

Howard Center
Park Street, Rutland, FY2023 BAA Proposal
January 2023
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Overview

Park Street:

- **FUNDING REQUEST: One-time appropriation in FY2023 BAA of \$952,500 for purchase and repairs of the Park Street property**
- **PROPERTY AND PROGRAM:** Three-building complex (residential, school, and administrative buildings). 71, 73, and 77 Park Street, Rutland. Park Street is a community based residential program that works with adolescent males (12-17) who have sexually harming behaviors. It is the only program in the state of Vermont that works with this set of clients. Clients are referred to the program through local service providers, AOE, DMH, and DCF. The outcomes at Park Street are extraordinarily compelling and are better than similar facilities out of state. Howard Center welcomes the opportunity to provide more detail on the program and outcomes.
- **WHY FY2023 BAA? - THE LANDLORD (VAC) IS SELLING PROPERTY; ONE TIME FUNDING IMPROVES HOWARD CENTER FINANCIAL OUTLOOK**
 - The landlord is divesting of property
 - The Park Street property and location are well suited for the program
 - The program is well established and accepted in the community (it has been in the current location for over 20 years)
 - Rent is approximately \$150,000 annually; the purchase of the property will improve the financial outlook of the program considerably with the elimination of rent
- **OPTION**
 - The current lease ends on 6/30/23 with no option to extend
 - The current lease includes an option to purchase
 - The purchase price is calculated as appraisal values less the mutually agreed to value of deferred maintenance/capital project needs
- **URGENCY**
 - If Howard Center is going to purchase Park Street, it needs to exercise the purchase option by April 30, 2023
 - Howard Center either needs to close on the property or MOVE by June 30, 2023

Appraised Values

625,000 = 73 Park

170,000 = 77 Park

200,000 = 71 Park

995,000 = Total appraised value (entire complex)

Option Agreement

995,000 = agreed to price

(368,000) = less agreed to capital projects and deferred maintenance needed

(42,500) = less HC assuming regular annual maintenance costs

=584,500 purchase price

One Time Funding Ask:

\$584,500 = purchase price

\$368,000 = deferred maintenance & capital needs

\$952,500 = total

About Park Street

Park Street is a community-based residential program providing treatment to families and adolescent males, ages 12-17 with sexual harming behaviors. Through the use of a cognitive behavioral based model with the Good Lives Model concepts and trauma-informed approach, Park Street works collaboratively with youth, their families and referring agencies to modify inappropriate sexual behavior through a strengths-based skill building focus. The goal is to inspire personal change that will promote youth to care about themselves and others and to be responsible for their own behaviors.

Park Street Program helps by offering:

- 90-day assessments and long-term treatment
- Individual, group and family therapy
- Psychiatric consultation and medical oversight
- Community reintegration support
- Onsite educational programming through the Fay Honey Knopp Memorial School
- Safety and behavioral stability
- A holistic model of individualized care with emphasis on addressing sexual behaviors in conjunction with other co-occurring mental health disorders. Clients are referred to the program through the youth's local team of service providers to include the Agency of Education with either the Department of Mental Health or the Department for Children and Families taking the lead in the process.