



FOUNDATIONS FOR SUCCESS: LEARNING COLLABORATIVE



Using Motels Effectively for Bridge Housing

**October 19, 2023
11:00 am – 12:15 pm**

Topics to be Covered



The Pros and Cons of Motel Facilities for Bridge Housing



Aligning the Program Goals with Site Opportunities

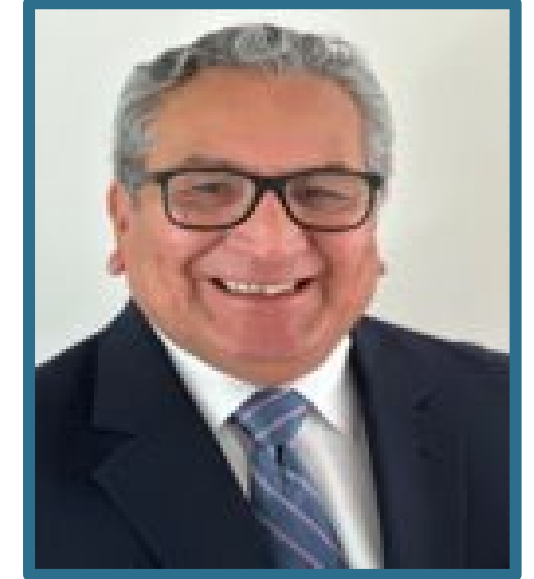


Identifying the right Motel for Lease or Purchase



Creative Strategies to benefit the Client and the Service Provider

Speakers



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Definitions:

Hotel

- Several floors
- Internal corridors
- Common spaces



Motel

- 1-2 Floors
- Exterior corridors
- Few or no common spaces

Motel Options

What Will meet the needs for:



Your Program?



Your Community?



People Experiencing Homelessness?



Effective delivery of services and your collaboration with the service providers?

Break Out Rooms

What are some Opportunities & Challenges of Motels for Bridge Housing ?

Motel Strategies

Adaptation of Motels for Bridge Housing



Opportunities & Challenges of Motels for Bridge Housing

Opportunities

1. Existing infrastructure in place for efficient conversion to bridge housing
2. A housing model with privacy for individual clients in a group facility
3. Contained environment with easy-to-upgrade security features
4. Potential for delivery of services in common areas
5. Some motels have sufficient property to create program areas for group meetings, pets, smoking
6. Existing parking and laundry area
7. Potentially less community resistance if located outside a suburban area

Challenges

1. Due diligence of existing infrastructure may reveal more improvements than initial review, increasing cost and time to bring facility online
2. Common spaces may not be sufficient to provide delivery of services
3. Some motels lack outdoor space for program areas for group meetings, pets, smoking
4. Existing furniture and finishes may not be appropriate for the client population to adequately address high wear and cleanability needs
5. Access to services and amenities in neighborhood of the facility may be limited
6. Potentially greater community resistance if located in a suburban area

Is the Motel a good fit for the Program, Service Provider and the Clients?

1. Are there spaces for offices or group meeting rooms for the delivery of services + to fulfill on the program?
2. Are there opportunities for improvements to client rooms to meet daily living requirements and stabilize residents?
3. Are existing furnishings sturdy and safe?
4. Are existing finishes easy to clean and do they minimize health hazards?
5. Does the property include safety features such as: access control, fencing, cameras, lighting, etc.?

Location

- » Access to important infrastructure
- » Safety of location and neighborhood
- » Connection to community of origin
- » Access to services
- » Opportunities for community engagement and support





Consider including these Beneficial Areas on the Motel Property

- » Pet Accommodations/Dog Run
- » Smoking Area
- » Spaces for socializing
- » Delivery of services – offices and meeting rooms
- » Parking for clients, staff, guests
- » Bike parking
- » Storage - Operational and Client
- » Laundry Room



Motel Property Assessment

Identifying the Right Property

Lease or Purchase

Types of Property Control

» Leasing

» Purchasing

» Partnership Nonprofit

- Government agency
- Other entity



Feasibility Study: Key Factors

Cost and Schedule	Technical	Client Focused Outcomes	Service Delivery Outcomes	Organization Capacity
<ul style="list-style-type: none"> • What are the costs? • What is the scope? • Will the proposed budget be sufficient? • Can budget and schedule requirements be met? 	<ul style="list-style-type: none"> • Is the site suitable? • Does the site have the appropriate zoning? 	<ul style="list-style-type: none"> • Stabilization • Opportunities for community interaction • Low barrier to receiving services • Retention 	<ul style="list-style-type: none"> • Ease and safety for operations + delivery of services • Program goals match facility spaces 	<ul style="list-style-type: none"> • Do you have the resources and team available to take on the project?

Cost, Value, Timing

Objectives and Milestones

Acquisition Process

Performing a feasibility study

Drafting a Letter of Intent (LOI) and a Purchase and Sale Agreement

Placing a deposit into escrow

Undertaking the due diligence process

Conducting a site analysis

Completing a title search and acquiring title insurance

Closing on the property

Due Diligence for Lease or Purchase

Action Item	Lease	Purchase
Walk-through the building to look for damage, defects, code violations, or any safety issues	X	X
Review any environmental reports		X
Review all site plans and specs related to original construction and current state of the property		X
Conduct a seismic report to determine earthquake safety		X
Clarify any restrictions, tenancy rules and ownership vs. renter responsibilities with landlord	X	

**Incomplete Property
Assessment and
Implementation Plan
can lead to
Unexpected Expenses and
Delays
+
Future issues for clients and
service providers**

**Proposed
Budget**



How to Build a Community + Decrease Isolation for the Clients

Common Spaces

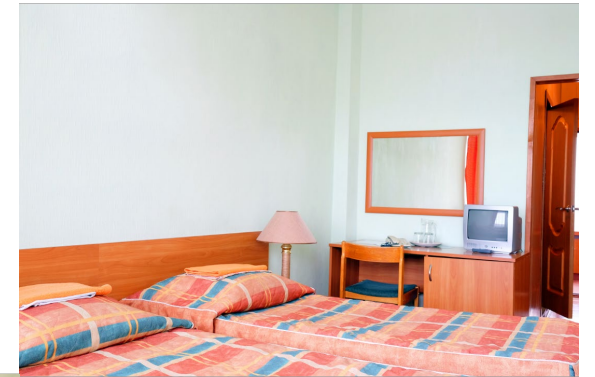


- » Re-purpose outdoor areas with picnic tables, shade structures, activity spaces, basketball hoop
- » Look for space between and around buildings, parking area, or an unused easement
- » Consider raised planters or potted plants to designate a particular space for socializing
- » Dog runs and pet areas offer opportunities for socializing and entertainment and provide appropriate spaces for client pets.
- » A safe smoking area for clients with seating shade, and ashtray receptacles
- » Leased Motel Rooms – does the property offers amenities to build community?

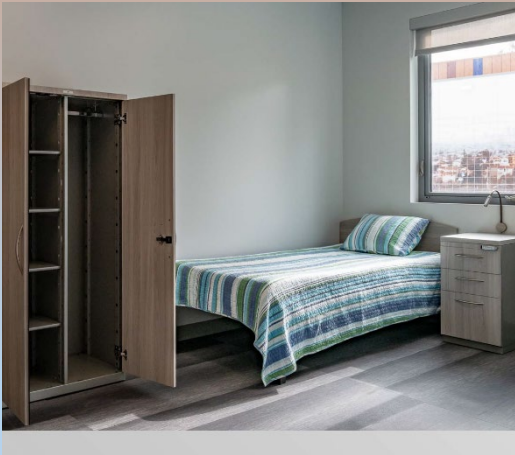
Motel Rooms

You schedule the tour of a few possible Motels to lease or purchase for Bridge Housing. You walk in and this is what you see.

What would your ideas be to make these spaces work for your client population?



Client Rooms



- » Improve environment for easy cleanability and to reduce hazards to client. The existing rooms may not meet the needs of the client population
- » Provide adequate and secure storage for personal belongings. Include storage in bathroom area via shelving or wall hung cabinet.
- » Use bed-bug resistant mattress and pillow, sturdy bedframe, nightstand, reading lamp, underbed plastic storage bins; side table and chair(s) as space allows; bulletin board; simple artwork if budget allows

Client Rooms cont.



- » Paint neutral soothing colors with an accent wall if desired.
- » Regional and cultural aspects of the community could be considered whenever possible.
- » Furniture should be commercial or healthcare grade for cleanability and sturdiness.
- » Donated or used items may not be appropriate for a safe space.





Service Delivery Areas

- » “Flex Space” Administrative office(s) for service providers to meet with clients
- » Community space for group meetings, therapy or other programmatic activities
- » Outdoor areas for client and group meetings and activities
- » Food service, dining and meal delivery

COMMUNITY SPACES AND SUPPORTIVE SERVICES



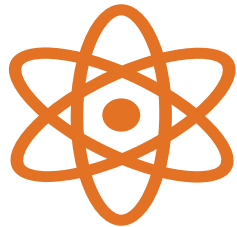
Community Spaces and Supportive Services Case Study Example

Tracy has been homeless for over ten years. She has agreed to stay in a motel during her time as a BHBH participant. Tracy's case manager learned from the property manager, that Tracy feels unsafe discussing her medical appointments in the motel lobby and that she needs assistance with getting to her medical appointments. How should Tracy's case manager proceed?

Identify Community Spaces and Supportive Services



Establish Staff
Expectations



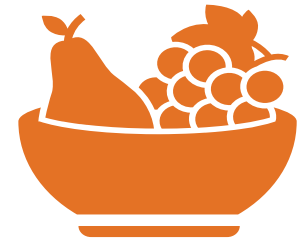
Welcome Kits



Provide
Meeting
Spaces



Community
Events



Resource Guide
(Transportation/
Grocery Stores)

Questions?



Behavioral Health Bridge Housing Resource Library

The screenshot shows the website's header with the logo on the left and a navigation menu on the right. The main content area features a dark blue banner with the word "Resources" in white. Below this is a section titled "Search the Library" with a paragraph of introductory text and a search input field. The "Featured Resources" section displays three resource cards: "Reimagining Interim Housing", "ACTION PLAN for Preventing and Ending Homelessness in California", and "Whole-Person Care for People Experiencing Homelessness and Opioid Use Disorder: Toolkit Part 2".

BEHAVIORAL HEALTH Bridge Housing

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Resources

Search the Library

This library contains documents that may be useful to counties and/or Tribal entities as they design and implement behavioral health bridge housing. The search function allows you to search by keyword and resource type. Although BHBH staff has reviewed all resources for relevance to behavioral health bridge housing and to categorize them by topic, please note that external links and resources may not fully reflect the views of DHCS or AHP.

Search Keyword Here..

Featured Resources

- Reimagining Interim Housing**
Stages and Action Areas for Transforming Approaches to Sheltering People Experiencing Homelessness
December 2022
- ACTION PLAN**
for Preventing and Ending Homelessness in California
- Whole-Person Care for People Experiencing Homelessness and Opioid Use Disorder: Toolkit Part 2**
MAY 2022

Thank you.

