PROPOSED

HOMELESS RESOURCE CENTER

Palm Beach County Community Services Department
and
Palm Beach County Facilities Development & Operations Department (FD&O)
in partnership with
The City of West Palm Beach
PROPOSED

HOMELESS RESOURCE CENTER

PRESENTATION OUTLINE

1. Facts and Fallacies
2. Facility Description and Philosophies
3. Facility Programming
4. Client Services
5. Typical Client Progression
6. Site Identification and Introduction
7. Site Suitability
8. Site Security Measures
9. Site Plan
10. Tentative Schedule

Questions and Answers
FACTS about Homelessness in Palm Beach County

- Counts continue a steady rise
  - Current homeless population > 2,100

- Most often results from a complex set of circumstances
  - Lack of affordable housing
  - Increase in poverty

- Homeless Advisory Board

- Ten-Year Plan to End Homelessness
  - Approach: Prevention and Termination vs. Management
  - Continuum of Care model to self-sufficiency
  - Centralize response system

✓ HOMELESS RESOURCE CENTERS!
FALSE PERCEPTIONS
about
Homeless Resource Centers

- NOT merely a shelter
- NOT a permanent housing solution
- NOT a “soup kitchen”
- NOT a new practice to address homelessness
- NOT a convalescent / psychiatric / detoxification facility
- NOT an emergency medical care facility
- NOT tolerable to illegal activity and inappropriate behavior
- NOT proven to increase crime or decrease property values

DO NOT OPERATE IN ISOLATION

♦ Extensive network of support and services
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<th>Counseling/Advocacy</th>
<th>Legal Assistance</th>
<th>Street Outreach</th>
<th>Law Enforcement</th>
<th>Case Management</th>
<th>Life Skills</th>
<th>Alcohol/Drug Abuse</th>
<th>Mental Health Counseling</th>
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PROPOSED

HOMELESS RESOURCE CENTER

Description:
A facility providing homeless clients with 24-hour daily access to supportive services including, but not limited to, a universal intake and assessment process; beds for use as an interim housing option when permanent housing is not immediately available; engagement centers; prepared meals; as well as medical, psychiatric and educational services.

Philosophies:
- A homeless individual will spend less time roaming the streets when provided with easy access and delivery of the services provided by a Homeless Resource Center and the extensive support network.
- When homeless individuals are surrounded by clean, safe and supportive environments, increases in self-esteem and feelings of self-worth lead to more rapid progress on their path to self-sufficiency.
- A Homeless Resource Center is both an alternative AND a solution to homeless loitering.
PROPOSED HOMELESS RESOURCE CENTER

PROGRAMMING

ADULT Engagement

*Intake*

- Screening
  - Medical
  - Background
  - Possessions
- Counseling
- Housing assessment
  - Intake beds (3M, 3F)

- 24 hour daily operation
  - Walk-in services provided from dawn to dusk
  - Limited acceptance from dusk to dawn

*Assessment*

- Social Service Providers
- Economic Service Providers
- Mental Health and Substance Abuse Service Providers
- Medical Service Providers

Restrooms, Lounge, Laundry, Storage
PROPOSED
HOMELESS RESOURCE CENTER

PROGRAMMING

FAMILY Engagement

Intake and Assessment

• Physically separated from Adult Engagement
• Same services as Adult Engagement

24 hour daily operation

• Typical stay of less than 24 hours
• Transportation by contracted service provider to an off-site family housing facility
PROPOSED
HOMELESS RESOURCE CENTER

PROGRAMMING

Health Clinic

Public and private service providers

Limited Services
  • First Aid
  • Physical / Mental Screening

Potential Advanced Services
  • Dental
  • Vision
  • Nutrition

24-hour daily operation
  ➢ Limited services from dusk to dawn

Private Assessment Rooms
Potential Semi-Private Overnight Rooms

Separate and secure entrances
PROPOSED
HOMELESS RESOURCE CENTER

PROGRAMMING

Adult Interim Housing

Separate M/F sleeping areas

• ~3 occupants / room

Maximum of 60 occupants at any given time

• ~30 M
• ~30 F

Typical stay of <30 days

Common Lounge

Outdoor Recreation Area
PROPOSED HOMELESS RESOURCE CENTER

PROGRAMMING

Food Service

Client service only (no take-out meal services)

No full-service kitchen on site

• Kitchen for final food preparation

• Food delivery:
   Local vendor, or
   Existing PBC kitchen facility

➢ 3 daily deliveries

Appliances for heating/cooling meals

Limited dishwashing capabilities
PROPOSED
HOMELESS RESOURCE CENTER

PROGRAMMING

Laundry Room
- Limited on-site service
- Linen storage
- Private vendor or existing PBC service facility

Donation Storage
- Clothing, Household Goods, Furniture, Etc.
- Client use only ("Client Closet")

Food Pantry
- Storage of donated food goods
- Client use only ("Client Closet")

Client Mail Facilities
- Employment
- Housing
- Identification
PROPOSED HOMELESS RESOURCE CENTER

CLIENT SERVICES

Community Voice Mail System

- Personal telephone number
  - Employment
  - Housing

Case Management

- Causes
- Barriers
- Individualized Plan

Life Skills Classes

- Daily offerings
- Educational model
  - Communication
  - Finance / Budgeting
  - Employment
  - Health / Wellness
  - Anger / Stress Management
PROPOSED

HOMELESS RESOURCE CENTER

TYPICAL ADULT PROGRESSION

**DAY 1**
Intake
- Medical Screening
- Background Screening
- Universal Intake
- Housing Assignment
- Orientation
- Case Manager and Job Coach Assigned

**DAYS 2-3**
Engagement
- Initial Meetings w/ Staff
- Initiation of ID and Public Assistance Services
- Transportation Arrangements
- Technology Support
- Assessment Scheduling
- Class Assignments
- Daily Schedule Created

**DAYS 4-5**
Engagement / Assessment
- Implement Individualized Plan
- Employment Services
- Class Assignments
- Reevaluate Schedule

**DAYS 31– 60** *(if applicable)*
Ongoing Engagement / Assessment
- Follow Individualized Plan and Daily Schedule
- Weekly Extension of Stay (pending permanent housing placement)

**DAYS 6-30**
Ongoing Engagement / Assessment
- Follow Individualized Plan and Daily Schedule
- Regular Progress Meetings
- Routine Reviews of Personal Plan
- Pursue Employment
- Housing Placement
PROPOSED

HOMELESS RESOURCE CENTER

SITE

45th Street

St. Mary's Hospital

Oakwood Center

DJJ Detention

Evergreen Place (Oakwood Center)

PBC Health Dept.

PBC Youth Complex

FPL Hanley Center

Healey Rehab. Center

SITE

Australian Avenue

Greenwood Avenue

Broadway
PROPOSED

HOMELESS RESOURCE CENTER

SITE

45th Street

St. Mary’s Hospital

Oakwood Center

Hanley Center

Healey Rehab. Center

PBC Health Dept.

FPL

Evergreen Place (Oakwood Center)

PBC Youth Complex

DJJ Detention

PBC Health Dept.

Youth Complex

Detention
PROPOSED

HOMELESS RESOURCE CENTER

SITE

45th Street

CSX Railroad

Windsor Avenue
PROPOSED

HOMELESS RESOURCE CENTER
PROPOSED HOMELESS RESOURCE CENTER
PROPOSED

HOMELESS RESOURCE CENTER
PROPOSED HOMELESS RESOURCE CENTER
PROPOSED HOMELESS RESOURCE CENTER
SITE DETAILS

- ~3.8 Acres
- Commercial Zoning and Future Land Use
- Constructed in 1983-84 for Professional and Medical Office
- ~36,000 Building Square Feet
  - Building 1 (single story): ~9,000 Square Feet
    - Former WPB Engineering Services Dept.
    - Proposed Engagement Center (Intake), etc.
  - Building 2 (single story): ~13,000 Square Feet
    - Existing Medical and Dental Offices
    - Proposed Health Clinic, Engagement Center (Assessment), etc.
  - Building 3 (2 story): ~14,000 Square Feet
    - Former WPB Human Resources and Public Utilities Depts.
    - Proposed Interim Housing, Food Service, etc.
- ~250 Parking Spaces
- Vehicular Access to 45th Street and Windsor Avenue
PROPOSED
HOMELESS RESOURCE CENTER

SITE SELECTION / SUITABILITY

- Sufficient Land Area / Building Square Footage
  - Conducive Site Design / Building Layout
    - Renovation Capability
      - Accessibility
        - Visibility
          - Availability
            - Financial Feasibility
              - Centrality
                - Proximity
                  - Compatibility
PROPOSED

HOMELESS RESOURCE CENTER

SITE

Healey Rehab. Center
PBC Health Dept.
Healey Rehab.
Center
PBC Health
Dept.

PBC Youth Complex

DJJ Detention

300’ Building Separation (approx.)

Evergreen Place (Oakwood Center)

Residential Zoning District (SF7)

St. Mary’s Hospital

Hanley Center

48th St
47th St
46th St

45th St
Mandolina Dr

PROPOSED

St. Mary’s
Hospital

Hanley
Center

300’ Building Separation (approx.)

Evergreen Place (Oakwood Center)

Residential Zoning District (SF7)

St. Mary’s Hospital

Hanley Center

48th St
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PROPOSED

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Evergreen Place (Oakwood Center)

Residential Zoning District (SF7)

St. Mary’s Hospital

Hanley Center

48th St
47th St
46th St

45th St
Mandolina Dr
Security Measures

Programmatic Controls
- Client Screening (background, possessions, etc.)
- Client Curfew
- Designated Client Areas (parking, smoking, etc.)

Private Security Contractor
- 24 hour presence on a daily basis
  - Site Patrol
  - Access Control
  - Program Support

Perimeter Fencing (existing to remain)
- Control / Limit Access
- Psychological Boundary

Gate at Windsor Avenue (existing to remain)
- Closed and locked when not in use

Intrusion Alarm and Door Monitoring Devices
- Entry / Departure Management

Exterior Lighting
PROPOSED

HOMELESS RESOURCE CENTER

West Palm Beach Homeless Resource Center
West Palm Beach, Florida
Conceptual Site Plan

SITE DATA:

AVENUE: 5TH STREET

LOCATION: 600 NORTH

TOTAL BUILDING AREAS (EXISTING):

BUILDING 1: 8,000 SQ. FT.
BUILDING 2: 10,000 SQ. FT.
BUILDING 3: 14,000 SQ. FT.

BUILDING COVERAGE:

BUILDING 1: 17.75%
BUILDING 2: 17.75%
BUILDING 3: 17.75%

FLOOR AREA RATIO:

BUILDING 1: 0.4
BUILDING 2: 0.4
BUILDING 3: 0.4

PARCING REQUIRED:

100 SPACES

HANDicap PARKING REQUIRED:

8 SPACES

LANDSCAPE:

Landscape buffer:

20'

Evergreen Place
(Oakwood Center)
PROPOSED HOMELESS RESOURCE CENTER
PROPOSED
HOMELESS RESOURCE CENTER

TENTATIVE TIMELINE

July – November 2009: Acquisition

November 2009 – June 2010: Design Development

June – ~July 2010: Permitting

~July – ~August 2010: Contracting

~August 2010 – ~May 2011: Renovations

~June 2011: Move in

~July 2011: GRAND OPENING!
PROPOSED

HOMELESS RESOURCE CENTER

PALM BEACH COUNTY COMMUNITY SERVICES DEPARTMENT and
PALM BEACH COUNTY FACILITIES DEVELOPMENT & OPERATIONS DEPARTMENT (FD&O) in partnership with
THE CITY OF WEST PALM BEACH

For more information or to access this presentation, visit http://www.pbcgov.com/communityservices/programs/humanservices/
Questions or comments can be submitted via e-mail to homeless@pbcgov.org