



Committee: HHS
Committee Review: Completed
Staff: Linda McMillan, Senior Legislative Analyst
Vivian Yao, Legislative Analyst
Purpose: To receive testimony/final action - vote expected
Keywords: Homeless Shelter, Nebel

AGENDA ITEM #16
November 30, 2021
Public Hearing/Action

SUBJECT

Amendment to the FY21-26 Capital Improvements Program and Special Appropriation to the FY22 Capital Budget; Montgomery County Government; Department of Health and Human Services; Emergency Homeless Shelter (no. P602103); \$2,455,000 (Source of Funds – General Obligation Bonds)

EXPECTED ATTENDEES

Ilana Branda, Deputy Chief, Services to End and Prevent Homelessness (DHHS)
Greg Ossont, Deputy Director, Department of General Services (DGS)

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

- The Health and Human Services (HHS) Committee reviewed this request at its November 8 session and recommends approval.
- This amendment and special appropriation was introduced at the Council's November 9 session.

DESCRIPTION/ISSUE

While the County's policy is to make homelessness rare, brief, and non-recurring, there is a need to have adequate emergency shelter for those in need. The County has purchased and is renovating a building to provide appropriate shelter capacity for adult men. COVID has changed the guidance for the space needed in sleeping and other areas to provide the distance needed to help prevent the spread of COVID and other viruses. The County is currently housing men in two temporary locations, one at a building owned by the City of Rockville and another at the Long Branch Recreation Center. The new permanent shelter at Nebel Street will open January 2022 (construction end December 31, 2021). Additional funding for the renovations is required. The Executive is requesting \$2.455 million in additional funding for items that could not be fully taken into account in previous appropriations as this project has an expedited schedule.

SUMMARY OF KEY DISCUSSION POINTS

- The Council approved appropriations for this project in December 2020 and April 2021. The funding has purchased and is funding the renovations for a 30,000 square foot building that will provide sleeping areas, bathing, eating, program, and administrative facilities for 200 men. It will provide the spacing and other facility components based on Centers for Disease Control and Prevention (CDC) guidance to prevent the spread of COVID in congregate shelter housing.
- The facility will ensure that a full complement of services will be available to men seeking emergency shelter.

- DGS and the Montgomery County Coalition for the Homeless (MCCH) are working closely together on design component of the shelter and the transition plan for moving from the Long Branch Recreation Center and Taft Court facilities into the new shelter.
- The timeline for completion of this project is accelerated and some costs were not fully known or expected. The supplemental appropriation is needed to address the costs for: roof replacement and structural elements, specialized inspections and regulatory testing requirements, additional architectural and engineering services, electrical and mechanical supplemental labor and temporary equipment, IT/Network Security, cabling, and infrastructure, utility connection coordination, specialized inspections and supervision, and bed furniture, linens, kitchen and laundry supplies.
- If approved, the total appropriation for the project will be \$17.1 million. Additional costs are expected as the work on the building is completed. Future requests for funding are expected to address energy sustainability, landscaping, and signage that cannot occur prior to the January opening.
- At its November 8 session, the HHS Committee discussed with DHHS, DGS, MCCH, and Interfaith Works the transitions that will occur for the emergency homeless shelter system once the new Nebel Street Shelter opens. In addition to the relocation of the men's shelter, Interfaith Works will be able to relocate women temporarily housed at the Coffield Recreation Center (to comply with CDC guidance) to the Crabbs Branch Shelter that is currently housing men. The Committee also discussed renovations underway at Progress Place that will continue to provide shelter to both men and women. The Committee was joined by Council President Hucker who expressed his ongoing concern about the use of the recreation centers and support for the funds needed to open the new shelter.
- As a part of its November 8 discussion, the HHS Committee was informed that staff working in the shelter system are seeing an increasing number of people with mental health challenges and people under stress which results in increased behavioral incidents. They are also seeing more inappropriate discharges from hospitals, nursing homes, and residential rehabilitation to shelters. The County's shelter system is low-barrier but this also means that shelters serve some very vulnerable people that can present challenges. The Nebel Street shelter will have more smaller space and qualities such as natural light throughout the building which MCCH expects will reduce stress for the residents.
- The Committee also discussed efforts through the Council of Governments to address homelessness as a regional issue.

Progress on the Nebel Street Shelter can be followed on the Department of General Services' website:

<https://www.montgomerycountymd.gov/DGS-BDC/BCC/602103.html>

Attached:

Executive memo, resolution and Project Description Form

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OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

M E M O R A N D U M

October 29, 2021

TO: Tom Hucker, President
Montgomery County Council

FROM: Marc Elrich, County Executive 

SUBJECT: Amendment to the FY21-26 Capital Improvements Program and
Special Appropriation # SA-22MCG-01 the FY22 Capital Budget
Montgomery County Government
Department of Health and Human Services
Emergency Homeless Shelter (No. P602103), \$2,455,000

I am recommending a special appropriation to the FY22 Capital Budget and amendment to the FY21-26 Capital Improvements Program in the amount of \$2,455,000 for the Emergency Homeless Shelter (No. P602103).

This special increase is needed to complete the construction of the new shelter because the current facility located on Taft Court in Rockville, will no longer be available starting January 2022. In addition, due to COVID-19, the maximum occupancy at each County shelter has decreased to accommodate social distancing requirements. The facility will provide space for congregation, meal service, medical, and case management offices.

I recommend that the County Council approve this special appropriation and amendment to the FY21-26 Capital Improvements Program in the amount of \$2,455,000 and specify the source of funds as GO Bonds.

I appreciate your prompt consideration of this action.

ME:ll

Attachment: Amendment to the FY21-26 Capital Improvements Program and Special Appropriation
SA-22MCG-01

Cc: Dr. Raymond L. Crowel, Psy.D., Director, Department of Health and Human Services
David Dise, Director, Department of General Services
Jennifer R. Bryant, Director, Office of Management and Budget

Resolution: _____
Introduced: _____
Adopted: _____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

SUBJECT: Amendment to the FY21-26 Capital Improvements Program and
Special Appropriation # SA-22MCG-01 to the FY22 Capital Budget
Montgomery County Government
Department of Health and Human Services
Emergency Homeless Shelter (No. P602103), \$2,455,000

Background

1. Section 308 of the Montgomery County Charter provides that a special appropriation: (a) may be made at any time after public notice by news release; (b) must state that the special appropriation is necessary to meet an unforeseen disaster or other emergency or to act without delay in the public interest; (c) must specify the revenues necessary to finance it; and (d) must be approved by no fewer than six members of the Council.
2. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of no fewer than six members of the Council.
3. The County Executive recommends the following capital project appropriation increases as following:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Emergency Homeless Shelter	602103	Construction	\$2,455,000	G.O. Bonds

Special Appropriation #SA-22MCG-01 and Amendment to the FY21-26 Capital Improvements Program
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4. This increase is needed to complete construction of the shelter as the current facility that provides shelter service, located on Taft Court in Rockville, will no longer be available starting January 2022. In addition, due to COVID-19, the maximum occupancy at each County shelter has decreased to accommodate social distancing requirements. The facility will provide space for congregation, meal service, medical offices, and case management offices.
5. The County Executive recommends an amendment to the FY21-26 Capital Improvements Program and a supplemental appropriation in the amount of \$2,455,000 for Emergency Homeless Shelter (No. P602103) and specifies that the source of funds will be GO Bonds.
6. Notice of public hearing was given and a public hearing was held.

Action

The County Council for Montgomery County, Maryland, approves the following action:

The FY21-26 Capital Improvements Program of the Montgomery County Government is amended as reflected on the attached project description form and a supplemental appropriation is approved as follows:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Emergency Homeless Shelter	602103	Construction	\$2,455,000	G.O. Bonds

1. The County Council declares that this action is necessary to meet an unforeseen disaster or other emergency, and that this appropriation is needed to meet the emergency.

This is a correct copy of Council action.

Selena Mendy Singleton, Esq., Clerk of the Council

Emergency Homeless Shelter (P602103)

Category	Health and Human Services	Date Last Modified	05/03/21
SubCategory	Health and Human Services	Administering Agency	General Services
Planning Area	Rockville	Status	Planning Stage

	Total	Thru FY20	Rem FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	1,371	-	-	1,371	90	1,156	125	-	-	-	-
Land	5,497	-	-	5,497	5,497	-	-	-	-	-	-
Construction	10,184	-	-	10,184	426	9,758	-	-	-	-	-
Other	50	-	-	50	-	50	-	-	-	-	-
TOTAL EXPENDITURES	17,102	-	-	17,102	6,013	10,964	125	-	-	-	-

FUNDING SCHEDULE (\$000s)											
Community Development Block Grant	5,497	-	-	5,497	5,497	-	-	-	-	-	-
G.O. Bonds	11,605	-	-	11,605	516	10,964	125	-	-	-	-
TOTAL FUNDING SOURCES	17,102	-	-	17,102	6,013	10,964	125	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)			
Appropriation FY 22 Request	-	Year First Appropriation	FY21
Supplemental Appropriation Request	2,455	Last FY's Cost Estimate	-
Cumulative Appropriation	14,647		
Expenditure / Encumbrances	-		
Unencumbered Balance	14,647		

PROJECT DESCRIPTION

This project includes acquisition and construction of a building to provide congregation, meals, and medical and case management services.

LOCATION

11600 Nebel Street, Rockville Maryland

ESTIMATED SCHEDULE

The work is planned to be completed by the end of calendar year 2021.

PROJECT JUSTIFICATION

The County facilities supporting homeless sheltering and associated services are insufficient for the current population and future projection. And due to COVID-19, the maximum occupancy at each County homeless shelter has decreased to allow for social distancing and spacing of beds. This project will acquire an existing building and retrofit the facility to include space for congregation, meal service, medical offices, and case management offices. The current facility that provides these services for men, located at Taft Court in Rockville, will no longer be available starting spring of 2021. Space in recreation centers that has been used to house men and women during the pandemic must be replaced so the recreation centers can re-open once the pandemic eases to the point programs can resume. This facility will ensure that a full complement of homeless services are available to the men and women seeking emergency shelter in Montgomery County.

FISCAL NOTE

FY21 supplemental in Community Development Block Grant for the amount of \$5,497,000, G.O Bonds for the amount of \$9,150,000
FY22 supplemental in G.O. Bonds for the amount of \$2,455,000.

COORDINATION

Department of Health and Human Services, Department of General Services