HISTORY ON THE NEED FOR A PERMANENT MEN’S SHELTER

• Grace Episcopal Church sheltered men downtown for 35 years.

• Overflow space at St. John’s Lutheran Church and First United Methodist Church

• The resources was never designed to be a long-term solution and became untenable through COVID-19.

• Reported capacity of 145 beds during winter, during cold weather nights had reached a high of 170 men in single night.

Photo by Michelle Stocker, The Cap Times
2020-2021 TEMPORARY SOLUTIONS: WARNER AND FIRST STREET.
SHELTER DURING COVID — AND BEYOND

- National estimates suggested COVID could increase homelessness by 40%
- "Vulnerable population" hotels – sheltering 140 men since March
- Warner Park capacity 135 – served about 80/night (March-December)
- First Street capacity 200+ - has averaged about 110/night (January-present)
- Based on our prior estimates and current data, have estimated need a shelter that can safely serve fewer than 100 in summer, 200-250 in winter.
- Goal - a housing-focused shelter that helps move men into stable housing
THE NEED FOR A PERMANENT SHELTER

- Prior to the pandemic, max capacity at Grace and the two overflow shelters (St. Johns and First United Methodist) during cold weather nights was about 170 men.

- Due to COVID-19, estimated homelessness would increase about 40%.
  - Currently, about 110 men at the First Street Shelter on average per night
  - Currently, an additional 139 men staying at the Vulnerable Person Hotels that the City and County have supported throughout the pandemic.

- Based on our prior estimates and current data, have estimated need a shelter that can safely support less than 100 in summer, 200-250 in winter.
SITE SELECTION

- Near transportation
- Zoned Commercial or Mixed Use
- Site with space for expansion
- Active real estate listing
- Building over 15,000 square feet
- Greater than ½ mile from school or daycare
- Not located in census tract identified as a concentration of poverty

Photo by Steve Apps, State Journal
THE PROPOSED SITE: 2002 ZEIER ROAD

Census Tract 2019 ACS Data
- 7.9% poverty rate
- Median Individual Income $36,729
- Median Age 30.9

Building Information
- 31,500 Square foot building on 2.67 acres
ACCESS TO PROPOSED SHELTER SITE

- Many occupants will rely on bus transit to get to services.
  - The red lines in map are bus routes; the green box is a bus stop.
  - Close to a planned Bus Rapid Transit Stop
- Close to other resources in the community including the Dane County Job Center, Porchlight Projects, Just Bakery.
CURRENT ZONING-COMMERCIAL CENTER (CC)
## Tentative Schedule

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**Site Search/Procurement**

**A/E Services Procurement**

**Design**

**Shelter Operator RFP**

**Operator engaged with Design at DD Start**

**Bid**

**Construction**

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ASSUMED PROGRAM AND BUILDING SCOPE

Site/ Building Program

• Parking for guests/staff/services
• Intake processing
• Living/sleeping area
• Recovery room
• Kitchen – scope tbd
• Toilets/sinks/showers
• Laundry
• Office space/public reception
• Outreach/support rooms
• Accessory spaces tbd

Site/Bldg Elements/Systems Upgrades

• LEED V4 Silver Rating – per resolution.
• Selective demolition as needed.
• Structure upgrades as needed
• Enclosure – New roof + added windows
• Interior remodel to accommodate program
• Upgrade fire suppression + fire alarm
• Plumbing upgrades to meet bldg. program
• Complete replacement of mechanical system.
• Electrical upgrades as needed
• Communications upgrades
• Meet new storm water ordinance if required.
• Further analysis of below grade utilities forthcoming
COMMUNITY INPUT

• Qualifications for the Operator
• Full-service facility (Case management, job search, mental health, substance abuse counseling onsite as well as sheltering at night.)
• Design- Exterior/Interior
• Pay to stay options
• Community Support Systems
NEXT STEPS

- March 1\textsuperscript{st} - 5:30pm  City County Homeless Issues Committee - Approved
- March 4\textsuperscript{th} - 5:30pm  Community Development Block Grant Committee - No recommendation
- March 12\textsuperscript{th} - 6:00pm  Neighborhood Meeting - Completed
- March 16\textsuperscript{th} - 4:30pm  Common Council Executive Committee
- March 22\textsuperscript{nd} - 4:30pm  Finance Committee
- March 30\textsuperscript{th} - 6:30pm  Common Council Action