

Non-Congregate Sheltering Strategy for the Western Communities

BCC REGULAR MEETING

JUNE 2, 2020

Background

- ▶ On April 6, 2020 the Federal Emergency Management Agency (FEMA) authorized the County to conduct non-congregate sheltering activities under the Public Assistance program.
- ▶ The County has entered into five (5) reservation agreements and one (1) buyout agreement for the provision of non-congregate sheltering.
- ▶ Combined, the agreements provide the County access to 359 hotel rooms.

Background (cont.)

- ▶ Identification of target locations for securing agreements considered: incidence of COVID19 positive cases, geographical proximity to hospitals and availability of supporting services.
- ▶ Reservation/buyout agreements were secured in the North, South and Central areas of the County. Currently, no such agreements exist in the Western Communities.

Background (cont.)

- ▶ Variables that frame the very specific conditions and resulting challenges seen in securing agreements for the Western Communities: geographic limitations, socioeconomic conditions and significantly limited hotel availability.
- ▶ At the moment, the County lacks an easy-to-implement alternative to provide non-congregate sheltering in the Western Communities.

Exploring Alternatives

- ▶ Staff performed a review of available County-owned properties in the Western Communities, specifically searching for repurposing opportunities.
- ▶ A viable option has been identified.

The Properties

6

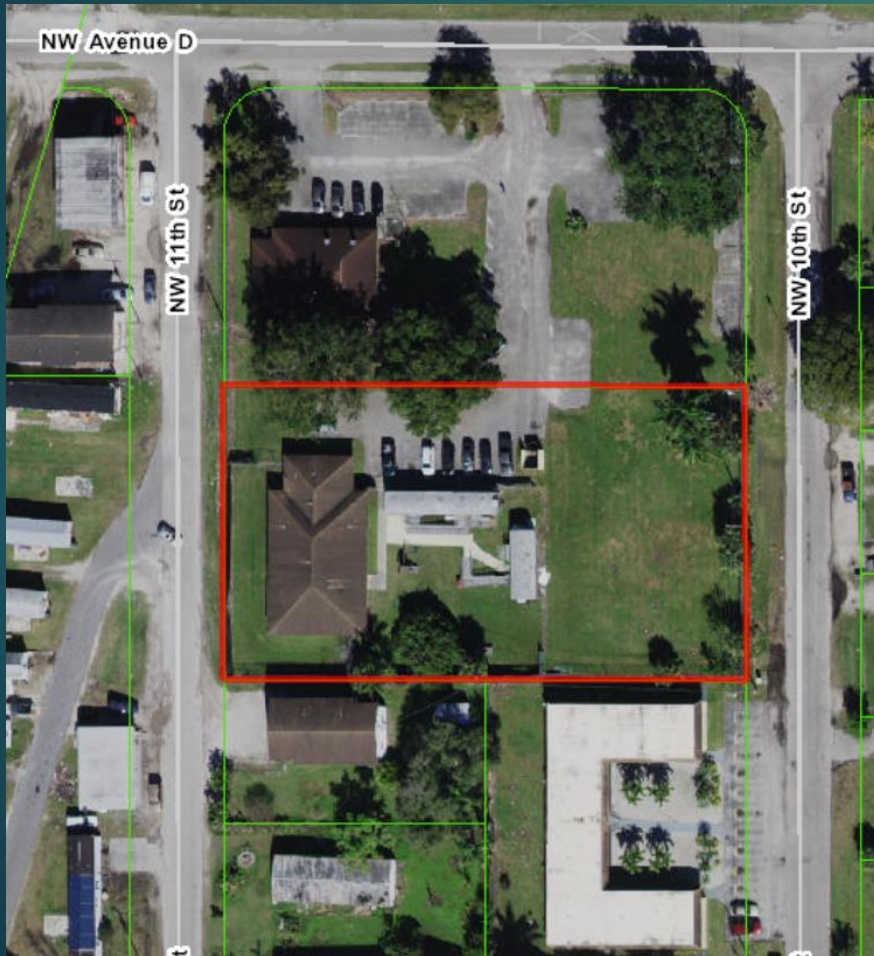
Pahokee Facility



- ▶ Foreclosed property (2019)
- ▶ Built in 1997, zoned as Single Family, Mixed Use
- ▶ Forty-two (42) individual housing units (1BD/1BA apartments), approximately 30,000 sq.ft.
- ▶ Last used for senior housing

The Properties (cont.)

Belle Glade Facility



- ▶ County-owned land, existing building constructed in 1990s by a non for profit, identified as a nursing home in PAPA
- ▶ Most recently used by Jerome Golden Center as a mental health facility
- ▶ Six (6) individual rooms plus administrative space, approximately 3,600 sq.ft.

The Program

- ▶ Non-Congregate Sheltering through multi-site operation integrating both facilities
 - ▶ Belle Glade Facility: intake and assessment center
 - ▶ Pahokee Facility: non-congregate sheltering location
- ▶ Continuous operations at both locations
- ▶ Alignment with *Leading the Way Home, a Plan to End Homelessness in Palm Beach County*

The Project

▶ Pahokee Facility

- ▶ No evident structural or site deficiencies identified
- ▶ Moderate water damage throughout the interior , mold remediation required in select areas
- ▶ Components in need of renewal/replacement include: roofing, fire alarm, site drainage and ADA compliance, among others

▶ Belle Glade Facility

- ▶ No evident structural or site deficiencies identified
- ▶ Typical maintenance, renewal and replacements required as would be expected for a 20+ year building.

Budget and Funding

10

▶ Non-Congregate Sheltering at Pahokee Facility

Description	Preliminary Estimate
IAQ/Asbestos/Lead Assessment & Remediation	\$75,000
Construction	\$4,000,000
FFE	\$205,000
Soft Costs (A/E, permits, fees, staff costs, etc.)	\$480,000
Contingency	\$240,000
Total Capital Costs	\$5,000,000
Total Operational Costs	\$1,283,065

Notes:

IAQ/ACM assessment has not been performed therefore, extent of remediation required (if any) is uncertain.

Budget and Funding (cont.)

▶ Program Intake and Support Services at Belle Glade Facility

Description	Preliminary Estimate
Total Capital Costs	\$500,000
Total Operational Costs	\$912,553

Other Considerations

- ▶ Pahokee Facility: Preexisting code enforcement violation and associated fines.
- ▶ Confirmed that there are no federal grant restrictions or payback obligations that would interfere, or impose additional requirements to, the repurposing of the Pahokee facility.
- ▶ Completion in a timely manner that aligns with the conditions imposed by the COVID19 emergency requires all procurement processes to be carried under the emergency procurement provisions of the County's Purchasing Code.

Staff Recommendations

- ▶ Staff recommends that the Board :
 - ▶ **Approve** a finding of emergency establishing that the design and renovation of the two County-owned improved property is at this time the most effective way to meet the non-congregate sheltering needs of the Western Communities and that the delay associated with complying with all governing rules, regulations, or procedures would be detrimental to the interests, health, safety, and welfare of the County.

Staff Recommendations (cont.)

14

- ▶ **Approve** the use of up to \$5M of CARES Act funding allocated to Non-Congregate Sheltering for the renovation of the Pahokee Facility.
- ▶ **Authorize** the County Administrator, or her designee which in this case shall be the Director of Facilities Development & Operations, to execute all emergency design and construction contracts necessary to renovate the Pahokee and Belle Glade Facilities.

Staff Recommendations (cont.)

15

- ▶ **Authorize** the County Administrator, or her designee to commence direct negotiations with a not-for-profit provider to operate both facilities pursuant to an operator agreement substantially similar to the operation of Program Reach, which provides emergency and supportive housing to families on the coast.

BCC Deliberation