



DATE: October 13, 2021
TO: City Council
FROM: Michelle Kennedy, Director
DEPARTMENT: Neighborhood Development
SUBJECT: Permanent Supportive Housing Project

The City has received a proposal from Partnership Homes, Inc., for the acquisition of the Regency Inn and Suites motel located at 2701 N O’Henry Boulevard for the purpose of providing non-congregate motel units through the winter emergency season, with the anticipation of developing the site for permanent supportive housing and a potential health clinic facility to serve the resident population as well as the surrounding area. The project meets the criteria outlined in the HousingGSO 10 Year Plan for Housing First activities serving those homeless individuals at highest need with care coordination and supportive services.

Council may recall that former Director Wilson initially presented this plan during a work session on January 21, 2020. Following that work session, he then convened a program partner working group which has been meeting since that time to develop collaborative understanding of the scope and plan for PSH. I have included the slides from his initial presentation here for your reference: [20-0062 WS Permanent Supportive Housing.pdf](#)

Permanent Supportive Housing is housing with supportive services targeting chronically homeless and disabled populations who have the highest acuity needs and are placing highest demands on emergency, health, and homeless system services. National studies have shown substantial decreases in costs for police, emergency room, detox center, psychiatric inpatient, incarceration, police/fire response calls, and shelter system resources as a result of housing those with the highest need. <https://www.csh.org/wp-content/uploads/2020/08/CSH-Lit-Review-All-Papers.pdf>

Moore Place, in Charlotte, is the first PSH development in North Carolina. To demonstrate anticipated outcomes, I have included the program evaluation data following the first three years of that program: https://www.csh.org/wp-content/uploads/2015/05/Moore-Place-Evaluation-Project_Final-Report_4-28-15.pdf acquisition of this property will serve two purposes. Initially, Phase 1 of the project is an interim continued use of the site as a motel, owned by Partnership Homes, with service agencies renting room blocks and providing food and case management, similar to the process used last year for COVID-19 non-congregate winter shelter. Based on HUD and CDC guidance, a non-congregate winter shelter plan will be necessary this winter in order to provide shelter. The Interactive Resource Center, Greensboro Urban Ministry and

YWCA will be providing winter shelter options and services through contracts with the City and agency funds.

Phase 2 of the project is a conversion to permanent supportive housing with full rehabilitation of existing units, an additional 10 units added within the building footprint, a new community and services center for the residents, and a potential health facility to be built and operated in cooperation with local health services agencies. The City will contract with Corporation for Supportive Housing (CSH), a national leader in supportive housing, for technical assistance in developing the operational plans for the services. CSH is the primary consultant and training partner for HUD on projects such as these. The CSH proposal for services is as follows: [CSH Consulting Proposal - Greensboro 10_08_21.pdf](#)

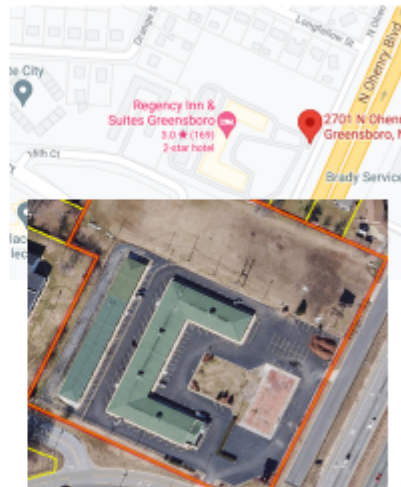
TFF Architects and Planners have completed draft rehabilitation and site plans. City TRC staff have done a preliminary review of the concept and site plan. The developer and City staff are working with a team of agencies on the operational plans including: IRC, GUM, Salvation Army, GHC, GHA, Guilford County, Cone Health, CFGG, TAPM, and PACE.

Project Highlights:

Phase 1: Acquisition/Motel Shelter

Regency Inn location Partnership Homes, Inc.

Location: 2701 N OHenry Blvd
Council District: 2
Present Use: Motel
Interim Use: Non-Congregate Shelter Motel
Target: Chronically homeless
Units: 64 Units – 47 SRO, 17 suites
Rent Range: \$40-55 per night
Total Acquisition Costs: \$3.0M
City Loan Financing: \$3,030,700 from 2016 Housing Bonds





Phase 2: Permanent Supportive Housing

Regency Inn location Partnership Homes, Inc.

Location: 2701 N OHenry Blvd

Council District: 2

Proposed Units: 74 Units

Target: Chronically homeless and disabled with high acuity needs

Type: Rehabilitation for Permanent Supportive Housing

Total Development Costs: \$10.2M inclusive of \$3.0M acquisition costs; HOME-ARP funds allow for additional operations and supportive services reserves which are not included in total costs.

