

St. Vincent de Paul – Funding for Ensuring Housing Units are Available

St. Vincent de Paul operates 101 units of low income housing within the Juneau community. Paul's Place, Strasbaugh, and HillView apartments are LIHTC apartments with strict income limits and requirements to serve the neediest of our community. The Teal Street shelter has 26 units of transitional housing, 13 for families and 13 for individuals. Ages in our shelter currently range from 3 months to 89 years old. Agreements are limited to two years. Attendance in the shelter can range from 45 to 70 people. These units are for people fresh off the streets and homeless. They have an agreement to follow month by month that includes chores, no violence, no substance abuse, and over the course of 10 years over 500 homeless individuals will be served in the shelter alone. Many will transition into other housing units.

COVID has added extra turnover for several reasons. Some large families who have stabilized while living in our shelter have found regular rental options. The stress of the pandemic has led some individuals to return to old unhealthy habits, which has led to greater turnover in the shelter and increased maintenance expenses as we are having greater room damage in some cases. Over the summer we added three homeless couples with newborn infants, at least four homeless adults who had previously been at the Warming Shelter, including an 89-year-old woman, and four seniors into our senior housing unit. Twenty-five-year-old buildings also have maintenance repairs that are necessary to continue housing.

The challenges of maintaining these units is daunting. In the last month we have had two water heaters fail. One, located at Strasbaugh Apartments, is currently replaced by an older version while the replacement is ordered at a cost of \$9500. A second oil-fired water heater had a pump overflow valve malfunction that led to a significant oil spill. We are in the middle of spill mitigation and need to convert the water heater to electric. This water heater heats 7 units in Paul's Place and 13 units of our shelter as well as 2 kitchens, 2 laundry facilities and a shower facility. Replacing this water heater is estimated to cost \$9500 as well.

Next to the water heater utility room is siding that one can stick a finger through. We have taken steps to repair the siding, but to replace the worst of the siding left is estimated at \$48000. We already have had two construction companies look at this siding and are awaiting bids.

There is also some important ventilation improvement needed, both to improve the airflow within kitchens and shared common areas, where improperly installed vents were once an inconvenience but are now a health hazard. We had a recent rainstorm that deposited a significant amount of rain into our attic and would have ruined a newly renovated apartment if not for the quick actions of our maintenance workers who live on site. Ventilation repairs are estimated at \$18,000. Improving airflow will prevent the unnecessary spread of disease within our shelter

These repairs will allow 40 units to remain occupied, most of which are occupied by recently homeless or people who would otherwise be homeless. All these actions can be completed before December 31, 2020.

