

## City of Carson City Agenda Report

**Date Submitted:** May 6, 2014

**Agenda Date Requested:** May 15, 2014

**Time Requested:** 45 minutes

**To:** Mayor and Board of Supervisors

**From:** Community Development – Planning Division

**Subject Title:** For Possible Action: To provide direction to staff regarding the possibility of using HOME Investment Partnership Program (HOME) funds from the Department of Housing and Urban Development for the development of transitional housing at 430 Jeanell Drive, APN 00-032-34. (Lee Plemel)

**Summary:** Friends In Service Helping (FISH) staff approached Carson City staff regarding the possibility of developing a donated property on Jeanell Drive into transitional housing. According to the State of Nevada Housing Division, up to \$1 million in HOME funds may be available through the Department of Housing and Urban Development and could be used to demolish the current structure and construct a new facility. Carson City would be the recipient of the HOME funds, which includes 10% for administering the project. Carson City would be responsible for monitoring the project throughout the 20 year period of affordability.

**Type of Action Requested:**

- ☐ Resolution  
☒ Formal Action/Motion

- ☐ Ordinance  
☐ Other (Specify)

**Does This Action Require A Business Impact Statement:** ( ) Yes (X) No

**Recommended Board Action:** I move to direct staff to prepare the necessary documents to apply for HOME funds for the FISH Transitional Housing Project to bring back to the Board for approval.

**Explanation for Recommended Board Action:** N/A

**Applicable Statue, Code, Policy, Rule or Regulation:** Title 2 of the Cranston-Gonzalez National Affordable Housing Act; HOME Final Rule 24 CFR Part 92

**Fiscal Impact:** TBD

**Explanation of Impact:** Fiscal impacts are unknown until an agreement is made between the City and FISH for distribution and monitoring of the grant funds. It is anticipated that no City funds would be used for project construction.

**Funding Source:** HOME funds

**Alternatives:**

- 1) Do not pursue HOME funds for the transitional housing project

**Supporting Material:**

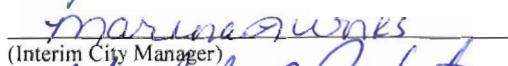
- 1) Staff memo
- 2) Project description from FISH
- 3) Property photographs
- 4) Parcel Map
- 5) Zoning Map
- 6) Parcel detail from Assessor
- 7) Perspective view of conceptual transitional housing development
- 8) Letters of support
- 9) HOME eligible activities from HOME Final Rule 24 CFR Part 92

**Prepared By:** Janice Brod, Grants Program Coordinator

**Reviewed By:**

  
(Community Development Director)

Date: 5.6.14

  
(Interim City Manager)

Date: 5-6-14

  
(Finance Director)

Date: 5/6/14

  
(District Attorney's Office)

Date: 5/6/14

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)



## Carson City Planning Division

108 E. Proctor St.  
Carson City, Nevada 89701  
(775) 887-2180  
[Planning@carson.org](mailto:Planning@carson.org)  
[www.carson.org](http://www.carson.org)

### MEMORANDUM

Board of Supervisors Meeting of May 15, 2014

**To:** Mayor and Board of Supervisors  
**From:** Janice Brod, Grants Program Coordinator  
**Date:** May 6, 2014  
**Subject:** FISH transitional housing proposal

The HOME Investments Partnerships Program (HOME) is sponsored by the U.S. Department of Housing and Urban Development. State HOME funds are administered by the State of Nevada Housing Division and may be used by qualified organizations for affordable housing projects that serve low-income residents. The project proposed by FISH qualifies for HOME funding under the HOME Final Rule 24 CFR 92.205.

Should the Board of Supervisors wish to pursue assisting in this project, Carson City would apply to the State for the HOME funds and would be considered a HOME fund recipient. Carson City would then distribute the funds to FISH on a reimbursement basis. Carson City would be responsible for monitoring the project every year during the period of affordability to verify that the project remains as affordable housing.

The period of affordability associated with the development of a HOME funded project depends on whether the project is new construction or rehabilitation. If the project is rehabilitation, the period is 15 years. For new construction the period is 20 years, which this project would be. During that period of affordability the property must remain affordable in accordance with the rent rules as established by HUD.

Ten percent of the HOME allocation may be used for administrative and planning purposes, including environmental reviews, preparation of reports, and monitoring. These activities can either be performed by current staff or by a consultant.

If you have any questions regarding the HOME program or proposed transitional housing project, contact Janice Brod at 283-7069 or [jbrod@carson.org](mailto:jbrod@carson.org).

**FISH: 430 Jeanell**  
**Potential HUD funded Project Description**

**Current Conditions:**

In August of 2013, FISH received a gift of property at 430 Jeanell consisting of approximately 1.7 acres and two, 12,000 sq ft buildings and one 8,000 sq ft building. All three buildings need renovation. The best option may be to demolish the two larger buildings.

The Board of Directors would like to use the property to meet community needs within their mission while at the same time being a good neighbor. FISH has walked the adjacent neighborhoods to get input from residents who live near the project. Mental health facilities, multi-generational activity centers, and other uses were recommended to help those who live in the area (including help for those who populate/repopulate a near-by homeless camp).

Carson City's Community Health Improvement Plan (CHIP) also noted that mental health care is a priority, noting that these services are lacking in our city. Carson City also has a plan to re-open a 30-day treatment facility which will need a new location in a few years.

FISH has received letters of support from the D.A.'s office, NV State Mental Health, Partnership Carson City and others to use this property to help provide for mental/behavioral health services. In order for these needs to be met, a "special – use permit" will need to be issued for this property. Up to \$1 Million is available for this project from HUD. If this funding source is used, Carson City would need to accept the funds and reimburse FISH for construction. HUD guidelines would require the building be used as "affordable housing" for 15-20 years depending on type of construction (15 yrs for renovation and 20 if new construction). If the HUD funds are not accepted, they will be used elsewhere in Nevada.

**Proposed Concept:**

FISH is envisioning a 40 bed "transitional housing- plus care" facility with 24 hour supervision.

- \*FISH would be the landlord, and would plan to maintain ownership/involvement during the entire HUD required time-frame
- \*Facility would largely mirror Reno's very successful "Cross-Roads" program that has saved that community several hundred thousand dollars in reduced jail/hospital/ambulance costs... with much more positive client results than what was accomplished prior to "Cross-Roads"
- \*18-24 month treatment plans would be developed, at the end of which clients would "transition" to permanent housing (HUD section 8 or other)
- \*Services to be provided to low-income mental health clients referred by Carson Mental Health, Mental Health Court, substance abuse facilities, etc. Funding for services & rent would largely be from existing state and federal programs (Shelter Plus Care, Supported Living Arrangements, Mental Health Court Residential Supports, Social Security Disability, etc.)
- \*All clients would have rules and curfews—transitional clients would be granted increasingly more flexibility so they could eventually function on their own (accept employment, off-site counseling, etc.)
- \*The above concept meets HUD's requirement that the building is used as "Affordable Housing" and HUD would allow the future use to change as long as it meets affordable housing guidelines (low-rent apartments, etc.).

**Other property use outside of HUD funded project:**

- In addition, space on the property could accommodate construction of a 20-30 bed substance treatment facility
- FISH plans to provide space to other collaborative non-profits in the 8,000 sq ft building (including current occupant, Literacy Volunteers) and may include office space for health professionals
- FISH to provide some type of On-the-Job training/Occupational Development activities on site to assist above proposal
- FISH to work to provide space to meet neighborhood's desire to see services to help elderly and youth in the area

**Potential Collaborators:**

- State Mental/Behavioral Health, Reno based Vestige Project, and Elko based Vitality Unlimited have all expressed an interest providing services.
- Mental Health Court, FFAST program, Ron Wood, Salvation Army and others would refer clients/ assist with services.
- RSVP, local churches and Boys & Girls Club to brainstorm with FISH on how to develop multi-generational activity space/ programs.

SUBJECT PHOTOGRAPHS



*Photograph of subject complex*



*Photograph of subject complex*



*Photograph of subject complex*



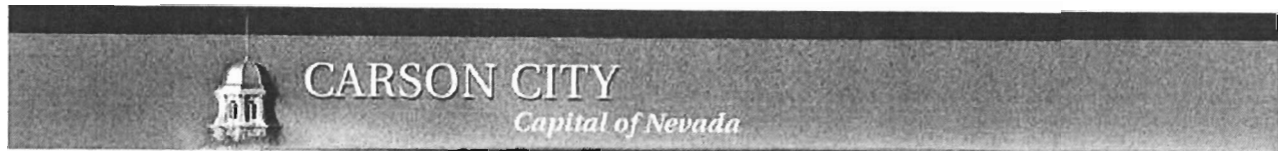
*Photograph of subject complex*










[Assessor Home](#)
[Personal Property](#)
[Sales Data](#)
[Secured Tax Inquiry](#)
[Recorder Search](#)

## Parcel Detail for Parcel # 001-032-34

## Location

Property Location 430 JEANELL DR

Town

Subdivision Lot Block

Property Name

## Ownership

Assessed Owner Name FISH EMERGENCY REFERRAL SERV

Mailing Address % JEANELL LLC

138 E LONG ST

CARSON CITY, NV 89706-0000



Legal Owner Name FISH EMERGENCY REFERRAL SERV

Vesting Doc#, Date 437746 08/27/13 Book/Page /

Map Document #s

## Description

Total Acres 1.690 Square Feet 73,616

Ag Acres .000 W/R Acres .000

## Improvements

Single-fam Detached 0 Non-dwell Units 3 Bdrm/Bath 0/00

Single-fam Attached 0 MH Hookups 0 Stories 1.0

Multi-fam Units 0 Wells 0

Mobile Homes 0 Septic Tanks 0

Total Dwelling Units 0 Bldg Sq Ft 29,030

Garage Sq Ft 1,750 Attch/Detch A

Basement Sq Ft 0 Finished 0



## Appraisal Classifications

Current Land Use Code 410

Zoning RC MFA

Re-appraisal Group 6

Re-appraisal Year 2013

Orig Constr Year 1974

Weighted Year

offices

## Assessed Valuation

Assessed Values	2014-15	2013-14	2012-13
Land	119,841	117,491	123,675
Improvements	185,950	178,137	182,195
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	305,791	0	0
Net Assessed Value	0	295,628	305,870
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

## Taxable Valuation

Taxable Values	2014-15	2013-14	2012-13
Land	342,403	335,689	353,357
Improvements	531,286	508,963	520,557
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	873,689	0	0
Net Taxable Value	0	844,651	873,914
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0





**PARTNERSHIP CARSON CITY**  
**1711 NORTH ROOP STREET**  
**CARSON CITY, NEVADA 89703**  
**(775) 841-4730**  
**WWW.PARTNERSHIPCARSONCITY.ORG**  
**501(c)3 non-profit organization**

*Dr. Jack Araza, President*  
*Executive Board of Directors*

*Kathlyn Bartosz, Executive Director*

*Mayor Bob Crowell, Chairman*  
*Steering Committee*

January 6, 2014

To whom it may concern:

Partnership Carson City (PCC) is the community coalition for Nevada's state capital. Our role is to facilitate collaboration among our business, services, and faith-based organizations to address the barriers to a safe, healthy and thriving community. During our monthly coalition meetings attended by over 45 local organizations, the lack of adequate mental health services, and housing remain the top concerns. As an active participant in the coalition, Jim Peckham, director of F.I.S.H., is right on target with his vision for the facility recently secured by F.I.S.H. Group housing for up to 24 months with rules, on site case management, and medical oversight could easily become the "one stop shop" for multiple wrap around services meeting the individual needs of the clients.

In a report prepared by the Nevada state Epidemiologist, Dr. Azzam, we discovered that in 2011, there were 2,285 individuals detained at the Carson City County Jail, and of those, 522 (22.8%) had previously been served for a mental illness related problem. Half of the mentally ill individuals (@ 261) who were detained at CCCJ in 2011 were repeatedly (more than two times) detained in Carson City Jail in 2011, and 75% have a dual diagnosis or a co-occurring alcohol and/or drug use disorder. Clearly, within our current system something was not working for these individuals, referred to by jail staff as "frequent flyers". Although a newly acquired grant by Partnership Carson City supports a forensic assessment system triage team within the jail, providing substance abuse counseling, therapeutic interventions, and medical prescriptions with a mental health or substance abuse treatment referral upon release, are advantageous, the "Functional Assets" of the inmate have not been adequately accounted for in the release plan. Years of poor social interactive and coping skills, mental illness and PTSD concerns have sabotaged success in housing, jobs and family reunification. Sometimes referrals to the Mental Health Court assist with providing the incentive and accountability to follow through with recommendations, others fall under the supervision of Alternative Sentencing, while others serve their time and are released to the street. Case closed, until they come back – 261 of them.

In this traditional disease oriented medical system there was no expedited diversion protocol for those with presenting mental illness, and there was limited time for symptom identification beyond the necessary medical findings to establish a treatment protocol. Therefore once the medical symptoms had been successfully addressed, from a System standpoint the case is closed. But, from a person centered standpoint, the functional deficits to include (but not limited to) poor interpersonal skills, deficits in social judgment, poor organizational abilities, etc. which can lead to significant problems are not addressed. Unfortunately, consequences of the functional deficits can lead to a mental health

and/or substance abuse relapse, and another trip to jail.

We have identified a need following an inmate's immediate release from custody, or treatment to accurately assess, across a broad range of symptom and functional domains. Arthur J. Anderson, Ph.D. Helen Bellfield, D. Clinical Psych. state in their research, "Functional Assessment of Mental Health and Addiction: A Treatment Planning and Evaluation Strategy for Clients Suffering from Co-Morbidity":

"The assessment of client functioning is a critical component of both treatment outcome evaluation and assessment of individual level of need for individual treatment planning and service delivery selection. The Functional Assessment of Mental Health and Addiction scale (FAMHA) was specifically designed to meet both criteria. This is utmost importance for dually diagnosed clients, with multiple service needs in mental health, addiction treatment, and medical interventions. A basic, core goal of all treatment is to produce substantial and enduring changes in client behaviors, cognitions and moods and more useful strategies for managing their day-to-day lives. The only other goal of treatment is then to reduce a client's distress to the greatest degree possible. By determining a client's overall level of functioning, specific functional deficit profiles emerge that can then be used for more effective treatment planning. Such assessments are client centered by their very nature and specifically relate to the distress and difficulties that each patient must endure in their daily lives. Thus, functional assessments are the key to not only measuring the outcomes of treatments on a broad scale, but crucial to the clinician's full understanding of patient's individual needs."

A centralized, re-entry location is needed to work with client's functional assets and deficits, and to help the inmate navigate through the land mines that may cause their recovery to unravel once they leave jail or treatment facility due to functional deficits. Additionally, as simple as it may sound, the crucial issue of a lack of free or affordable temporary housing can be the deal breaker for many FASTT clients. Therefore, financial assistance to support temporary housing while other alternatives are explored is essential.

The services proposed for the Jeanell Street Facility operated by F.I.S.H. present a tremendous opportunity for a myriad of services to convene and address the functional assets and deficits of individuals experiencing chronic homelessness and incarceration. Partnership Carson City and the Community Action Agency Network would welcome the opportunity to support this dynamic and greatly needed proposed initiative. The monthly coalition meetings are the ideal setting to engage in group problem solving for a myriad of challenges to client success such as substance abuse counseling, jobs, PTSD services, parenting coaching, behavioral modification, birth control, and family reunification. Carson City has a wealth of resources that can be maximized through a central delivery system for high, at risk clients. Coalition members have already expressed the need for this, and their readiness for involvement.

Sincerely,

Kathlyn Bartosz

Kathlyn Bartosz  
Executive Director,  
Partnerships Carson City

STATE OF NEVADA

BRIAN SANDOVAL  
*Governor*

MICHAEL J. WILLDEN  
*Director*



RICHARD WHITLEY, MS  
*Administrator*

TRACEY D. GREEN, MD  
*Chief Medical Officer*

DEPARTMENT OF HEALTH AND HUMAN SERVICES  
DIVISION OF PUBLIC AND BEHAVIORAL HEALTH

4150 Technology Way, Suite 300  
Carson City, Nevada 89706  
Telephone: (775) 684-4200 • Fax: (775) 684-4211

December 23, 2013

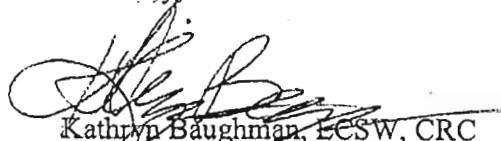
Mr. Jim Peckham  
Friends in Service Helping (FISH)  
138 East Long Street  
Carson City, NV 89706

Dear Mr. Peckham,

Please accept this letter of support for Friends In Service Helping in their pursuit to provide quality transitional housing for our consumers with mental health and/or co-occurring disorders. Currently, we are unable to offer viable housing options to persons who are transitioning from substance use treatment, inpatient psychiatric hospitals, jails or prisons in Lyon, Douglas, Carson and Storey counties. This project will bridge that gap.

Rural Community Health Services is eager to join the collaborative effort of our local community partners in the development of this much needed service and is committed to doing our part in ensuring that this vision becomes a reality.

Sincerely,

  
Kathryn Baughman, LCSW, CRC  
Agency Director





Nevada Primary Care Association  
755 N. Roop Street, Suite 211  
Carson City, Nevada 89701  
775-887-0417 (phone)  
775-887-3562 (fax)

6 January, 2014

To Whom It May Concern,

It is a privilege to write this letter of support for Friends In Service Helping (FISH) in Carson City, Nevada. It is a pleasure to support FISH in their admirable project to provide a housing facility for people who are homeless and / or have mental health issues. With the support of the community, including individuals, agencies and government entities, this critical need can be met.

Carson City has embarked on an ambitious plan, the Carson Health Improvement Plan (CHIP), to assess what is being done well now and what could be done better in the future. One of the identified needs that was quickly recognized was the lack of a facility to provide transitional housing. The population that would utilize this facility would include the homeless, mental health patients being discharged from treatment facilities and / or jail prior to locating permanent housing in either Carson City or one of the neighboring communities.

We are very fortunate to have an organization of the proven caliber of FISH in our community. They have already made great strides in this project by obtaining the building. Their receipt of funds to renovate space in this building, preferably for 36 -45 clients, or even a modest start up count of 6 beds, would go a long way to helping to assist the homeless population of more than 350 people in the Carson City area.

In addition, Nevada Primary Care Association has a contractual relationship with FISH for the purpose of Outreach and Enrollment for the Affordable Care Act. FISH is an active and valuable partner in this program.

FISH has reached out to our organization and other community agencies and individuals for support and it is indeed a great pleasure to lend our name to the project. If you have any questions for us please don't hesitate to contact us at the below address.

Sincerely,

Nancy Hook  
Executive Director  
Nevada Primary Care Association  
755 N. Roop St.  
Carson City, Nv. 89701

**NEIL A. ROMBARDO**  
*District Attorney*



<http://www.carson-city.nv.us>

**MARK J. KRUGER**  
*ASSISTANT DISTRICT ATTORNEY*

**RANDAL R. MUNN**  
*Chief Deputy District Attorney*

**OFFICE OF THE DISTRICT ATTORNEY  
CARSON CITY**

885 EAST MUSSER STREET, SUITE 2030  
CARSON CITY, NEVADA 89701  
Fax: (775) 887-2129

CRIMINAL DIVISION  
(775) 887-2072

VICTIM - WITNESS SERVICES  
(775) 887-2268

CIVIL DIVISION  
(775) 887-2070

INVESTIGATIONS  
(775) 887-2098

January 30, 2014

Jim Peckham  
Executive Director  
F.I.S.H.  
138 E. Long Street  
Carson City, NV 89706

Re: F.I.S.H. providing a transitional housing facility for those suffering from mental illness.

To Whom It May Concern:

The Carson City District Attorney's Office is in support of F.I.S.H pursuing funding to provide housing and mental health support to individuals suffering from mental illness. Across the nation, we have seen a rise in individuals suffering from mental illness committing heinous murders. Sandy Hook Elementary, the Aurora Theater and the Boston Marathon massacres were all committed by individuals suffering from mental illness. Carson City's local history has also been similarly impacted as is evidence in the IHOP and the recent Perry family shooting.

Given the scope of authority of this office, we see mental illness in many different shapes and forms. If a local entity, such as F.I.S.H., were to provide a transitional housing facility for individuals suffering from mental illness, it would not only benefit the individuals receiving services, but it would also benefit the citizens of Carson City by preventing future criminal acts.

Sincere regards

  
NEIL A. ROMBARDO  
District Attorney



**CARSON CITY, NEVADA**  
**CONSOLIDATED MUNICIPALITY AND STATE CAPITAL**

April 25, 2014

Jim Peckham, Executive Director  
F.I.S.H.  
138 E. Long Street  
Carson City, NV 89706

To Whom It May Concern:

Carson City Health and Human Services is in support of F.I.S.H pursuing funding to provide housing and mental health support to individuals suffering from mental illness. Across the nation, we have seen an increasing number of individuals suffering from mental illness.

At Carson City Health and Human Services, we see clients and patients with many different types of mental illness. A transitional housing facility for individuals suffering from mental illness would not only benefit the individual, but the citizens of Carson City.

Sincerely,

*Nicki Aaker, MSN, MPH, RN*

Nicki Aaker, MSN, MPH, RN  
Director, Carson City Health and Human Services

**Carson City Health & Human Services**

900 East Long Street • Carson City, Nevada 89706 • (775) 887-2190 • Hearing Impaired-Use 711

Clinic Services (775) 887-2195 Fax: (775) 887-2192	Public Health Preparedness (775) 887-2190 Fax: (775) 887-2248	Human Services (775) 887-2110 Fax: (775) 887-2539	Disease Prevention & Health Promotion (775) 887-2190 Fax: (775) 887-2248	Animal Services 3770 Butti Way, CC 89701 (775) 887-2171 Fax: (775) 887-2128
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## Janice Brod

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**From:** Jim Peckham <jim@nvfish.com>  
**Sent:** Tuesday, April 29, 2014 4:08 PM  
**To:** Janice Brod  
**Subject:** FW: HUD - Mental Health

Another letter of support

**From:** Randy Roser [<mailto:randyroser@icloud.com>]  
**Sent:** Tuesday, April 29, 2014 2:21 PM  
**To:** [jim@nvfish.com](mailto:jim@nvfish.com)  
**Subject:** HUD - Mental Health

Jim,

I am glad to hear that you will be able to speak about mental health and using HUD funds to see an action that is seriously needed in Carson City.

I will be out of the country doing ministry in Central America May 15, so I am writing this email to support the need for this facility in Carson City. Please print this letter and make copies or read it to the Board if needed.

Through our food ministry we have come to know the reality of the lack of Mental Health facilities and temporary shelter in our community.

I hope this helps, as we do see this need day in and day out. Jim, thank you for all that you do with FISH.

Answering the call,  
Randy Roser  
Pastor - The Bridge Church  
Rose International Ministry  
001 (775) 721-3622

- b. The requirements in subpart H (Other Federal Requirements) of this part apply as written, except that jurisdictions and community housing development organizations receiving reallocations from HUD must comply with affirmative marketing requirements, labor requirements, and lead-based paint requirements, applicable to participating jurisdictions.
- c. Subpart B (Allocation Formula), subpart C (Consortia; Designation and Revocation of Designation as a Participating Jurisdiction), and subpart G (Community Housing Development Organizations) of this part do not apply.
- d. Subpart A (General) applies, except that for the definitions of commitment, program income, and subrecipient, “participating jurisdiction” means jurisdiction or community housing development organization receiving the competitive reallocation.

## ELIGIBLE AND PROHIBITED ACTIVITIES

### § 92.205 Eligible Activities: General

- a. *Eligible activities.*
  - 1. HOME funds may be used by a participating jurisdiction to provide incentives to develop and support affordable rental housing and homeownership affordability through the acquisition (including assistance to homebuyers), new construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, including financing costs, relocation expenses of any displaced persons, families, businesses, or organizations; to provide tenant-based rental assistance, including security deposits; to provide payment of reasonable administrative and planning costs; and to provide for the payment of operating expenses of community housing development organizations. The housing must be permanent or transitional housing. The specific eligible costs for these activities are set forth in §§ 92.206 through 92.209.
  - 2. Acquisition of vacant land or demolition must be undertaken only with respect to a particular housing project intended to provide affordable housing.
  - 3. Conversion of an existing structure to affordable housing is rehabilitation, unless the conversion entails adding one or more units beyond the existing walls, in which case, the project is new construction for purposes of this part.
  - 4. *Manufactured housing.* HOME funds may be used to purchase and/or rehabilitate a manufactured housing unit, or purchase the land upon which a manufactured housing unit is located. Except for existing, owner-occupied manufactured housing that is rehabilitated with HOME funds, the manufactured housing unit must, at the time of project completion, be connected to permanent utility hook-ups and be located on land that is owned by the manufactured housing unit owner or land for which the manufactured housing owner has a lease for a period at least equal to the applicable period of affordability.