



Guidelines for Capital Improvement/Investment for Guaranteed Political Subdivisions (GPS)

South Carolina faces significant challenges to accessing substance misuse treatment, prevention, recovery, and harm reduction services, and this is particularly true regarding Opioid Use Disorder. South Carolina Opioid Recovery Fund Board (SCORF) recognizes the community need for expanded or enhanced services for individuals with Opioid Use Disorder (OUD) and any co-occurring Substance Use Disorder or Mental Health (SUD/MH) conditions through evidence-based, evidence-informed, or promising programs or strategies. SCORF Board is providing guidelines for Guaranteed Political Subdivision (GPS) applications for the development of new services and/or expansion of existing services that includes capitol investment for the purpose of expanding access to opioid treatment, prevention, harm reduction and recovery services in communities.

Capital investment guidelines for a GPS owned facility:

- The GPS applicant jurisdiction must own the facility in question and will be responsible for ensuring that the facility in question is used for purposes as approved by the SCORF Board. As the owner of the facility, the GPS will lease it for a nominal rate to a qualified agency or partner which would handle all operational matters. A lease or similar document will be used to protect the interests of the GPS regarding use of the facility.

As part of the SCORF Board application process, the GPS applicant jurisdiction will submit the following:

- A narrative-based needs assessment demonstrating to the Board's satisfaction that treatment service in a community is limited. This serves as a measure against duplication of services.
- Documentation establishing that the partner providing treatment services has the competence and capacity to do so. Documentation should include the following:
 1. Memorandum of understanding;
 2. Projected operating budgets;
 3. Specific treatment protocols; and
 4. Providers credentials

- If the GPS owned facility needs renovation, the GPS applicant must also submit the following with the application to the SCORF Board:
 1. A contractor's or engineer's estimate for renovation, retrofits, etc.
 2. Zoning/land use compliance letters; and,
 3. An attorney's opinion that the proposed use would not violate any enforceable deed restrictions or covenants.

- The GPS applicant jurisdiction will need to provide legally binding assurances, satisfactory to the SCORF Board, that an opioid abatement program at the GPS-owned facility will continue for at least 15 years. In the event of failure of a partner to meet its established programming or service delivery obligations, such assurances will clearly state that an adjusted amount of the allotted SCORF funds would be returned in the event of property sale or prolonged discontinuance of opioid abatement services.

Capital investment guidelines for GPS purchase of real estate:

Due to property purchases that must be finalized in very short order, lest the opportunity pass, it may be difficult for a GPS and its treatment partner to close on suitable space while a decision is made within the framework of SCORF's application and approval timeline. Therefore, the SCORF Board adopts the following pre-approval process:

- The GPS applicant jurisdiction will provide to the SCORF Board, as part of its normal GPS application process, a request to use an amount of funding, with a defined ceiling, toward the purchase of an existing building. The building itself would be undefined at this time; however, the amount requested will be based on the size of building needed (or lot, if new construction is intended) as determined by a needs assessment submitted with the application to demonstrate to the Board's satisfaction that treatment service in a community is limited. This needs assessment serves as a measure against duplication of services.

- The amount requested will also need to be supported by a sales comparison of comparable properties in recent years and a letter from a qualified real estate professional, or similar documentation.

- The GPS applicant jurisdiction must submit documentation establishing that the partner providing treatment services has the competence and capacity to do so. Documentation should include the following:
 1. Memorandum of understanding;
 2. Projected operating budgets;
 3. Specific treatment protocols; and
 4. Providers credentials

The SCORF Board will review these submittals and, if found satisfactory, can approve a maximum amount for property purchase. The GPS applicant jurisdiction would then move forward with identifying suitable property.

- Should the GPS applicant jurisdiction find a suitable property, it would need to submit for review by SCORF attorney appropriate documentation:
 1. appraisal conducted by a qualified third party;
 2. sales comparison of comparable properties in recent years, letter from a qualified real estate professional;
 3. contractor's or engineer's estimate for renovation, retrofits, etc.;
 4. zoning/land use compliance letters; and,
 5. an attorney's opinion that the proposed use would not violate any enforceable deed restrictions or covenants.

- The Board reserves the right to consult with outside professionals to make a reasonable assessment of the application for capital investments.

- Property would then be purchased based on SCORF attorney compliance review of documents and Board approval, subject to the maximum amount established earlier by the SCORF Board.