

Edwards,Michelle

From: Sarah Chandler <schandler@reachservices.care>
Sent: Wednesday, May 19, 2021 11:40 AM
To: Edwards,Michelle
Subject: *Ext!* Pathways Updated
Attachments: Pathways Packet.pdf

****External Email - Think Before You Click****

- Helpdesk

Hi Michelle,

I hope you're having a great week so far! We have updated the Pathways information to hopefully alleviate some questions that the councilmembers may have. I apologize for asking, but can you please forward this information along to them?

If you need anything from me, please do not hesitate to ask.

Thank you,



Sarah Chandler, MLD.
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That's what I think a meaningful life is. One lives not just for oneself, but for one's community.
-Ruth Bader Ginsburg



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Dear Councilmember,

This report contains the current plans for Reach Services homeless day drop-in center, Pathways. This report has been provided to you for review before the proposal is brought before the City Council.

In the first few sections of the report, you will find information pertaining to the background of this drop-in center, what led to the need of a day drop-in center in the community, partnerships built for the advisory board and closing on the building located at 504 S. 15th St. in Terre Haute, Indiana. This report also contains the proposed budget provided by architect Dan Sanders of Sanders and Associates, as well as the funding that has been received thus far for the project.

Lastly, I have included the floor plan of the current layout of the building, as well as the preliminary floor plan of the remodel.

It has been our pleasure to create this report for the council to review. Please feel free to contact us if any clarifying information is needed.

Thank you,

Susie Thompson
Executive Director
Reach Services

Sarah Chandler
Program Manager
Housing and Social Services

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Pathways Day Center
504 S. 15th St.
Terre Haute, IN 47802

Background:

In January of 2019, Reach Services identified a community need and that was the impending cold weather that shut down the city and county. A warming center for the homeless and at-risk population was opened at Reach Services' main office for 72 hours to ensure their safety and warmth.

After the warming center and cold spell subsided, the need was still present. A committee was formed to work on addressing the growing homeless population in the community, the White Flag Committee. This committee consisted of a county commissioner and 3 other social service agencies in the area. This group would meet weekly to work on a procedure to put in place when extreme weather was headed to the Wabash Valley. While creating this plan the group began to discuss the possibility of bringing a homeless day drop-in center to the community.

Partnerships:

Day centers are multifaceted with the services offered to the low-income population, as well as those facing homelessness. With various resources readily available in one central location, it is necessary that local agencies work together as a team to assist this population in the easiest way possible. Partnerships are detrimental to the work that is done with the homeless in our community and with this in mind memorandums of understanding were obtained from the following agencies, Wabash Valley Health Center, Hamilton Center, Catholic Charities Bethany House, Families by Choice, etc.

Reach Services is an active member of Region 7's coalition for the homeless, this group named, Homeless Council of the Wabash Valley, meets once a month to discuss ways to better assist the homeless, while also working towards streamlining services to ensure all clients get the resources they need. As members of this council Reach has opportunities to learn of new programs and agencies as well as create the partnerships necessary to continue working towards the mission of assisting those in the community. Through the partnerships created, Reach has been able to expand their programs and services to include other agencies. The agencies will come into the day-center to teach classes in various areas, group sessions, employment resources, mental health assistance, housing assistance, etc.

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Closing on 504:

Reach was able to obtain the building located at 504 S. 15th in Terre Haute, but it was not without difficulty. Many obstacles had to be dealt with before the building was officially in Reach's name. Issues ranged from unpaid taxes, liens, and issues with attorneys not cooperating. After many months and a few hurdles, Reach was able to close officially on the building on December 18, 2020 with a closing cost of \$9,211.44. Thankfully, County Commissioner Brendan Kearns, was able to assist with donating the adjacent lot of 508 S. 15th to Reach at no cost.

Site maintenance is something that Reach had to immediately address. Once the keys were obtained and locks were changed, a walkthrough was completed by Jared McCullough and our architect Dan Sanders. It was determined that the building will need many new additions. Other issues needing attention include a new roof, siding, lawncare/ tree removal, security systems, sprinkler systems, new air and heating units, washer and dryers, flooring, and ADA bathrooms among other cosmetic/ structural needs.

Reach began obtaining bids from local businesses to begin work on the building. The bids are as follows:

Pathways Day Center

Sanders & Associates, Inc.

4.7.21

Preliminary Cost Estimate:

Sitework:

- Tree Removal/Misc. Demolition \$10,000
- New ADA Ramp/Front Steps (Concrete) \$15,000
- Retaining Walls/Fencing \$20,000
- Parking, Drives, Ingress/Egress (Asphalt) \$50,000
- Site Lighting \$5,000
- Landscaping/Site Furnishings (Gazebo/Benches) \$10,000

\$110,000

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Building:

▪ Roof Replacement (Asphalt Shingles)	\$30,000
▪ Fire Sprinkler Repair	\$50,000
▪ HVAC Replacement	\$50,000
▪ Electrical Panel Upgrades	\$20,000
▪ Demolition/Cleaning	\$10,000
▪ Remodel (5,000 sqft @ \$45/sqft)	<u>\$225,000</u>
	\$385,000

Miscellaneous:

▪ Signage (Interior & Exterior)	\$10,000
▪ Low-Voltage (Security System, Cameras, Internet)	\$50,000
▪ Furniture (Offices, Cots/Bunks, Lockers)	\$30,000
▪ Computers/Equipment	\$15,000
▪ Washer/Dryers	\$5,000
▪ Dog Kennels	<u>\$1,000</u>
	\$111,000

CONSTRUCTION TOTAL \$611,000

Contingency (5%)	\$30,000
▪ Architectural Fees (estimated)	\$40,000
▪ Surveying & Civil Engineering Services	<u>\$20,000</u>
	\$60,000

PROJECT TOTAL \$696,000

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Pathways:

The homeless population consists of those who need assistance from multiple agencies, for instance, they may receive housing through Reach but need mental health assistance through Hamilton Center. The COVID-19 pandemic has caused organizations to work remotely to ensure safety of clients and employees. With one centralized location, where COVID-19 screenings can be taken at the door, local agencies can come together to assist the homeless in a more efficient and helpful way.

This population, as well as low-income individuals, are experiencing hardships related to COVID-19, one of these being the inability to access job training. This population works mainly low-level jobs within fast food restaurants, hotels/ motels, gas stations, etc. Pathways will bridge the gap and fulfill this unmet need with job training, search, and resume building opportunities.

Homeless shelters in the community have also changed their policies to ensure the safety of the population. These shelters are enforcing strict rules regarding entering and leaving, unless leaving for work or a doctor's appointment, residents are not permitted to leave. When homeless have no place to go, they do not have access to running water, food, and self-sustaining items.

Unmet Needs:

- Job training and search
- Housing Assistance and Placement
- Community organization referrals

Food Banks and Soup Kitchens

Two long standing sustainable resources to the homeless population are the food banks and soup kitchens. These resources have had to cut their hours of operation due to their volunteers being fearful of being high risk and fear of contracting COVID-19.

Pathways will bridge the gap to fulfill these needs within one centralized location. Mailboxes, food pantry, computer lab, job searches and other resources will be available to serve the most vulnerable within our community.

Hours of Operation:

Pathways Day Center is a Reach Services program so the center will operate under normal business hours of 8am to 5pm Monday through Thursday and Fridays the center will close to the public at 12pm. The center will also be utilized for various classes to be taught to anyone who is

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interested at no cost. The classes will be held on various days throughout the week with some weekend courses. These classes include:

- Money Matters, a financial literacy course taught in partnership with Purdue Extension, Regions Bank, and the United Way.
- Cleanliness Standards
- Housing Stability
- Job Search/Training and Resume Building

In addition to the courses and daily operations of Pathways, this building will be utilized as a Warming and Cooling Center if the Wabash Valley experiences extreme temperatures. In the attached blueprints of Pathways proposed renovations, you will see the cots that can be utilized within the center and how many homeless individuals and families we will be able to assist in the events of extreme weather conditions. During these instances, the center may be open during hours that are not typical of a business day, but with the proposed additional parking, the added vehicles will not negatively affect the neighboring homes or flow of traffic on the streets.

Transportation:

It was very important to the members of the advisory board for Pathways that the location would be located on a city bus route. Those within the homeless and at-risk population must overcome this barrier, the opening of Pathways will assist those who do face this barrier with the resources they need. Reach Services works closely with the Indiana Housing and Community Development Authority on various grants that can assist the homeless and at-risk with transportation needs.

Transportation assistance includes:

- \$10 gas cards
- 7- and 14-day bus passes
- Diversion assistance to those wanting to go back to their home cities or states. (bus tickets)

Pathways Timeline:

The series of events for Pathways is as follows,

- City approval and support of Pathways took place on May 8, 2020.
- Remodeling of the facility to begin no later than 90 after city approval.
- Pathways newly organized advisory board began meeting via Zoom on May 20, 2020.

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- Redevelopment Funding was approved on June 15, 2020.
- Finalization of Pathways partnerships with MOU's were completed by July 1, 2020.
- Advisory Board met at Pathways to complete walkthrough of building on March 15, 2021.

Funding Received:

- | | |
|-----------------------------|-----------|
| • United Way | \$20,000 |
| • Redevelopment | \$300,000 |
| • County Commissioners | \$20,000 |
| • 100 Women Who Care | \$12,000 |
| • Central Presbyterian | \$1,000 |
| • Judge and Mrs. John Roach | \$500 |
| • Correctional Facility | \$500 |
| • Charles Kindrick | \$5,000 |
| • Warming Center | \$5,000 |

Social Services in Terre Haute, IN

Social Service Agencies

- 1400 Hulman St
- 504 S 15th St
- Bethany House
- 621 Poplar St
-

Mental Health America of
West Central Indiana

- Families By Choice Inc
- Light House Mission Inc
-

Wabash Valley Health Center

- Hamilton Center, Inc.
- Coda 24-Hour Crisis Line
- Loyal Veterans Battalion
- Vigo County Public Library
-

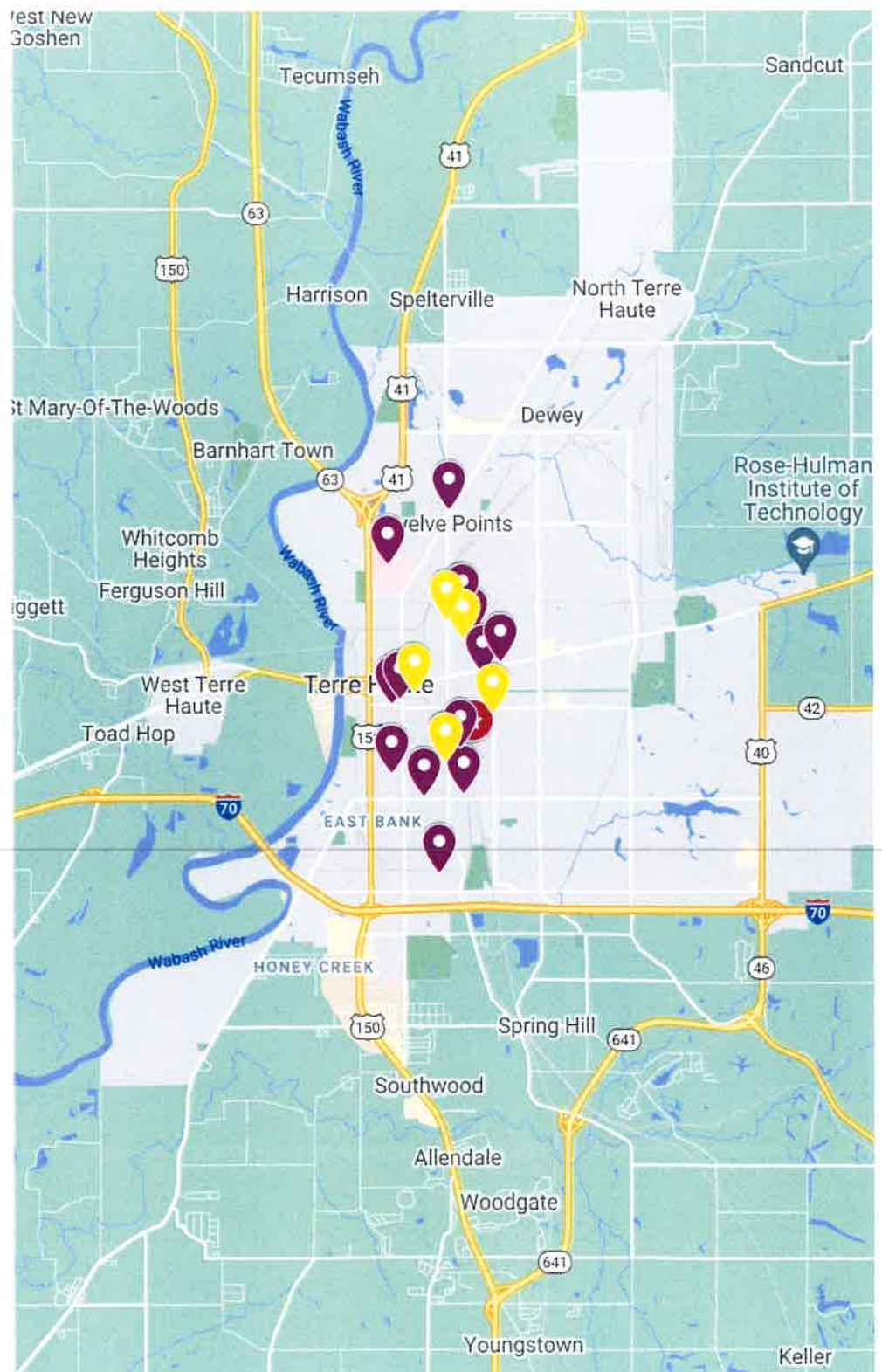
Wabash Valley Recovery
Center

- Next Step Foundation, Inc
- 1630 S 10th St
- Club Soda

Soup Kitchens

-
- Catholic Charities Terre Haute
-
- Terre Haute Foursquare
Gospel Church
- St Benedict Catholic Church
- St Patrick Catholic Church
- Light House Mission Inc

Pathways is notated as the pink star, the surrounding purple locations are social services agencies, with the yellow locations being soup kitchens.



City of Terre Haute Bus Routes

