

Funding Request for Premier Circle Emergency Shelter Operations

August 2022

Introduction

This request represents a critical need in our community to continue providing emergency shelter operations at Premier Circle to support 84 individuals experiencing homelessness who have complex health issues that place them at increased risk for severe illness from COVID-19.

Background

Emergency Shelter

Premier Circle Emergency Shelter is a 92-bed, non-congregate emergency shelter project operated by People and Communities Engaged in Ministry (PACEM) in partnership with Blue Ridge Area Coalition for the Homeless (formerly TJACH), Piedmont Housing Alliance (PHA), and Charlottesville Area Community Fund (CACF), and located at 405 Premier Circle in Albemarle County.

The property on which the project operates was a former motel (Red Carpet Inn) that was purchased by PHA with financial support from CACF, with the intent to provide non-congregate emergency shelter during the COVID-19 pandemic for individuals experiencing homelessness with complicated health conditions that place them at increased risk for severe illness from COVID-19. Shelter has been provided at the site for this population since May 2021.

Permanent Supportive Housing Development

The property at 405 Premier Circle was also purchased with the intent to develop new permanent supportive housing and affordable housing units. Beginning in May 2023, Virginia Supportive Housing (VSH) will break ground on a new development of 80 units of permanent supportive housing, targeting chronically homeless individuals. As a result of this construction, the number of units available for use for emergency shelter operations will reduce to 26 units contained in a single building referred to as "Building One" beginning in May 2023.

Critical Needs

Continued Availability of Emergency Shelter for Vulnerable Populations

Blue Ridge Area Coalition for the Homeless (BRACH) and PACEM require \$409,200 to continue emergency shelter operations at Premier Circle from January through the end of April 2023.

This timeframe is critical as we work to assist current clients staying at Premier Circle find and move into housing in the community with rental assistance opportunities and housing vouchers, preparing to downsize emergency shelter operations into the 26 units in “Building One.”

There are currently 84 individuals residing in the emergency shelter project, all with health complications that place them at increased risk of COVID-19. We've been able to develop strong relationships with CRHA and the Albemarle County Office of Housing, and in combination with rapid re-housing and permanent supportive housing resources from our CoC, we have access to rental assistance/housing voucher opportunities for 81 households, all dedicated to assist the clients currently at Premier Circle emergency shelter project move into and remain in housing.

While this is a strong housing plan for clients, we need funding for four months of operations to keep clients sheltered safely while also providing the time needed to make these housing plans successful.

Should funding not be accessed to support operations for this timeframe, 84 vulnerable individuals would be at risk of being displaced without access to safe and stable shelter while they work to find and move into housing.

Ongoing Shelter Operations in Building One

After May 2023, funding support is needed for operations of emergency shelter in Building One for an estimated two years, at which point Virginia Supportive Housing’s 80 units of permanent supportive housing will be ready to open.

Having funding available for operations past May 2023 allows for clients who have not yet been able to find and move into housing, to remain in shelter at Premier Circle until they do.

Costs

Continued Emergency Shelter Operations

Critical need for continued operations of emergency shelter from January through the end of April 2023:

Item	Rate	Cost
Four months of emergency shelter operations at Premier Circle (entire property)	\$93,000/month	\$372,000
Contingency Reserve	10% of operational costs	\$37,200
	<i>Total:</i>	<i>\$409,200</i>

Operations of emergency shelter in Building One from May 2023 through April 2025:

Item	Rate	Cost
24 months of emergency shelter operations at Premier Circle (Building One)	\$50,000/month	\$1,200,000
Contingency Reserve	10% of operational costs	\$120,000
	<i>Total:</i>	<i>\$1,320,000</i>

Funding Requests

Immediate Need Funding Requests

We ask that the County consider supporting immediate needs at \$200,000 to help support critical operations from January through the end of April 2023. We have also made requests of the City of Charlottesville and UVa Health to leverage funding to support operations during this time frame:

Source	Amount
County of Albemarle	\$200,000
City of Charlottesville	\$200,000
UVa Health	\$100,000
<i>Total</i>	<i>\$500,000</i>

Upcoming Funding Availability and Requests

We also ask that the County consider utilizing the \$347,404 HOME ARP grant funding that will be made available to the City from the TJDPC sometime in the first half of 2023. This funding would help support operations at Premier Circle past May 2023. The following requests will be made of the other localities to leverage funding from this grant source:

Source	Amount
County of Albemarle – HOME ARP	\$347,404
City of Charlottesville – HOME ARP	\$100,00
Counties of Louisa, Nelson, Greene, Fluvanna – HOME ARP	\$400,000
VA State Dept. of Housing and Community Development – HOME ARP	\$334,392
<i>Total</i>	<i>\$1,181,796</i>

I hope to be able to discuss this need further and in more detail. Any questions can be sent to me at anthony@tjach.org or to 434-202-4391. Thank you for your consideration.

Sincerely,

Anthony Haro, Executive Director, BRACH