

EPNI Questions About Catholic Charities Acquisition - Updated 12/20/19
Answers prepared by Catholic Charities of St. Paul and Minneapolis and Augustana Care/Cassia
January 7, 2020

NDA / Overall Project

1. Who was included in the NDA?

Due to strict requirements of the Minnesota Department of Health and the Minnesota Resident Relocation Law M. S. 144 A., Augustana Care/Cassia was required to maintain the confidentiality of a potential closure until a relocation plan was approved. The law was created to respect the interests of residents and family. To comply with this statute, Augustana Care/Cassia required Catholic Charities to enter into a non-disclosure agreement (NDA) related to the owner and site location. The NDA also required that Catholic Charities communicate the importance of maintaining confidentiality to third parties to which disclosure of the owner and site location was required in order to obtain financing and move forward with the sale. The agreement had to be in place before negotiations for a sale of the property could proceed and before a purchase agreement could be signed. Once Catholic Charities funding was secured and we had approval from the Department of Health and Department of Human Services, we were able to announce the closure to our residents. Shortly after residents were informed, we contacted our neighborhood organizations.

2. If Cassia's future was no longer viable as a nursing home and you were required to follow the MN Department of Health's statute on communicating to families - why didn't you go through that process to close the nursing home and then work to find a suitable buyer for the property and properly engage the community in that effort?

Augustana Care/Cassia holds a substantial mortgage on the health care center property. Closure without a buyer would have placed the organization at substantial financial risk. Augustana Care/Cassia needed to secure a viable buyer before moving forward.

3. Who are the funders and in what amounts?

Hennepin County (\$5M), Minnesota Housing Finance Agency (\$23.6M) and the City of Minneapolis (\$3.3M) are providing critical funding support. Catholic Charities donors will make significant private investments, including a \$3.5 million lead challenge grant from the Richard M. Schulze Family Foundation and the pro bono development services of Dominion.

Neighborhood Impact

1. What happens to single-family homes owned by Augustana/Cassia?

At this time, Augustana Care/Cassia will maintain ownership of the single-family homes to provide housing for staff members.

2. How will the market for apartments change?

The resident population at the apartments has changed significantly during the past several years, shifting from traditional assisted living residents to those who need more financial assistance and supportive services. Ten years ago, Augustana Care/Cassia created a Reduced Rent Program to serve

those needing financial assistance. The program has been extremely successful and has met an increasing market demand for seniors who cannot afford assisted living private pay rates.

We believe the market for the apartments will not change and some residents may even seek services offered by Catholic Charities. It should also be noted that some residents who lived on our board and care unit in the health care center have already moved to the current Exodus Residence and may move back once construction is completed. In some respects, the resident population will remain largely the same.

3. What are main issues when opening and operating similar buildings?

Any project of this kind is complex and requires many partners to be successful. The clientele Catholic charities serves face many challenges, often from years of trauma and racial and social inequities. The new Exodus Residence (**Note:** name subject to change) allows us to leverage our expertise in addressing these challenges by connecting residents to health care, providing onsite services and social support. Catholic Charities has a proven track record of creating significant public/private partnerships, leveraging resources, providing quality services and managing projects with operational excellence for the benefit of those we serve and the broader community.

Clinic¹

1. Who will manage the clinic?

Hennepin County Public Health will manage the onsite clinic.

2. What type of care would be given?

Like any health clinic, a wide array of services will be provided to patients seeking care. Everything from acute and primary preventative care services like walk-in appointments and sick visits to pharmacy care, mental health services and substance use disorder services will be available. The clinic will also provide critical services like culturally competent health education and care coordination, clinical and nursing case management, assistance with insurance applications and assistance applying to social security and other public benefits.

3. Why place the clinic so close to HCMC? HCMC has its own Urgent Care drop-in clinic.

The onsite clinic at the new Exodus Residence serves a different purpose than HCMC's Urgent Care drop-in clinic. As a Federally Qualified Health Center, Hennepin County Health Care for the Homeless provides more comprehensive and integrated care than an urgent care clinic and is meant to be a bridge to primary care. The program also cannot turn people away based on ability to pay or insurance status, providing a critical service to tenants, community members, students, and others in need of basic health care but without the means to pay for care in a traditional health care setting.

4. Will the clinic at the existing Catholic Charities opportunity center remain?

Yes, the clinic at the Mary F. Frey Opportunity Center will remain open.

¹ Note: Health Care for the Homeless provided information for questions regarding the clinic.

5. What are the hours of the clinic?

Many details of the clinic, including hours of operation are still yet to be decided, but the clinic is likely to operate five days per week.

6. What licenses will the clinic have?

Like any health care clinic, the onsite clinic will be fully licensed and operated by licensed health care professionals. As a Federally Qualified Health Center Program, Health Care for the Homeless must comply within strict operating standards.

7. Will the clinic have security?

Contracted security will be onsite evenings and overnight seven days per week to serve both the residence and the clinic.

8. How many employees will the clinic have?

The clinic's staff will be comprehensive, but the final number of employees is yet to be determined until final plans like the number of rooms, hours of operation and other details are decided.

9. Will the clinic have a pharmacy?

The clinic will have a limited pharmacy for clinic/respite patients and will provide medications, medication reconciliation, education and assistance with medication management.

Housing

1. What does staffing look like (how many employees & types of employees) and how often will they be onsite?

Approximately 14 full time property management staff including front desk staff, intake specialists, property management and maintenance staff will be scheduled in varying shifts throughout the week. At least two front desk staff will be onsite 24 hours per day. Contracted security will also be onsite evenings and nights seven days a week.

Catholic Charities is also exploring relocating approximately 150+ existing administrative and other employees who provide services offsite to the new Exodus residence. The majority of these employees are full-time and will be onsite up to 40 hours per week.

2. What sort of supportive services will be available (i.e. rehabilitation, job security, and long-term care)?

A variety of supportive services will be available onsite provided by Catholic Charities and co-located partners to promote wellbeing and housing stability for residents. Services will include case management and coordination, medical and behavioral health services and onsite recreational activities that build social support and decrease isolation. External service providers such as occupational and physical therapists and personal care attendants will be onsite to serve clients regularly. An onsite computer lab will be available for all tenants to strengthen social connections, conduct research, pursue employment and education opportunities and connect to services. Staff will also support tenants in identifying and accessing community activities of interest, such as faith communities, neighborhood organizations and peer associations.

In addition to onsite services, the nearby Mary F. Frey Opportunity Center, also operated by Catholic Charities, provides tools for employment including resume assistance, employment search and job training services like the culinary skills program which teaches residents the skills to work in the restaurant industry.

3. Will there be food service within the building?

Kitchens will be available to residents either in their rooms or on each floor, depending on their unit. There will be food service within the building for medical respite and medically fragile residents.

Security & Public Safety

1. Will there be fulltime security onsite? Overnight staff? Will a security company be contracted with?

In addition to at least two housing front desk staff who will be onsite 24 hours per day, contracted security will be onsite evenings and overnight seven days per week. Approximately 14 full time property management staff including front desk staff, intake specialists, property management and maintenance staff will be scheduled in varying shifts throughout the week. Approximately 150+ administrative and other Catholic Charities employees who provide services offsite may also be located onsite.

2. Is the housing going to be a high-intensity high-security housing building?

The building will have strict security in place, including key fob entries, separate entrances for housing residents, clinic patients and administrative staff.

3. Is this sober living?

The use of alcohol or other substances is not permitted anywhere on the premises. Sobriety is not a requirement for residents at the new Exodus, but all residents sign a Good Neighbor Policy that provides guidelines about respectfully living in community and complying with all city ordinances.

4. Will you be housing registered sex offenders or people with violent offenses?

In line with Housing First principles and Catholic Charities' mission to serve those most in need, we operate with a low barrier eligibility criterion. Criminal history and substance use will not immediately disqualify any applicant, but individuals may be disqualified if, based on multiple factors, they are deemed to pose a risk to the safety of others in the building or the neighborhood. This includes applicants convicted of level 3 sex crimes, who are ineligible for Catholic Charities' supportive housing programs.

5. Are there any curfews for residents?

The new Exodus is permanent housing and as such, residents are not required to follow a curfew. Residents must sign a Good Neighbor Policy that provides guidelines about respectfully living in community and complying with all city ordinances.

Who is the best contact for ongoing neighborhood communications?

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