

**CITY OF DAVIS**  
**2002-2003 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION**

**Organization Name:** Yolo Community Care Continuum

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(Be sure to list the best contact to get information to the organization as quickly as possible.)

**Total Proposal Request:** \$100,000.00

X On-going Support        New Project

**CDBG Eligible Category:** Public Facilities and Improvements

**National Objective Compliance/Low and Mod Benefit:** Limited Clientele

**City Council Identified Critical Needs:** (See List C)

- 1) Public Facilities: Facility used for services listed as critical needs and for community-wide services, as needed. Critical needs addressed are: mental health services – crisis intervention.
- 2) Physically Disabled: Removal of architectural barriers.

PUBLIC SERVICE        NON - PUBLIC SERVICE X

**Beneficiary Information**

<u>60</u>	Total number of beneficiaries in program: Unduplicated during a one-year period
<u>60</u>	Total percentage of beneficiaries in program served with CDBG funds
<u>100%</u>	Percentage of the CDBG beneficiaries with low/moderate income
<u>\$1,666</u>	Cost per CDBG beneficiary to construct new housing (CDBG Request/CDBG beneficiaries): For one year only. If cost is amortized across the number of years that Safe Harbor will be utilized, costs go down.
<u>\$232</u>	Cost per person per day for receipt of services.

## PROJECT NARRATIVE

### a. Need

This proposal is in response to a critical need to expand crisis residential care for persons experiencing an acute phase of their mental illness. Safe Harbor provides a safe, supportive environment, access to appropriate medical and psychiatric care, counseling, and advocacy services to stabilize mental health clients. In Yolo County, Safe Harbor is the only alternative to costly psychiatric hospitalization. Demand for crisis services has risen steadily as has the County's population, which is 44% larger than it was two decades ago. In sharp contrast, the number of crisis beds has remained unchanged for 18 years. Last year, over 127 individuals were turned away from Safe Harbor services due to a lack of available beds. Sixty very-low income Davis residents utilize Safe Harbor, located in Woodland, annually. The service provided at Safe Harbor is not duplicative of any other service offered in Yolo County.

In addition to the increased demand for services, the aged condition and lack of handicapped accessibility of the facility is cause for alarm. This project will increase the capacity of Safe Harbor from six to fourteen beds. The new facility will not only accommodate increased need for services, but will also make the facility accessible to those with physical disabilities.

### b. Benefit

Safe Harbor offers quality, unique and economical services to 60 Davis residents, all of whom qualify as very-low income. A stay at Safe Harbor is used by the Yolo County Department of Alcohol, Drug and Mental Health Services (YCDADMHS) as either a way to decrease the amount of time an individual needs a psychiatric hospitalization or as a way to prevent a psychiatric hospitalization. These services are an economical alternative to psychiatric hospitalization.

### c. Other Resources and Collaboration

YCCC's primary partner in providing service at Safe Harbor is Yolo County Department of Alcohol, Drug and Mental Health Services (YCDADMHS). YCDADMHS currently funds all of the operating costs at Safe Harbor. YCDADMHS has indicated that they wish to fund operating costs provided in the larger facility at the current level and additional beds based on funding availability. YCDADMHS is working with YCCC to establish a regionally based "small county pool" to ensure beds will be available to smaller counties adjacent to Yolo County which do not have the resources to develop programs such as Safe Harbor.

YCCC formed a partnership with Community Housing Opportunities Corporation (CHOC) to assist in the construction and financing of this project. CHOC provides consultation throughout the development phase of this project, and will provide construction management.

d. **Organizational Capacity**

Safe Harbor has provided crisis services for twenty years. This unique service provides Davis residents with effective mental health treatment and Yolo County residents with a cost-effective way of providing mandated services. YCCC's partnership with CHOC ensures that financing and construction management are being administered by an experienced housing developer.

## SCOPE OF SERVICES

### a. Project Description

YCCC proposes to address the critical need for additional crisis care for persons with a mental illness by replacing the current Safe Harbor facility with a larger, more functional building. All of the Davis residents receiving services qualify as very-low income. The new facility will retain some of the home-like features which clients and staff feel benefit the recovery process. In addition, the new facility will contain features which enhance client safety, which will ensure accessibility for all consumers, and which will improve the delivery of services. The new building will have seven bedrooms, three and one-half bathrooms, one large kitchen, a dining room and living room. Rooms that will be added over what is currently present include a centralized staff office, a counseling room, separate laundry facilities, storage designed for the use of this building and landscaped exterior spaces designed for small groups.

The new building will be built on the same lot as the current facility which will be removed. The new building will be constructed further back on the lot so that when a planned widening of Kentucky Avenue takes place, the facility will still have a front yard with a physical barrier offering a sound and safety buffer from the road.

Many very positive changes in the Safe Harbor program will be possible in an enlarged and modernized facility. The comfort and care of clients will be greatly improved by having common areas that are well lit with natural light, have an open quality and provide adequate heating and air-conditioning. YCCC will be able to serve more than twice as many clients, hopefully eliminating the need to send clients out of the county for care or maintain a waiting list.

At this phase of the project, architectural and construction plans are complete, a conditional use permit has been received from the City of Woodland, and the plans have been submitted for plan review to the City of Woodland. The date of ground breaking is dependent on the receiving financing for this project.

The cost per beneficiary to construct a new facility using Davis CDBG funds, amortized over twenty years, can be estimated at \$41.00 per Davis beneficiary per year. There are no other construction projects of a crisis psychiatric facility to use as a basis for comparison. However, the cost of providing services between Safe Harbor and a psychiatric hospitalization can be compared. The cost of the average length of stay at Safe Harbor is approximately \$4,000.00. The cost of a psychiatric hospitalization for the same period of time is \$12,000.00. Clearly, providing community based services is not only an effective means of treatment, but a cost-effective service as well.

The total cost of the project is \$1,457,589. The City of Woodland has granted, through CDBG funds, \$210,000 to this project. YCCC has been approved for a construction loan in the amount of \$850,000. The City of Davis granted \$50,000 to this project last year through CDBG funds. Private donations have been received in the amount of \$10,500.

YCCC needs to raise an additional \$337,089 in order to break ground on this project. In addition to requesting funds from the City of Davis, YCCC is actively engaging in a capital campaign to raise funds for this project. The City of Davis is being requested to fund 10% of the entire project. 25% of the beneficiaries of Safe Harbor reside in Davis.

**b. Target Group**

The majority of Safe Harbor clients suffer from schizophrenia or manic depression, which are serious psychiatric disabilities which are cyclical in nature. In addition to mental illness, many clients have additional disabilities including serious medical conditions and/or substance abuse problems. Safe Harbor programs are designed to help each client learn to manage their illness and develop a plan to safely return to a less restrictive living situation.

About one quarter of Safe Harbor residents come from Davis, one quarter come from Woodland, one quarter from West Sacramento, and the remaining quarter from smaller Yolo County communities. A total of 60 Davis residents will benefit from this program per annum; 100 percent served qualify as very-low income.

**c. Outreach**

Outreach is completed with YCDADMHS case managers, crisis workers and therapists. Safe Harbor continually has a waiting list, indicating that services are effective and necessary.

## TIMELINE

### Work Plan

#### List Activity

#### Completion Date

Architectural Plans	Complete
Submit plans to the City of Woodland	Complete
Obtain use permit form City of Woodland	Complete
Begin capital campaign	In progress until 6/04
Submit grants for funding	In progress
Complete financing	September 2002
Relocate Safe Harbor program during construction	December 2002
Begin Construction	January 2003

**CITY OF DAVIS  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**CAPITAL PROJECT BUDGET SUMMARY\*  
PHASE I**

<i>Budget Category</i>	<b>Proposed Project</b>	<b>Other Sources</b>	<b>Total</b>
<b>Project Development</b> Off-site improvements Site improvements/landscape		<b>25,000</b> <b>117,000</b>	<b>25,00</b> <b>117,000</b>
<b>Land Acquisition</b> Site acquisition		<b>85,000</b>	<b>85,000</b>
<b>Construction Fees</b>		<b>195,747</b>	<b>195,747</b>
<b>Final Development</b> Contractor overhead General Development costs		<b>124,644</b> <b>263,466</b>	<b>124,644</b> <b>263,466</b>
<b>Renovation or Construction</b> Unit construction	<b>100,000</b>	<b>546,723</b>	<b>646,723</b>
<b>Maintenance</b> Grounds Other Maintenance			
<b>TOTAL PROJECT BUDGET</b>	<b>100,000</b>	<b>1,357,580</b>	<b>1,457,580</b>

**COMPLETE PRO-FORMA BUDGET IS ATTACHMENT B**