal setting and support,

trauma recovery, therapy, system navigation support, advocacy, job readiness, and permanent housing support once they graduate from our housing program. This is accomplished through transformative work groups, counseling, and support to develop the skills to sustain permanent housing. Urban Triage will also provide mental health counseling, budgeting skills, career services, and job skills training. This is an opportunity to reduce homelessness in our community and prevent homelessness in the future.

Our residential housing facility will provide a place for youth-led families to call home. It is a place for them to heal and align with who they are in the world vs. who they desire to be and provide them with the skills and tools to reach their goals and desires—supporting them in causing and creating what they desire by getting in tune with their emotions, controlling their emotions, setting boundaries, and taking care of themselves.

The program will not only provide trauma recovery support, but it will also provide transformative education—an exploration of their future. Investing in our most vulnerable young adults today is an investment in our city’s future. In addition, our other programs, as described above, will support them in transitioning into permanent housing.

## **EXISTING SITE CONDITIONS 141 S. BUTLER ST.**

The existing site is paved with no landscape areas. There are two trees located along the rear lot line of the property. There will be space for bike parking, and parking availability in the back will be reserved for handicapped and one staff parking stall. There is space for outdoor activity in the back and a covered patio in the front.

## **PROJECT SCHEDULE**

- Submit the application on January 17, 2023
- Remodel, clean up, etc. February-May, 2023
- Opening July 1, 2023

## **PHASING PLANS**

The operational and service hours will be 24 hours a day and 7 days a week. We will be staffed by 3-5 employees responsible for conducting an intake process, a counselor, and three staff responsible for overseeing the day-to-day operations. They will report to the house manager, that will be in a full-time day position.

The facility has 3 levels above grade plus a full basement. Gross floor areas are as follows:

- 1st Floor - 1730 gross square feet
- 2nd Floor - 1605 gross square feet
- 3rd Floor - 1605 gross square feet
- Basement - 1605 gross square feet

There are 12 residential rooms, with 1 sleeping room on the first floor, 6 on the second floor, and 5 on the third floor, accommodating up to 15 residents.

1st Floor will provide a front reception area, staff office/reception desk, a lounge/living room, kitchen dining room, and 3 full bathrooms (1 accessible). 2nd Floor will provide a day room and linen storage/housekeeping closet in addition to the 6 guest rooms, one full bathroom, and a 1/2 bath. 3rd Floor will provide a full bathroom and linen/housekeeping in addition to the 5 guest rooms.

We will use the existing first-floor kitchen for all cooking and meals. There is a generously sized residential kitchen on the first floor, with a dining area adjacent. Appliances and countertops will be upgraded, including a fire suppression hood for the range. The building already has a grease interceptor to serve the kitchen sink drains.

Storage in the basement will be provided for residents to store their personal effects beyond what they keep within their guest rooms. Laundry facilities will be provided in the basement as well. All guest rooms will have clothes closets & dressers. The existing area for municipal trash bins on the driveway side of the building will be provided with a screened enclosure.

The primarily proposed alterations to the existing facility are concerned with the following:

- 1.) Provide a code-compliant egress route from the rear stairwell to the side yard adjacent to the driveway ( see: Sheet A2a - Proposed 1st Floor Plan).
- 2.) Providing barrier-free access to the first floor from the outside via the same route. A proposed access ramp is to provide a path from the rear yard/parking area, including a dedicated accessible parking stall.
- 3.) Providing an accessible first-floor bathroom with a roll-in shower.
- 4.) Providing an accessible guest room adjacent to the accessible bathroom and entry.
- 5.) The ad-hoc mini-kitchen space on the 3rd floor will be decommissioned and converted to a linen/housekeeping closet.

We will provide 2 bicycle parking spaces for visitors adjacent to the front building entrance. Guests will be provided with secure bicycle storage in the basement and a ramp track at the rear exterior stairs to ease the movement of bicycles in and out of the basement.

The existing wood deck on the neighboring property (under the same ownership) adjacent to the sidewalk will be removed. A hardscape and landscape planting area will provide a small “healing garden” space.

## **PROJECT TEAM**

Brandi Grayson, CEO of Urban Triage

Gloria Reyes, Project Coordinator

Edward Kuharski, Green Design Studio, Architect