OPEN ARMS ASSISTED LIVING @
ST. ANDREW LUTHERAN CHURCH
www.openarmsmontbello.org

Strategic Action Planning Group on Aging

Sustainability – Innovation – Telehealth

Peter Hynes
Developer/Architect
Urbitecture

July 12, 2021

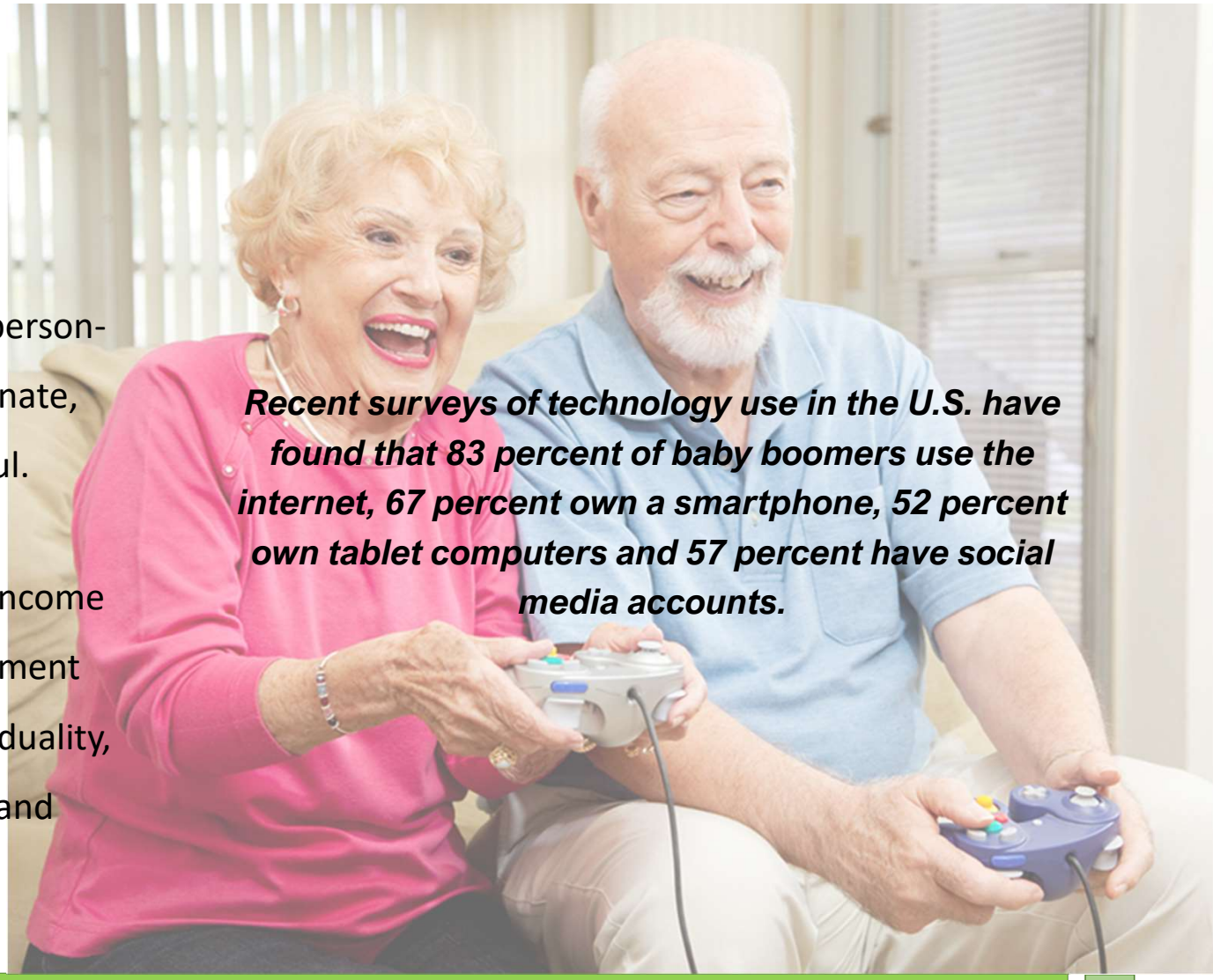
Open Arms Assisted Living is the repurposing of the St. Andrew Lutheran Elementary School into 30 beds of affordable assisted living.

Urbitecture created a 501c3 and transformed the vacant school into assisted living for Medicaid, VA, and below market private payers.

Open Arms Assisted Living
St. Andrew Lutheran

Mission: To provide high-quality person-centered care that is compassionate, understanding, and respectful.

Vision: Provide low to moderate income seniors with a homelike environment encouraging independence, individuality, family involvement, a healthy and nutritional lifestyle.



Recent surveys of technology use in the U.S. have found that 83 percent of baby boomers use the internet, 67 percent own a smartphone, 52 percent own tablet computers and 57 percent have social media accounts.

Land: Existing and functional 3.5ac church property. 17,000sf of renovation + 7,000 sf of new construction

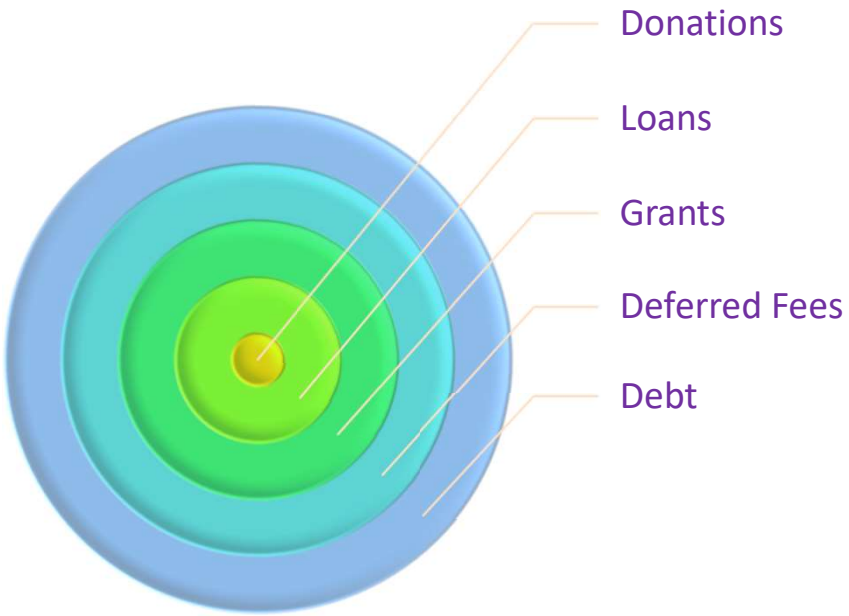
Labor: Urbitecture is Developer/Architect.

Woman-Owned General Contractor:

JL Melton Construction (Jessica Melton)

Capital: $5,295,000 incl. operations ramp-up

(Building Construction Only = $113/sf)



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The Struggle of St. Andrew: About 10 years ago, a new tuition free school opened across the street. The St. Andrew Elementary School was tuition based, out-dated, and could not compete.

- ✓ Everything outdated
- ✓ Asbestos throughout the building
- ✓ Many components not working
- ✓ Old furniture
- ✓ Outdated equipment
- ✓ No assistance from regional Lutheran administration
- ✓ Outdated fire alarm required to be replaced

Get Out of the Box! Nearly 6 years ago, a congregation member approached Peter. He asked how their Church could stay in the community and continue their mission.

Speaking to the St. Andrew Action Team and Urbitecture, the District President said:

"If you are going to make it, you will have to think outside the box. We can not help you."

The Solution: Repurpose the school into affordable assisted living, develop telehealth infrastructure and capability, create a non-profit organization, find the funding, find a management organization, and pilot a project that has never been done before.

How difficult could that be???

This Won't be Too Tough, Right?

- Everyone will love this innovative project, right?
- Finding the funds for this cool project won't be that difficult, right?
- The City will help find affordable housing, right?
- There will be State funding for senior housing, right?
- Contractors will compete for this one, right?
- Plans reviewers will jump right on board, right?
- Everyone knows what telehealth is, right?

FUGGETABOUTIT

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Let's Start the Process!

- ✓ Feasibility
- ✓ Zoning
- ✓ Advisory Groups
- ✓ Neighborhood Meetings
- ✓ Market Study
- ✓ Phase 1 & 2
- ✓ Asbestos Abatement
- ✓ Telecommunications
- ✓ Change of Use
- ✓ Proforma
- ✓ Operational Plan
- ✓ Furniture Moving
- ✓ Temporary Worship Trailer
- ✓ …and more!!!

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* PRE-CONSTRUCTION
* OUTDOOR PROGRAMMING
* SELECT TELEHEALTH HARD-WARE & SOFTWARE

RECEIVE TERMS FOR $3,000,000 IN SENIOR DEBT

INSTALL FIBER OPTIC INFRASTRUCTURE FOR TELEHEALTH

ASBESTOS ABATEMENT

* COMMUNITY SURVEYS
* APPROVALS
* WORKSHOPS
* OPERATING TEAM SELECTION
* BUSINESS ORGANIZED
* SOCIAL SERVICES MODEL DEFINED
* BEGIN TELEHEALTH PLANNING AND PROGRAM ORGANIZA-TION.
* CREATE 501C3 - OPEN ARMS
* DEVELOP BY-LAWS & GOVERNANCE DOC'S

* COORD W/ VA
* COORD W/ CDPHE
* COORD W/ HCPF
* COORD W/ PROVIDER
* OUTLINE NEW TELE-HEALTH JOB DESCRIPTIONS
* FINALIZE DEBT TERMS
* OBTAIN PERMITS
* SIGNED LOI WITH DRIVE MANAGEMENT TO OPERATE
* NON-PROFIT 1023 APPLI-CATION FILED

ADDITIONAL $100,000 RAISED

* BEGIN COMMUNITY OUTREACH
* ESTABLISH ADVISORY COMMITTEE
* BEGIN PROPERTY DE-VELOPMENT
* DEVELOP WORKSHOPS AND PROGRAM
* BEGIN PUBLIC RELA-TIONS AND WEBSITE DEVELOPMENT
* INTRODUCE PROJECT TO UCHEALTH

$100,000 RAISED IN GRANTS/DONATIONS

PROJECT NAMED OPEN ARMS ASSISTED LIVING @ ST. ANDREW LUTHERAN CHURCH

* CREATE ADVISORY COMMITTTEE
* MARKET STUDY
* FINALIZE DESIGN
* ESTIMATE PROJECT
* BEGIN FINANCING PROCESS

ZONING APPROVED

* SITE DEVELOPMENT PLANNING
* FEASIBILITY STUDY

PROJECT "GO"

Photo of the Teleheath Portal through the foundation wall

MARCH 2016 → MARCH 2017 → JUNE 2018 → JANUARY 2019 → JUNE 2019

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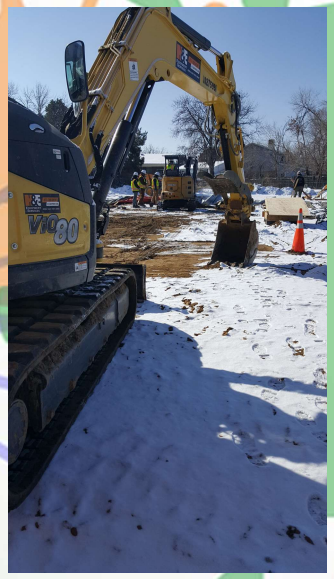
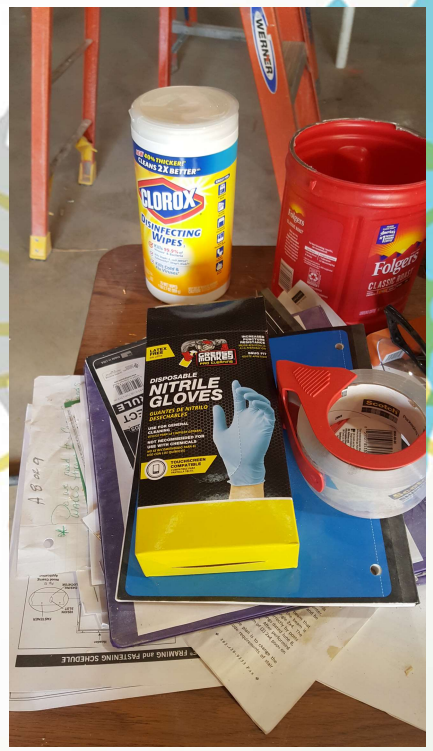
FINALLY, Construction in 2020!?





Perseverance Paid Off!!

Former classroom is now a community room

#AdaptiveReuse

New addition is now a 2nd community room

#Sustainability

A place for grandpa & grandson to play chess

#Intergenerational

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Thanks to COVID, everyone has heard of telehealth!!

Bedside remote patient monitoring with bluetooth weight scale, blood pressure cuff, and pulse oximeter. Vendor: BL Healthcare

#Innovative

Every Medicaid room has bedside RPM though the SmartTV.

#HealthEquity

A highly specialized room is capable of providing diagnostics. All data transfer is synchronous.

#PilotProject

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We grow food outdoors too!!

Planting the fruit trees on Arbor Day.

Planting in the raised garden beds with help from the Denver Botanic Gardens.

A booming garden overflowing already.

The plants are LIFE and the residents love LIFE!

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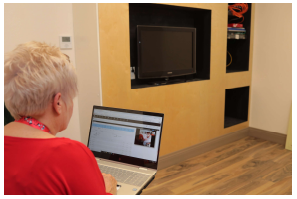
What are the takeaways?

Open Arms is:

- A 501c3 non-profit corporation.
- Located in a low-income community of color.
- Repurposes an existing building.
- Incorporates green building principles.
- A pilot project for other religious institutions.
- Focused on person-centered care.
- Planning phase 2 of the development.
- Board of Directors representing several faith based institutions.
- A community driven project in high demand.

To Align Jobs for the Future:

- Train a Telehealth Medical Assistant.
- Crosstrain entry level employees as personal care workers.
- Hire local staff, from the community.
- Employ congregation members to work on the construction of the project.
- Introduce child and special needs care.
- Collaborations with VA, Universities, and Medical device companies.
- Advocate for employee tax benefits for hiring local.



Opportunities Abound!

Tangible Community Benefits:

- People can age in their community.
- Opening the housing stock supports:
  - Families moving into homes.
  - Homes with less deferred maintenance.
  - School systems have greater enrollment.
  - More ‘eyes on the street’.
- Church maintains central community presence.
- Lower levels of isolation.
- No snow plows on ambulances.

Person-Centered Attributes:

- Residents have a renewed sense of purpose.
- Choice of primary care provider.
- Residents engaged in meal and activity planning.
- Farm to table nutritional program.
- Residents teach each other about cultural dishes.
- Army Vet helps Air Force Vet to shave.
- Diverse population: White, African Am., Hispanic, Asian. LGBTQ, husband/wife, single, and formerly homeless.

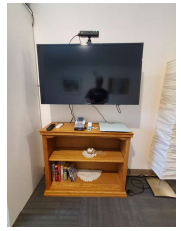
Where does Telehealth go from here?

Telehealth Evolution:

- Education and familiarity.
- Virtual care workers:
  - Telehealth equipment is a tool.
  - Residents are accepting the technology.
  - Very convenient for families.
  - Less time spent in ER or Hospital.
- Technical assistance is needed to train public.
- General public is interested in using telehealth services.

Telehealth Gaps That Need Filling:

- 'Originating Site' needs to be the location where the data originates.
- 'Originating Site' reimbursement to extent to therapists.
- Physicians tend to want more dollars.
- Need extensive community outreach events to show the public the equipment and operation so it is not foreign.
- Streamline software applications.
- Crosstrain Medical Assistants or LPN to also provide virtual care.



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How you can help?

Funding:

- Assisted living is Residential Board and Care. Assisted living is Social Services. Therefore, **Assisted Living = Healthcare + HOUSING**!
- Increase HCBS funding. HCBS is a program that could save significant funding.
- These are very complex projects.
- Staff needs modern day training.
- Support project funding through public infrastructure. This one-time spending provides decades of return for multiple users.
- Telehealth equipment technology is rapidly changing.
- Pilot projects that experiment with robotics.
- Hazardous material abatement.

To Achieve the Goals Of:

- Let's keep the Church in the community.
- Dignity and health equity for all.
- People helping people.
- Aging in community. Let's end isolation!

Come Visit Us!

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Questions?

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