

PROPOSED

# HOMELESS RESOURCE CENTER 2



**Palm Beach County  
COMMUNITY  
SERVICES**

**Helping People Build Better Communities**

*in collaboration with*  
**FACILITIES DEVELOPMENT & OPERATIONS DEPARTMENT (FD&O)**  
and  
**COUNTY ADMINISTRATION**

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# HOMELESS RESOURCE CENTER 2

## PRESENTATION OUTLINE

Introduction by ***Nancy Bolton, Assistant County Administrator, PBC Administration***

***James Green, Director  
PBC Community Services Dept.***

1. Facts about Homelessness in PBC
2. False Perceptions about HRCs
3. Facility Programming
4. Client Services
5. Typical Client Progression

***Eric McClellan, Director  
PBC FD&O Strategic Planning***

6. HRC2 Search Area and Siting
7. Site Introduction and Concept
8. Lewis Center Impacts: Property Value and Crime
9. Facility Security Measures
10. Senator Philip D. Lewis Center Interlocal Agreement
11. *Prospective* Project Timeline

**12. Questions & Answers**

Adjournment

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*Video on Lewis Center*

# FACTS about Homelessness in Palm Beach County

- **Counts continue a steady rise**
    - ❖ **Current homeless population > 1,300**
  
  - **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!**

# Senator Philip D. Lewis Center

1000 45<sup>th</sup> Street, West Palm Beach



Street View  
Front Entry  
2019



Entrance  
Sign  
2019



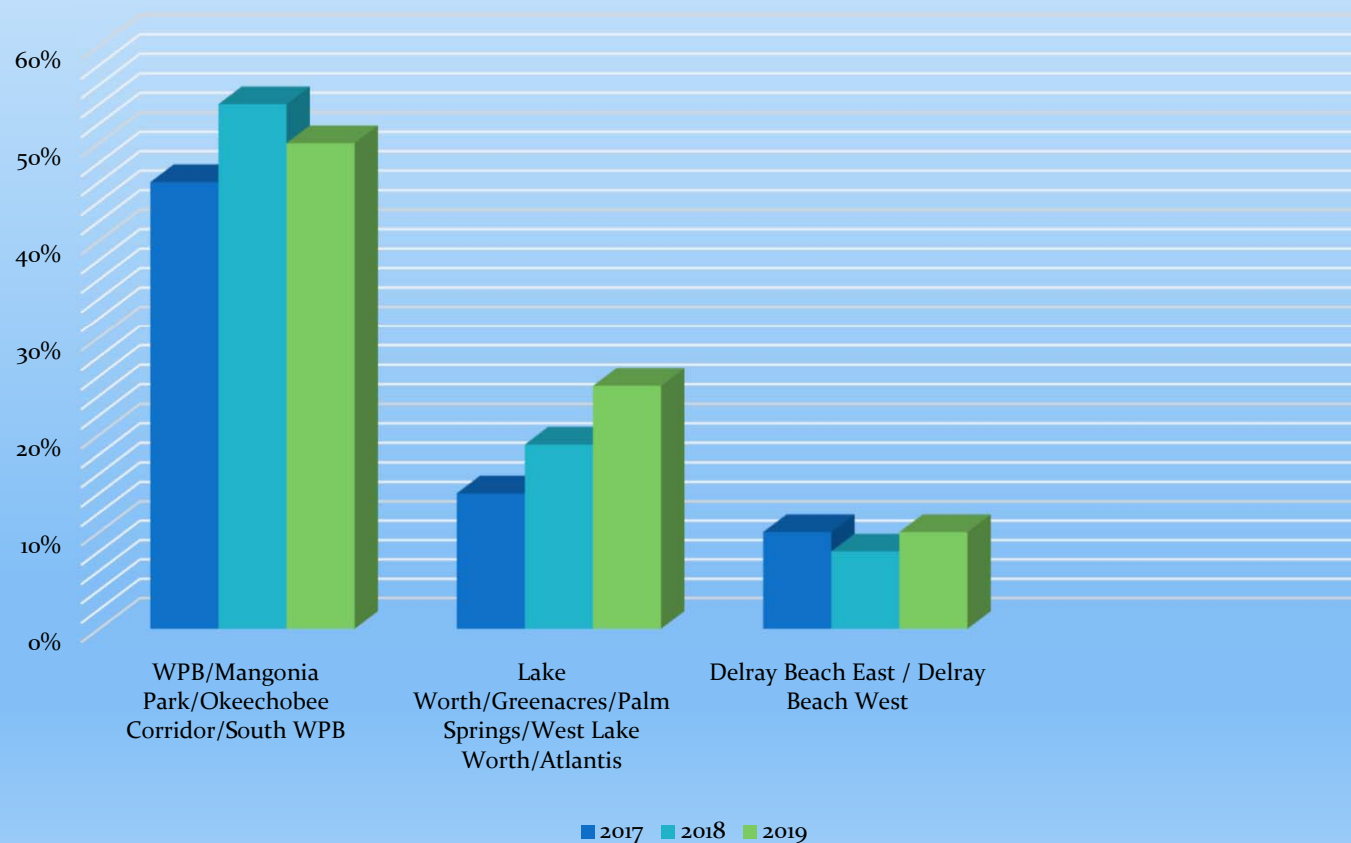
Courtyard  
2019



Aerial View  
Recreation Court and Vegetable Garden  
2019

# GEOGRAPHY of Homelessness in Palm Beach County

## Top Three Areas of Homeless in Palm Beach County



# **FALSE PERCEPTIONS**

**about**

## **Homeless Resource Centers**

- **NOT merely a shelter**
- **NOT a permanent housing solution**
- **NOT a “soup kitchen” or “day labor center”**
- **NOT a jail, prison, penitentiary or detention center**
- **NOT a convalescent, psychiatric or detoxification facility**
- **NOT an emergency medical care facility**
- **NOT a new practice to address homelessness**
- **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*

# **Municipalities\* with an Active Interlocal Agreement for Law Enforcement (LE) Referrals to the Lewis Center**

**Belle Glade**

**Boynton Beach**

**Delray Beach**

**Juno Beach**

**Jupiter**

**Jupiter Inlet Colony**

**Lake Clarke Shores**

**Lake Park**

***Lake Worth***

**Palm Beach**

***Palm Springs***

**Riviera Beach**

**Wellington**

**West Palm Beach**

\*Jurisdictions served by PBSO are automatically eligible without an Interlocal Agreement



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## PROGRAMMING

### Engagement

#### Intake

- Screening
  - ❖ Medical
  - ❖ Background
  - ❖ Possessions
- Counseling
- Housing assessment
  
- 24 hour daily operation
  - ✓ Service prohibited without advance referral/coordinated arrival

#### Assessment

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

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## PROGRAMMING (Cont.)

### Interim Housing

Separate M/F sleeping areas

Maximum of 74 beds at any given time

- ~30 M
- ~10 W
- ~14 Transitional/LE
- ~10 F Youth (18-24 Years)
- ~10 M Youth

Typical stay of >30 days

Separate M/F Restroom/Showers

Common Lounge

Outdoor Recreation

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## PROGRAMMING (Cont.)

### Health Services

Future Agreement w/ Health Care District of PBC

Limited Services

- First Aid / Physical / Mental Screening

Potential Advanced Services

- Dental / Vision / Nutrition

### Food Service

Client service only (no take-out meal services)

No full-service kitchen on site

**Laundry Room**

**Food Pantry**

**Donation Storage**

**Client Mail Facilities**

**PBSO Field Station w/ Multi-Purpose Room**

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## **CLIENT WRAP-AROUND SERVICES**

### **Community Voice Mail System**

- Personal telephone number
  - ✓ Employment
  - ✓ Housing

### **Case Management**

- Causes
- Barriers
- Individualized Plan

### **Life Skills Classes**

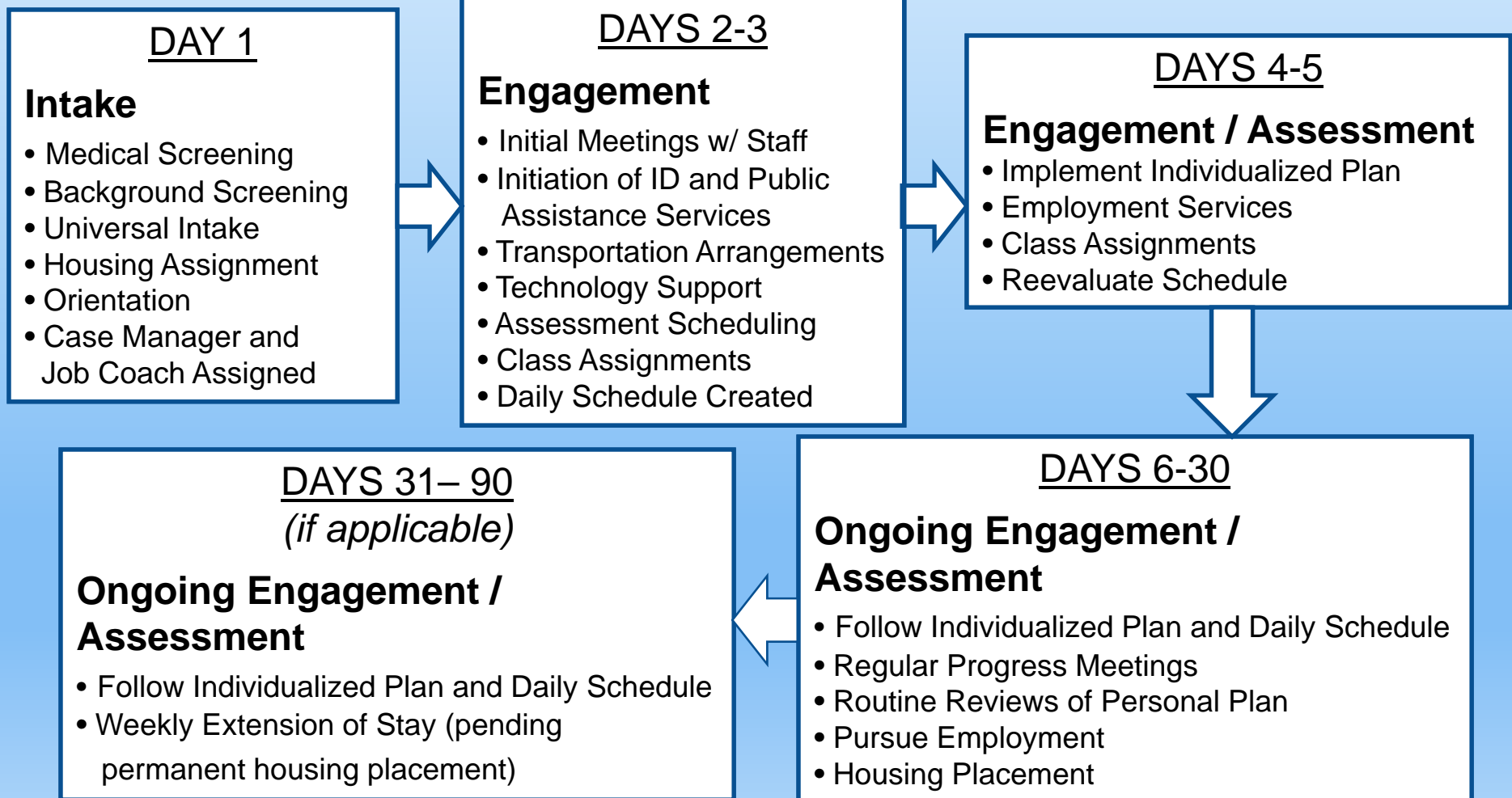
- Daily offerings
- Educational model
  - Communication
  - Finance / Budgeting
  - Employment
  - Health / Wellness
  - Anger / Stress Management

### **Employment Placement**

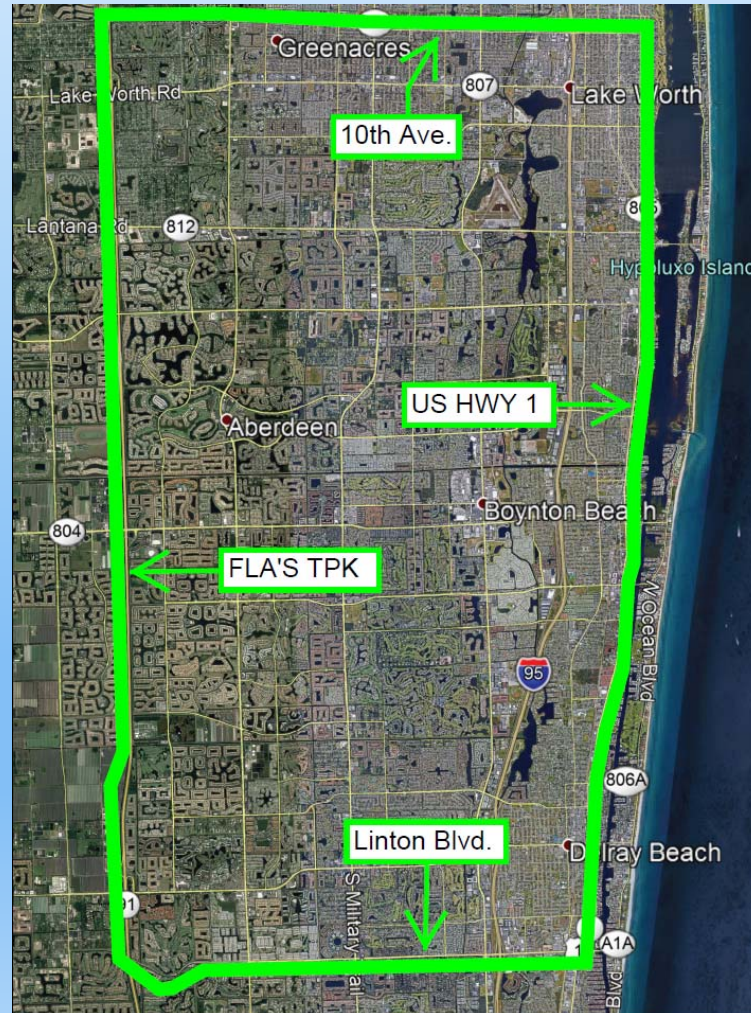
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## TYPICAL ADULT PROGRESSION



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**SEARCH AREA**



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## **SITE IDENTIFICATION PROCESS**

- 1. County Owned Land/Buildings**
- 2. LoopNet**
- 3. Field Reconnaissance**
- 4. Contract w/ Broker/Owner**
- 5. Site Visit (as applicable)**
- 6. Shortlist**
- 7. Rank Order**

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# **HOMELESS RESOURCE CENTER 2**

## **KEY SITING CONSIDERATIONS**

- ✓ **Sufficient Land Area (~2 AC) / Building Square Footage (~16K SF)**
- ✓ **Construction / Renovation Capability**
- ✓ **Availability**
- ✓ **Financial Feasibility**
- ✓ **Regulatory Feasibility**
- ✓ **Accessibility**
- ✓ **Visibility**
- ✓ **Compatibility / Suitability of Surroundings**
- ✓ **Tax Roll Status**



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## PBC Mid-County Center Property

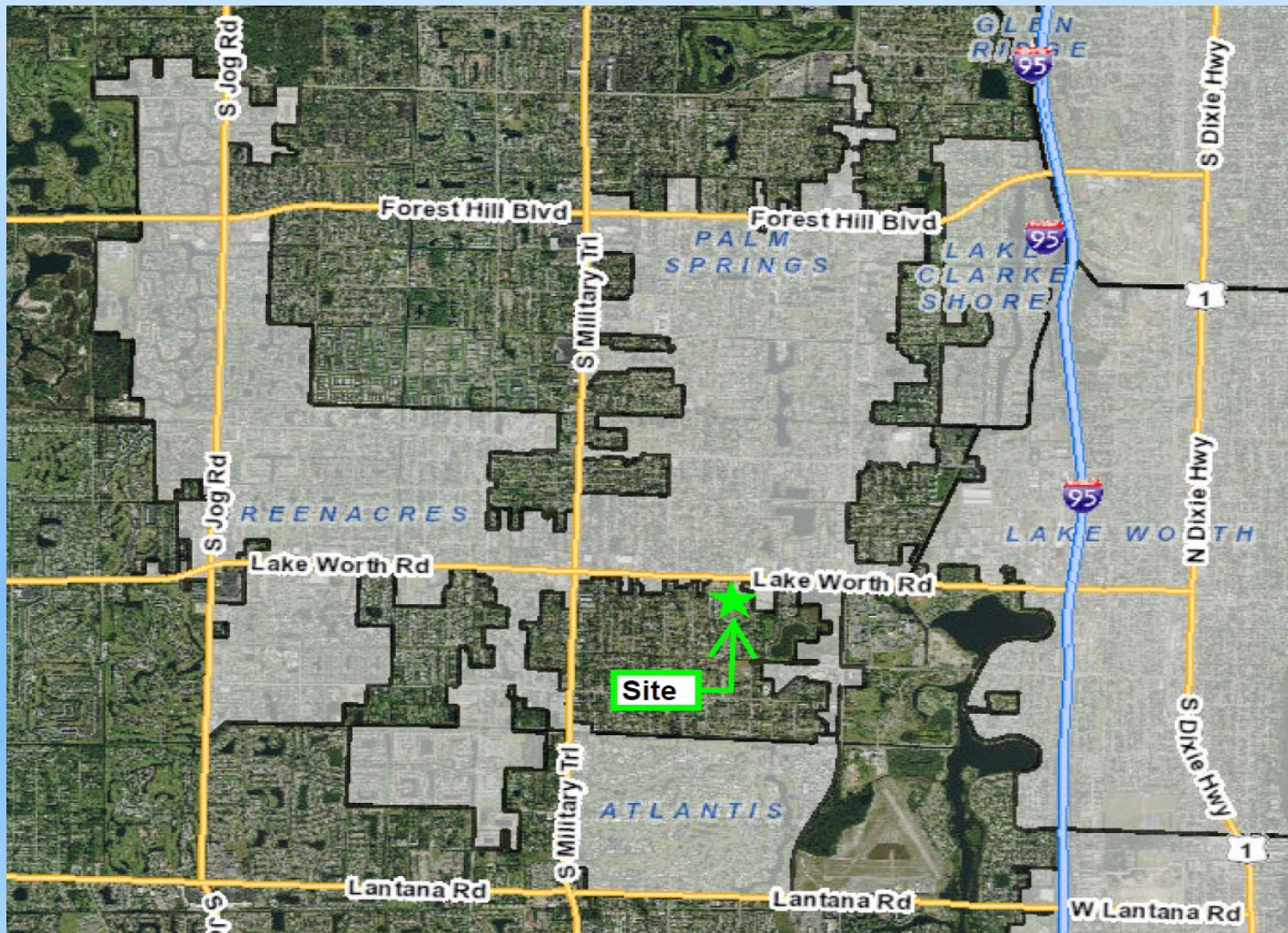
*3680 Lake Worth Road, Unincorporated PBC*

- ✓ Sufficient land area (+5 acres)
- ✓ Existing infrastructure
- ✓ No real estate transaction (time, expense, uncertainty)
- ✓ Not programmed for other purpose (immediately available)
- ✓ Co-located with existing County facility/operations
- ✓ Financially feasible
- ✓ Permitted by zoning regulations
- ✓ Surroundings comparable to Philip D. Lewis Center
- ✓ Compatibility accomplished through design and operations
- ✓ Centrality to targeted service area
- ✓ Site served by Palm Tran stop
- ✓ No tax roll implication

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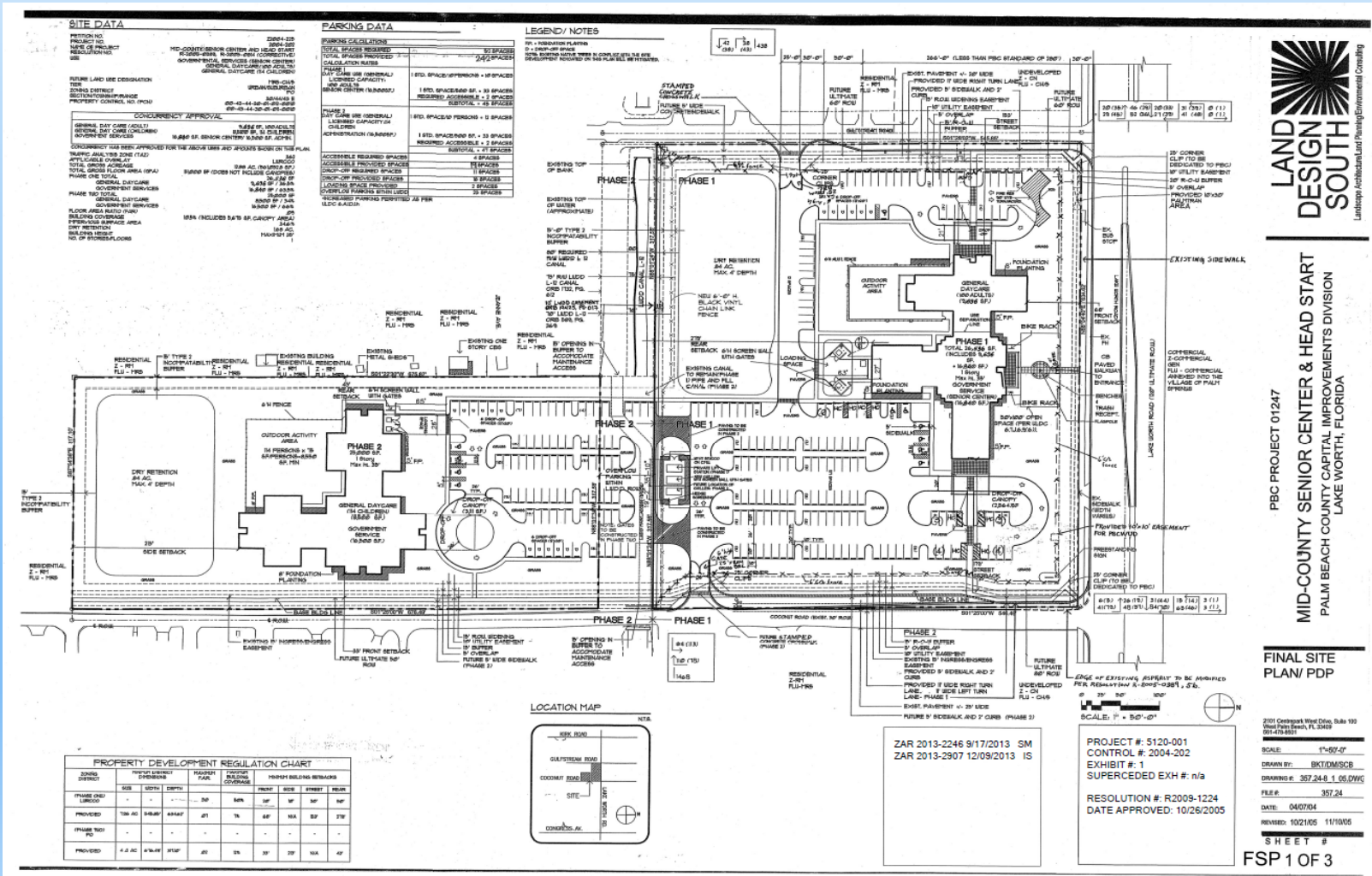
## *PBC MID-COUNTY CENTER PROPERTY*



# PROPOSED HOMELESS RESOURCE CENTER 2 SITE



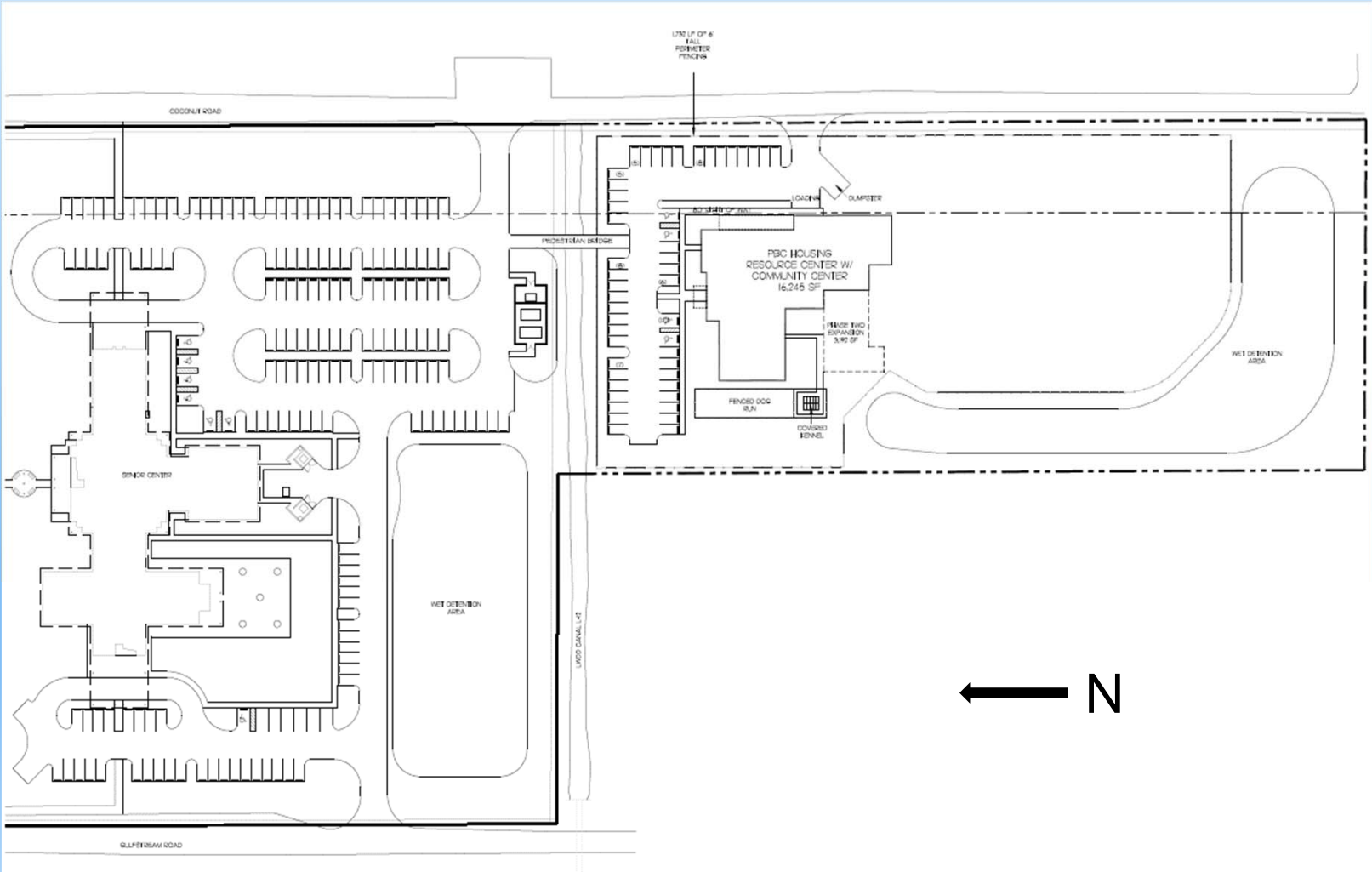
# PROPOSED HOMELESS RESOURCE CENTER 2 APPROVED SITE PLAN



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# HOMELESS RESOURCE CENTER 2

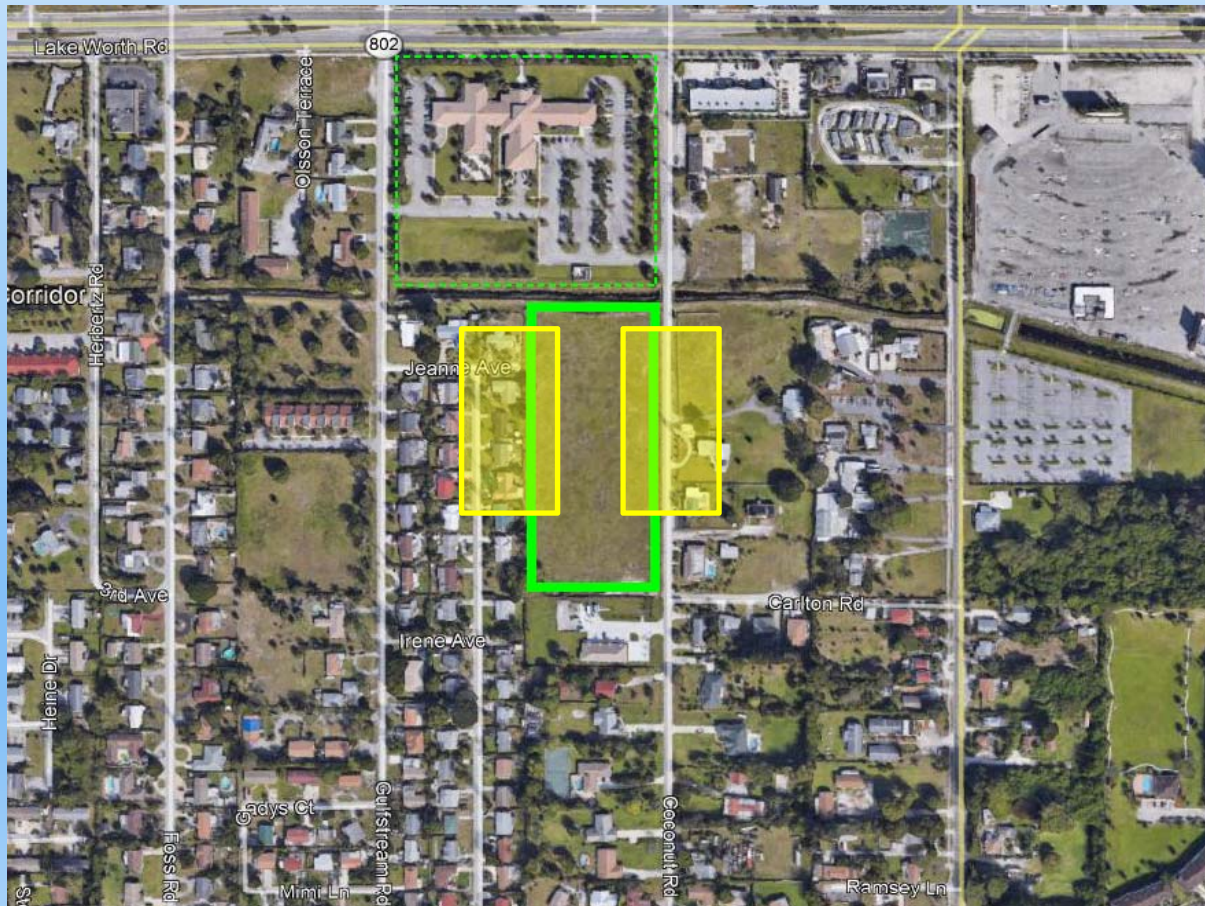
## CONCEPTUAL SITE PLAN



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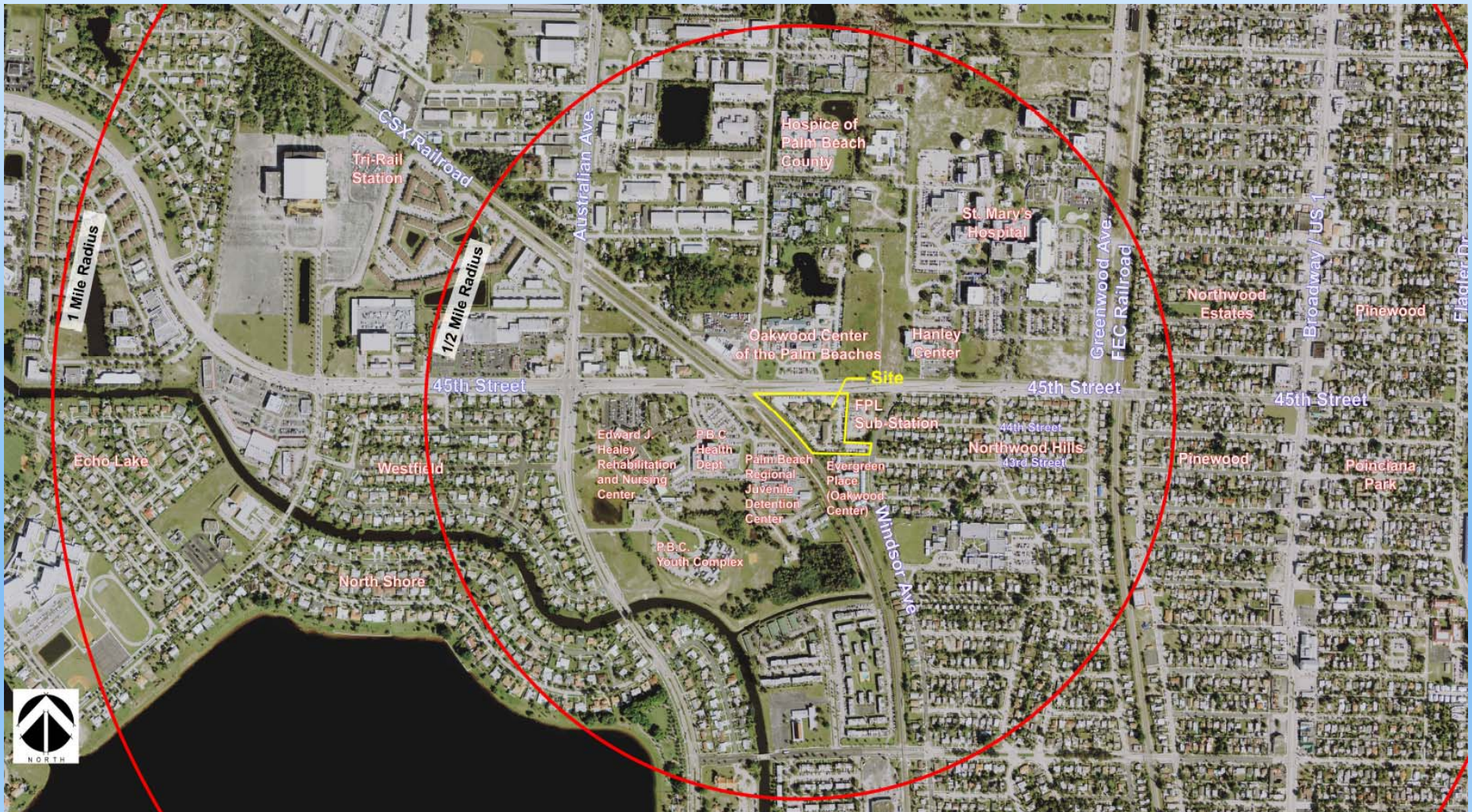
# HOMELESS RESOURCE CENTER 2

250' SEPARATION FROM  
RESIDENTIAL PROPERTY



# Senator Philip D. Lewis Center

## 1000 45<sup>th</sup> Street, West Palm Beach



# Senator Philip D. Lewis Center

1000 45<sup>th</sup> Street, West Palm Beach

## PROPERTY VALUE ASSESSMENT\*

### Market Value w/in ½ Mile

Lewis Center Nearby Assessments of Single Family Homes			
Tax Year	Median Market Value	Count	Change
2009	\$106,793	514	
2010	\$83,442	496	-22%
2011	\$67,537	498	-19%
2012	\$57,750	503	-14%
2013	\$62,991	507	9%
2014	\$79,052	508	25%
2015	\$83,202	507	5%
2016	\$92,864	509	12%
2017	\$107,127	508	15%
2018	\$129,745	507	21%

### Sales of Single Family Residences

Within 1 mile of Lewis Center				Countywide			
Sale Year	Median Price	Count	Change	Sale Year	Median Price	Count	Change
2009	\$102,500	36		2009	\$245,650	6,232	
2010	\$64,000	27	-38%	2010	\$260,000	5,892	6%
2011	\$70,750	48	11%	2011	\$240,000	6,935	-8%
2012	\$61,266	72	-13%	2012	\$245,000	8,292	2%
2013	\$66,000	125	8%	2013	\$296,000	10,089	21%
2014	\$75,000	131	14%	2014	\$317,400	10,727	7%
2015	\$90,000	156	20%	2015	\$325,000	11,808	2%
2016	\$100,000	228	11%	2016	\$322,000	12,227	-1%
2017	\$120,000	263	20%	2017	\$340,000	12,595	6%
2018	\$139,000	251	16%	2018	\$350,000	12,815	3%

**Year over year value increases since opening of Senator Philip D. Lewis Center!**

**= Market factors > Presence of HRC**

\*Source: PBC Property Appraiser



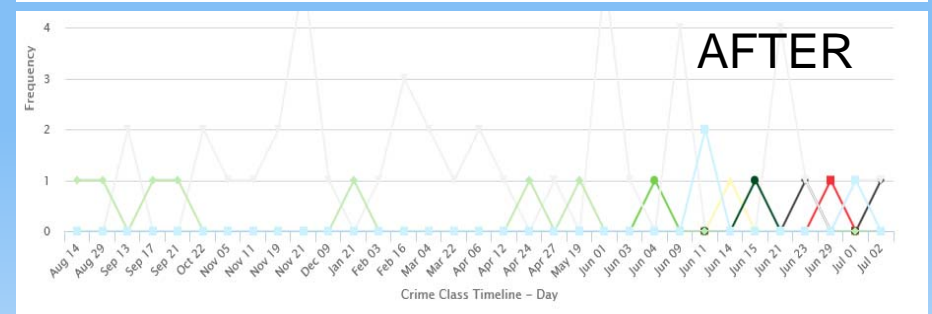
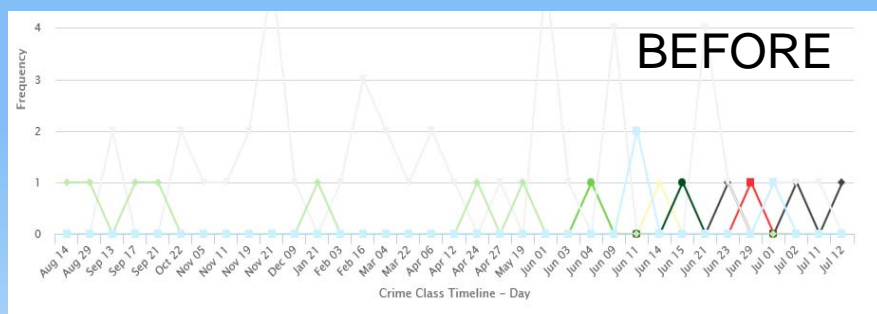
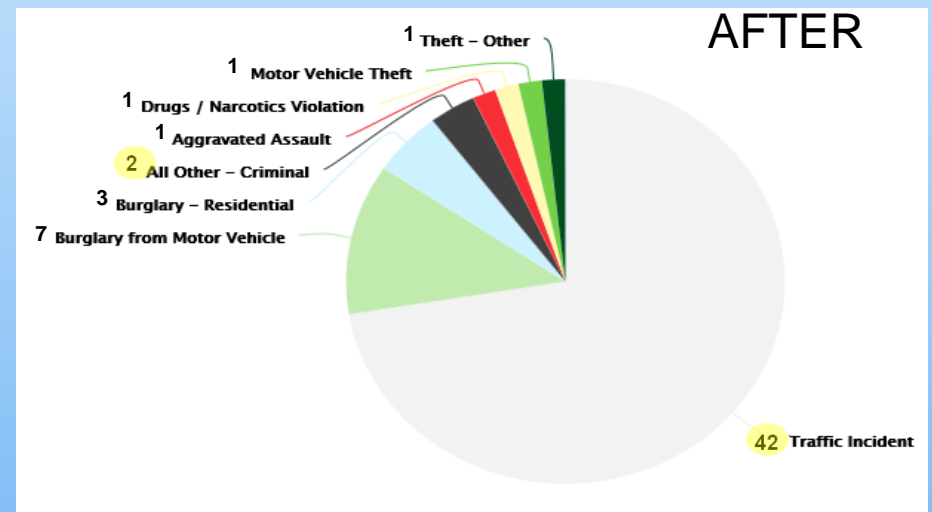
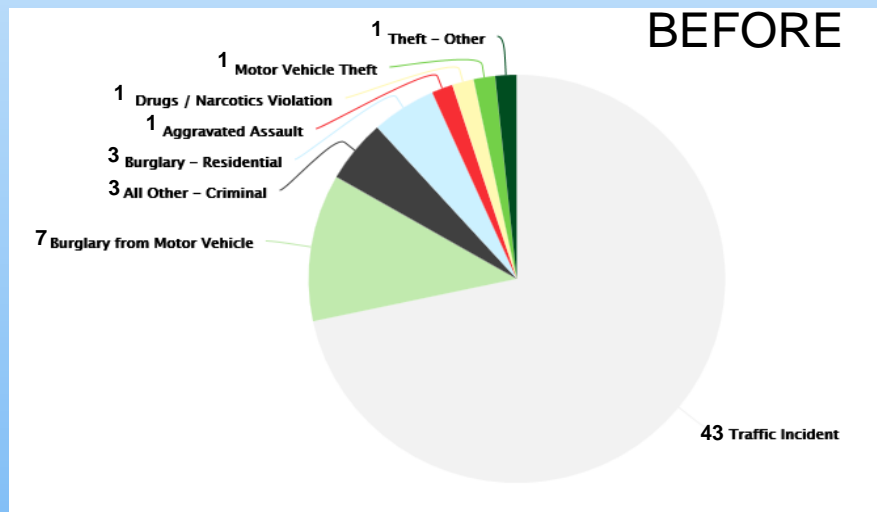
# Senator Philip D. Lewis Center

1000 45<sup>th</sup> Street, West Palm Beach

## LOCAL CRIME STATISTICS\*

ONE YEAR BEFORE AND AFTER OPERATIONS

ALL RECORDED EVENTS, 1/4 MILE



\*Source: West Palm Beach Police Dept.

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## ***FACILITY SECURITY MEASURES***

### **Programmatic Controls**

- Client Screening / Curfew / Designated Areas

### **Private Security Contractor**

- 24 hour presence on a daily basis

### **Perimeter Barriers**

### **Electronic Systems / Devices**

### **Exterior Lighting**

### **Comprehensive Security Plan**

### **Co-located PBSO facilities and multi-purpose room**

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## **LEWIS CENTER**

### **PBC/WPB INTERLOCAL AGREEMENT**

3. No further building expansion or construction without prior authorization
4. Maximum of six intake beds and 60 interim housing beds at any given time
6. 24/7/365 operations, excluding only circumstances beyond control
7. Admission by referral only; “Walk-ups” prohibited w/o supermajority vote after 1 year
8. Admission of registered sexual predator, sexually violent predator or sexual offender is prohibited
12. Security personnel on duty 24/7/365
17. All recurring daily operations, programs and actions shall be conducted indoors except for deliveries and designated outdoor clients areas and recreation features
18. Provision of services limited to clients of the HRC only

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## **LEWIS CENTER**

### **PBC/WPB INTERLOCAL AGREEMENT (CONT.)**

20. Policy for client transportation to employment and services; Retain bus stop/service
21. Freestanding identification signage limitations (size, number, style, content)
23. Exterior references to “homeless”, “transitional”, “transient”, “shelter” prohibited
24. Establish and enforce a no loitering policy, including on-site signage
25. Develop construction plans with the involvement of a panel of interested participants from adjacent communities and facilities
27. A neighborhood committee shall be formed to monitor HRC operations and adherence to provisions; meetings on as-needed basis
32. At no time and under no circumstance shall PBC advertise or promote the HRC to any homeless population located outside of PBC

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## TESTIMONIAL

Re: Homeless Resource Center

To whom it may concern:

The Philip D Lewis Center is located on 45<sup>th</sup> St. in West Palm Beach across the street from St. Mary's Medical Center and the Palm Beach Children's Hospital. An occasional patient needs a higher level of care than can be provided by the Health Care District nurse at the Lewis Center and is transferred to St. Mary's. Other than that, the facility has had no impact on St. Mary's. Anecdotally you could say that the Lewis Center has reduced Emergency Room visits because clients have access to regular primary care at the Center.

The City of West Palm Beach and Palm Beach County formed a Oversight Committee to review Lewis Center operations and any complaints from the neighborhood. There were a few minor complaints when the center first opened. They were immediately addressed. The committee originally met monthly. After a year it was decided we only needed to meet quarterly because there were no issues. Several months later the committee decided it did not need to meet unless an important issue needed to be addressed. The committee has not had a meeting since making that decision.

In my opinion, the Philip D. Lewis Center has been a invaluable asset to the community.

Sincerely,



Don Chester  
Assistant Administrator  
St. Mary's Medical Center and  
The Palm Beach Children's Hospital

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## PROSPECTIVE PROJECT TIMELINE

***March 14 and April 24, 2019: Public information meetings***

***June 18, 2019: BCC direction (siting, provisions and funding)***

*May – October 2019: Design services solicitation*

*November 2019 – January 2021: Design; CM and Operator solicitations*

*January 2021 – April 2021: Permitting*

*June 2021 – August 2022: Construction*

*September 2022 – November 2022: Occupancy*

**No earlier than *November 2022*: GRAND OPENING!**

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## **SUBJECT MATTER EXPERTS**

**Katherine Hammer**, Assistant VP, Homeless Services, Gulfstream Goodwill and Senior Director, Senator Philip D. Lewis Center

**Matthew Constantine**, CEO, Adopt-A-Family of the Palm Beaches

**Chief Sarah Mooney**, West Palm Beach Police Department (WPBPD)

**Sergeant Daniel Dudek**, Palm Beach County Sheriff's Office (PBSO)

## **ADDITIONAL PBC STAFF**

**Faye Johnson**, Assistant County Administrator, Administration

**Danna Ackerman-White**, Senior County Commission Admin. Assistant, District 3

**Audrey Wolf**, Director, Facilities Development & Operations (FD&O)

**Taruna Malhotra**, Assistant Director, Community Services

**Wendy Tippett**, Director of Human and Veteran Services, Community Services

**Daniel Ramos**, Senior Program Manager, Community Services

**Eric Call**, Director, Parks and Recreation

**Jennifer Cirillo**, Assistant Director, Parks and Recreation

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## *SITE BACKGROUND*

- Purchased by PBC in October 2002
- ~12.88 acre site (~5.43 acres undeveloped)
- 635' fronting Lake Worth Rd (120' ROW) x 1,293' fronting Coconut Rd (60-80' ROW) (679.5' undeveloped) x 545' fronting Gulfstream Rd (60' ROW)
- Public Ownership (PO) Zoning and CH/5 Future Land Use
- 26,538 square foot Senior Center completed December 2007
- 25,000 square foot Head Start Admin./114 Child Daycare approved
- Vehicular access to Coconut Road and Gulfstream Road
- 165 parking spaces; 6 drop-off spaces

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## LEWIS CENTER YEAR 6 STATISTICS

- 386 LE referrals
- 5,845 individuals/families refused service
- 5,078 arrivals without referral
- 2,209 individuals utilized interim housing
- 324 security incidents (emergency and non-emergency)
- 45 unauthorized departures
- 6 unauthorized arrivals
- 355 discharges (voluntary and involuntary)
- 71 WPBPD responses

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## HIGHEST RANKED SITES

1. Seaglades Investment Co., SWC Lake Worth Road and Detroit Street, Lake Worth  
➤ Under contract
2. Prolacto Mich, Inc., SWC 2<sup>nd</sup> Ave. N and Congress Ave., Palm Springs  
➤ Owner not a willing seller
3. Bethel Assembly of Lake Worth, Congress Ave. across from PB State College, Palm Springs  
➤ Not for sale; Expansion planned
4. Edward Kloss, SWC of Lantana Road and and Old Congress Ave., Unincorporated  
➤ Not cost feasible (\$4.5M + renovation); Space far exceeds need
5. 4560 Lantana Road, LLC, SWC of Lantana Road and Military Trail, Unincorporated  
➤ Component of commercial complex; No visibility; Asking 3x assessed value

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## HIGHEST RANKED SITES (Cont.)

6. Prince Partners, West side of Congress Ave. between Ferrell Dr. and Prince Dr., Palm Springs
  - Residential roads/use on 3 sides; No visibility; Proximate to John Prince Park
7. Lantana Place, NEC Lantana Road and Haverhill Road, Unincorporated
  - \$3.45M purchase price; 9.65 acres far exceeds need
- A. PBC Mid-County Center Property, 3680 Lake Worth Road, Unincorporated**
  - Sufficient land area (+5 acres)
  - Existing infrastructure
  - No real estate transaction (time, expense, uncertainty)
  - Not programmed for other purpose (immediately available)
  - Co-located with existing County facility/operations
  - Financially feasible
  - Permitted by zoning regulations
  - Surroundings comparable to Philip D. Lewis Center
  - Compatibility accomplished through design and operations
  - Centrality to targeted service area
  - Site served by Palm Tran stop
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