



The Call to Serve the Underserved



Veteran Support Through Public Private Partnerships

House Emergency Management, General Government
and Veterans Committee

11 May 2023

Overview

The Reveille Foundation

Mission

Since December 2018, the **Reveille Foundation supports underserved populations with holistic case management that integrates individual assessments, creates plans for success and brings the community of resources together to execute these plans.** Housing, training, and employment are critical elements to success. Our primary audiences are:

- **Transitioning military, veterans, and families**
- **Formerly incarcerated**
- **Native Americans**

Vision

Create better, faster pathways to success. Bring hope, aspiration, compassion, guidance, and clarity of purpose to individuals no matter where they begin their journey. Through reliable and relatable case management, Reveille works with to remove barriers and rise above their unique challenges and realize they themselves hold the power to achieve their fullest potential.

Our Model



Reveille Case Management Process

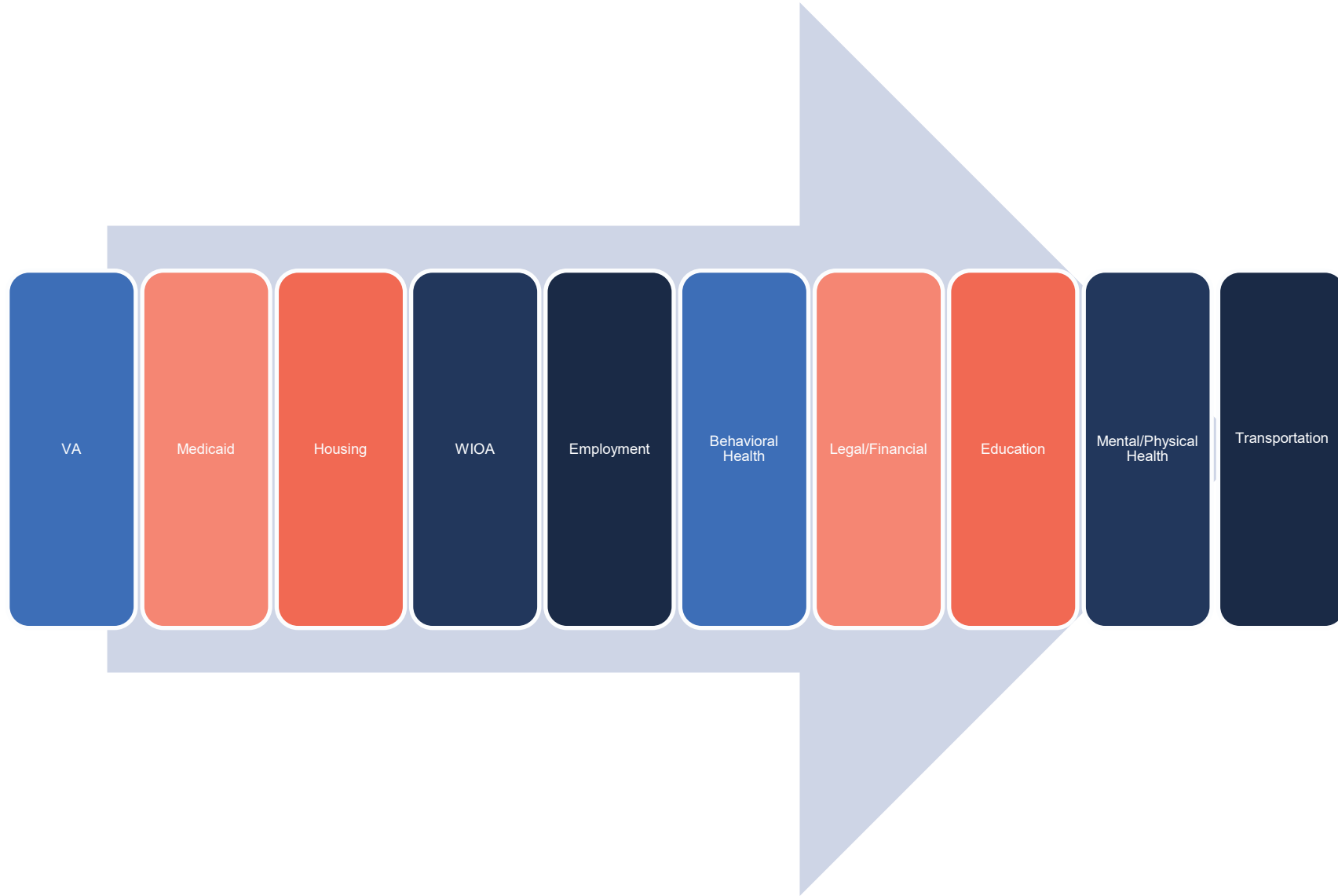


*What is Holistic, Wrap-Around
Services?*

Reveille Holistic Case Management Involves:

- Housing/Homelessness
- Physical Health
- Mental Health/Substance Abuse
- Family/Social Support
- Physical Health
- VA Benefits & Claims
- Medicaid Benefits
- Training/Employment
- Education
- Finances
- Transportation
- Legal
- Spirituality
- Other

Reveille Works Across the Continuum



Housing Program Oregon

Housing on 6th Avenue, Lane County

Formerly the Econo Lodge Motel, this housing was purchased by Fortify Holdings, LLC. Built in 1971, two buildings with two-floors and 68 units. Built in 1971 with a stick built, partially brick veneer. It is approximately 14,332 square feet and currently has 68 units. Currently utilized for emergency sheltering by the Oregon Department of Human Services, Office of Resilience and Emergency Management and Reveille.



WHO WE ARE:

Oregon based real-estate company; OR, WA, ID, NV, MT properties

Specialize in improving and creating housing housing: More than 5,000 residences, 50 properties (completed, under construction, or under contract)... **We exist to build community**

History of public-private partnerships working directly with state government and CBOs to serve community needs

Long term investors with commitment to local community partnerships

One of largest HUD borrowers in Oregon; expanding affordability and access

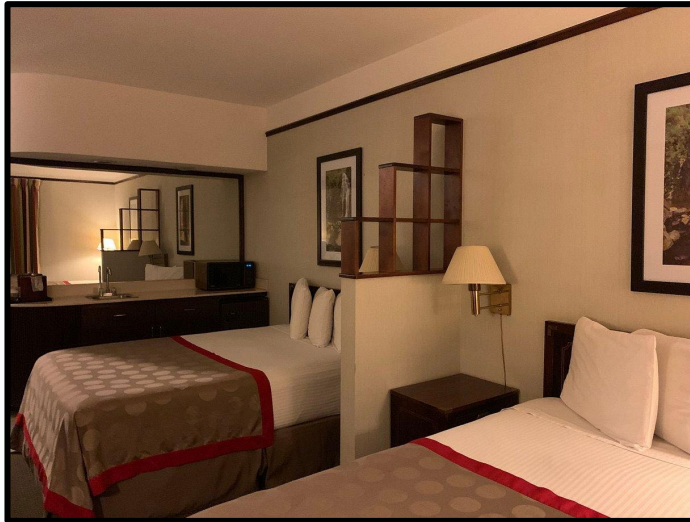


AN INNOVATIVE SOLUTION BOTH SHORT TERM AND LONG TERM:

Short term: Utilization of existing hotels/motels for immediate shelter.

Long Term: Conversion of vintage motel properties into affordable, permanent housing.

Hotel/Motel Room
(Immediate Shelter)



Under Construction
(Conversion)



Newly Remodeled Apartments
(Long Term Housing)





Ms. Terra Ralph – Social Services Emergency Liaison

- Utilizing the location for emergency sheltering for the 2020 Holiday Farm Fire survivors at 1190 West 6th Avenue - Eugene
- Partners with Reveille's Efforts to Provide Behavioral Health at Location



VA



U.S. Department
of Veterans Affairs

Reveille – VA Partnership

Mr. Brett Manfrede – VHA Vocational Rehabilitation
Program Manager

Rosburg Health Care System



VA



U.S. Department
of Veterans Affairs

Mission

The mission of CWT services is to provide support to Veterans living with mental illness or physical impairment with barriers to employment to secure and maintain community based competitive employment. CWT serves different Veteran populations in different ways with three distinct programs:

- **Transitional Work (TW)**
Mental health and substance diagnosis and out of work for a year or more. Work assignments at the VA, 40 hours a week for 6-12 months \$12/hr.
- **Supported Employment (SE)**
SMI diagnosis, assigned a case manager for individualized, vocational, case management.
- **Community-Based Employment (CBES)**
Mental health diagnosis and unemployed for less than a year. assigned a case manager for individualized, vocational, case management.



VA



U.S. Department
of Veterans Affairs

Memorandum of Agreement with Reveille Allows:

- **Underserved Veterans can be placed at the Reveille Foundation Program**
- **Veterans can progressively work several jobs right on Reveille Campus – Security, Project Management, Case Management, Landscape, Custodial**
- **Veterans gain job skills as they reintegrate into the job market – VA pays for a portion of these positions until they find permanent employment**
- **Reveille can offer housing and employment almost immediately**

Reveille Goals:

- Create an all-inclusive Campus of Housing, Behavioral Health, Case Management and Employment/Training on Site
- Create a Sustainable Program that draws on Housing Vouchers and Billing Medicaid for Behavioral Health and Wraparound Services
- Work Together with Amazing Community Partners with Regular Communications

Challenges with the Financial Model

Challenges with the Housing Financial Model:

- HUD Rates are Much Lower than Current Market Rates
- There is a large Population of At-Risk and Homeless Clients who are not Eligible for HUD Vouchers because of Evictions and Other Barriers
- Non-profits are hindered to Sustain Operations if Most of their Income Passes through for Rent/Mortgage Payments
- Housing and Facilities are Difficult to Keep Maintained and Up to Standards

Shift The Paradigm

Assisting Nonprofits in Purchasing Properties Will:

- Ensure these Properties remain Low Income Housing in Perpetuity
- Allow the Nonprofit to Accept More People
- Facilities will have more budget to maintain the property, offer more financial incentives and increase services and programming
- Lead to Quicker Pathways to Private, Permanent Housing

Reveille Acquisition Funding Opportunities and Timelines

- **Lane County Health & Human Service RFP – 50 beds - \$100,000 Due – May 12th Pat Kerr**

- **Lane County ALL IN Emergency Funding – RFP 21278 Due May 22nd**

- **City of Eugene HOME Funds – Total Award - \$800,000**

RFP opens Late August/Early September 2023

Due October/November

Reviewed December

Awarded in February

*No Applicants Identified Yet

- **City of Eugene NEW HOME Funds – Total Award - \$500,000**

RFP opens Late August/Early September 2023

Due October/November

Reviewed December

Awarded in February

*Cannot combine with HOME Funds

- **City of Eugene Affordable Housing Trust Funds – Total Award - \$600,000**

RFP opens January 2024

Due February

Reviewed April

Awarded in May *Not Acquisition but Refurbishment

Reveille Acquisition Funding Opportunities and Timelines

- **City of Eugene CDBG – Total Award - \$?**
 - For Local Service Providers
 - * Not Acquisition but Refurbishment
- **State Land Acquisition Funds**
 - Short Term Loans for Five Years
 - Upfront Money While You Get Lone to Repay
- **Oregon Community Foundation – TurnKey 3.0?**
 - Closed this year
- **Federal – Congressionally Delegated Funding**
 - Closed this year
- **Low Income Tax Credits**
 - Must use a Development Consultant
 - Pays for up to 75% of the project, Mortgage the other 25%
 - Housing Development Corporation
 - Guardian

Available Properties

Reveille on 6th Avenue – 80 Units

Fortify Holdings are willing to discuss a plan to purchase – or will be for sale on the open market



Lincoln City Transitional Housing

Similar Opportunity with 60 units in Lincoln City



Jackson County – Medford

400-500 units also potentially available

Thank you!

Questions?