

Executive Summary: Financial Plan for United Way Dickinson Multi-Purpose Facility

Project Overview United Way Dickinson is launching a multi-purpose residential facility at the former Evergreen building to provide emergency shelter, drug and alcohol treatment, and transitional/supportive housing for men, women, and families. The project will offer 24/7 staffed services and utilize trauma-informed, gender-separated housing. Each room will include a private shower, and the facility features a shared commercial kitchen.

Facility Acquisition and Development The building was secured through a generous angel investor who purchased the property and is leasing it to United Way Dickinson on a 10-year business plan. The organization has the opportunity to purchase the building outright within 3 years.

Startup Capital and Secured Grants To support the project, United Way Dickinson has secured and is eligible for:

- \$1 million HOME ARP grant from the State of North Dakota (available upon building and program launch)
- \$3.5 million Federal Home Loan Bank of Des Moines grant for development and acquisition
- \$640,000 CommonSpirit Health Implementation Grant for operational costs
- Additional federal and state grants to be pursued once operations begin

Program-Based Sustainability United Way Dickinson and partner SWMCCC will ensure financial sustainability through billing for services reimbursed by state and federal programs:

- Free Through Recovery (FTR)
- Community Connect
- 1915(i) Medicaid Case Management
- SUD Voucher, Medicaid, Medicaid Expansion, IHS, and private insurance billing

Projected Annual Revenue from Billable Services (At Capacity):

- Aftercare (in-person): \$41,034
- Aftercare (telehealth): \$41,034
- Intensive Outpatient Program (IOP): \$479,581

- Intensive Inpatient Treatment (3.5): \$2,682,207
- Chemical Dependency Evaluations: \$32,746
- **Total (core services only): \$3,276,602**

These projections reflect conservative billing models for core programming and do not include potential earnings from additional services like peer support, therapy, or drug testing.

Ongoing Grant Funding Opportunities United Way Dickinson is positioned to apply for multiple ongoing state and federal grants, including:

- HUD Continuum of Care (CoC)
- SAMHSA funding streams
- North Dakota Behavioral Health grants
- Emergency Solutions Grants (ESG)
- State Opioid Response (SOR) and 1915(i) Medicaid HCBS funding
- Philanthropic and health system partnerships (e.g., Bush Foundation, BCBS Caring Foundation)

Conclusion With stable funding commitments, a scalable service model, and multiple reimbursement pathways, United Way Dickinson has developed a financially sound and sustainable plan to launch and maintain this vital facility. The combination of startup funding, revenue-generating services, and ongoing grant eligibility ensures both short- and long-term success in meeting the community's most urgent needs.