

URBAN TRIAGE INSPIRED HOUSE LETTER OF INTENT (LOI)

PROPOSAL SUMMARY

Vision: Providing transitional housing and support services for homeless youth to thrive, explore, and envision a future of hope, possibility, and prosperity.

141 S. Butler St. will be rented by Urban Triage to provide transitional housing and supportive services to young adults who are 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.

That's why this program will focus on providing services for all vulnerable youth, centering those disproportionately impacted by poverty and systemic racism because they are the most underserved segment of our region's population 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, City of Madison, and Community Partners.

During the process of the Youth Homeless Demonstration Project (YHDP) engagement and data analysis process, They found that there is 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 for our most vulnerable young adults who are homeless. YHDP has chosen Urban Triage because of our social capital, trust, and reputation for program development and implementation and for the impact we have on our community in a short amount of time. Urban Triage was awarded \$780,000 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 200,000 City ESG grant.

Urban Triage is seeking approval through the city to use this property to provide shelter for all vulnerable youth, centering those disproportionately impacted by poverty and systemic racism transitional housing for girls and LGBTQIA between the ages of 17.5-24 years of age who are homeless due to aging out of foster care, and have been kicked out of their homes.

The transitional facility home will provide temporary housing respite care to stabilize young adults and prepare them for sustainability in their lives. 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.

The services provide a transition that allows for Our transitional housing facility to provide a place for youth 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, it will also provide transformative education. exploration of their future. Investing in our most vulnerable young adults today is an investment in our city's future.

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 and one mature arbor vitae on the south corner of the building. 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. The front stoop is to be replaced and a deteriorating wood deck on the adjacent property is to be replaced with a combination of hard and soft landscape to provide a small sitting area.

PROJECT SCHEDULE

- Submit application January 17, 2023
- Remodel, clean up etc. February-June, 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 that will be 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 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 15 guest rooms with 1 sleeping room on the first floor, 6 rooms on the second floor and 5 on the third floor with a total of 12 rooms that will allow for 15 occupants.

1st Floor will provide a front reception area and 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 dining area adjacent. Appliances and countertops will be upgraded, including a fire suppression hood for the range. The building is already provided with a grease interceptor to serve the kitchen sink drains.

There will be storage provided in the basement that will be available 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. Existing area for municipal trash bins, on the driveway side of the building will be provided a screened enclosure. Resident bicycle parking will be provided in the basement.

The primary proposed alterations to the existing facility are concerned with:

- 1.) Providing a code-compliant egress route from the rear stairwell to the side yard adjacent to the driveway (see: Sheet A6 - Proposed 1st Floor Alterations).
- 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 roll-in shower.
- 4.) Providing an accessible guest room adjacent to the accessible bathroom and entry.
- 5.) The ad-hoc mini-kitchen space on 3rd floor will be decommissioned and converted to a linen/housekeeping closet.

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

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

The exterior envelope of the building is in need of selective repair/restoration; most notable are 4 window openings with full or partial plywood-faced closures to be modified to present the appearance of the original fenestration. Selective repair/replacement of brick, sill stones, parge coat on stone foundation walls and trim paint will be proposed for approval by the Preservation Officer.

PROJECT TEAM

Brandi Grayson, CEO Urban Triage

Gloria Reyes, Project Coordinator

Edward Kuharski, Green Design Studio, Architect