

AGENDA ITEM SUMMARY

Department _____ Ordinance _____
Submitted By: Community Services
Submitted For: Division of Human and Veteran Services

Recommended by: James E. Gre 11-19-18
Department Director Date

Approved by: Nancy L. Bolton 11/28/18
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures					
Operating Costs					
External Revenue					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	*				

# ADDITIONAL FTE POSITIONS (Cumulative)					
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Is Item Included In Proposed Budget: Yes X No
Does this item include the use of federal funds? Yes No X

Budget Account No.:
Fund 0001. Dept. 148. Unit Var. Obj. Var. Program Code Var. Program Period Var.

B. Recommended Sources of Funds/Summary of Fiscal Impact:
* This item has no funding impact, however, depending on direction provided, additional funding allocations, both capital and operating, would be required as outlined in this item.

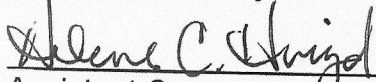
C. Departmental Fiscal Review: _____
Julie Dowe, Director of Financial and Support Services

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

 11/24/18
OFMB ~~ASD~~
11/20

 11/26/18
Contract Development and Control

B. Legal Sufficiency:
 11-27-18
Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

Background and Policy Issues (Continued from Page 1)

Proceeds derived from the one penny infrastructure surtax largely address the financial demands for the construction of a second HRC in Palm Beach County.

Based upon recent homeless counts and operational experience with the Lewis Center, Community Services has identified highest need for interim housing beds to accommodate 30 men, 10 women, 10 youth of each gender, and 14 law enforcement/recuperative beds. Facilities Development & Operations (FD&O) Staff have identified the opportunity to collocate planned PBSO facilities with the HRC to mutually accomplish both programs at a lower cost than if separately delivered and affording the capability to share a large common space for both programmatic functions and community serving purposes. A total of approximately 19,000 building square feet is required to jointly house all required spaces and improvements for both the HRC (Phase 1 and 2) and PBSO.

The facility is intended to be operated in a manner equivalent to the Lewis Center, including 24/7/365 operating hours, limitations on duration of stay in interim housing, service delivery by contracted entities, referrals for entry being arranged through navigation, outreach and law enforcement representatives. Using this model and based upon the years of past experience, Community Services estimates that the total annual expense to operate Phase 1 of the facility will be \$2,886,484 (Facilities cost included of \$649,976) and will house 296 homeless individuals yearly including youth and provide interim housing for 150 families and Rapid Rehousing for 75 families (\$817,500 which is included in the cost). Additional Phase 1 funding in the amount of \$1,080,000 will be used to support 120 individual and youth in rapid re-housing placements. The total cost of Phase 1 funding is \$3,966,484.

Phase 2 funding will add 34 individual beds (204 annually) to the HRC2 at a cost of \$734,697. In addition, Phase 2 will require \$595,000 for Rapid Re-Housing placements. The total cost of Phase 2 funding is \$1,329,697.

The total projected Operating Costs (which include operations, programming and rapid re-housing) of the HRC2 is \$5,296,181 annually. As operations are expected to be funded with Ad Valorem tax proceeds, a commitment to these ongoing costs is required beyond the cost for construction completion alone. Non-County Fundraising efforts may include The Annual Mayor's Ball; The Lewis Center Breakfast; contributions from the operator of the HRC2, commitments of funding from affected municipalities and hospitals and private philanthropic funding.

The total estimated cost to construct the entire 19,000 square foot building including ancillary site improvements is \$8,000,000, or \$1,100,000 greater than the funds allocated through the infrastructure surtax Approved Plan. The cost differential is a result of the \$5,700,000 HRC allocation being based upon an estimate for a smaller site-specific program that ultimately was not advanced. The proposed facility can be sized, designed, constructed and programmed to meet the combined \$6,900,000 FY 2019 construction funding for the HRC and PBSO facilities, such that a future phase to fully deliver the entire HRC program could be deferred until a future year when that additional funding can be committed. The Phase 1 population to be served was based upon the Point in Time Count as well as the data gathered from the HRC navigators and HMIS system. As a result, single males and females, law enforcement and/or medical recuperative beds, with families with children were identified. Phase 2 will provide 20 beds for homeless youth and provide 14 beds for adult males.

Alternatively, if the Board directs that the \$1,100,000 shortfall be allocated at this time construction of the facility could be fully accomplished as a single phase of development. Regardless, all improvements necessary to support the full program, other than the space required to house a portion of the interim housing beds, would be delivered as part of the initial construction to preserve future continuity of operations and for cost efficiency purposes. As a result construction commencement must be timed to and coordinated with funding for operations. Accounting for time to complete public outreach, concluded facility design, obtain all required permits and approvals, procure a Construction Manager and complete construction, Staff anticipates that operations would commence no earlier than FY 2021 regardless of the construction funding approach and assuming an immediate start to further planning and outreach.