



DENVER
THE MILE HIGH CITY

Proposed Acquisition of Salvation Army Crossroads Center at 1901 29th Street

Item RR19 0836



FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

August 27, 2019

- Purpose:
 - In partnership with HOST, the Division of Real Estate is advancing a purchase agreement for a facility to address the City's shelter needs.
- Agenda:
 - Homelessness and Shelter Overview
 - Real Estate Acquisition Opportunity
 - Funding and Process
 - Request for Approval
 - Future Council Action Items

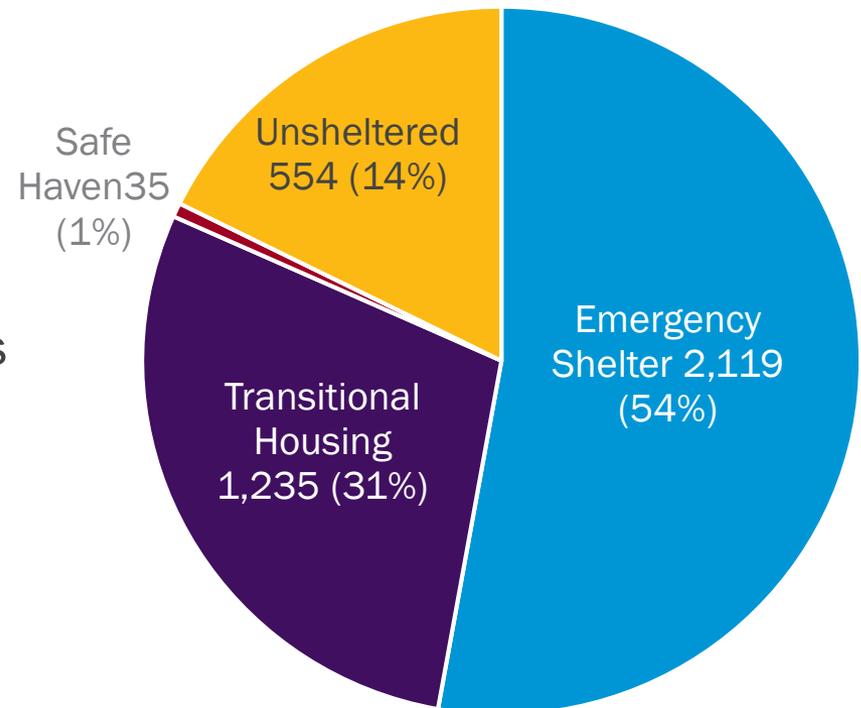


DENVER **Overview of People Experiencing Homelessness in Denver**

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- **3,943** people experienced homelessness on a single night in Denver (2019 PIT)
 - 3,145 single adults (79%)
 - 798 people in families (20%)
 - 8 youth under 18 (0.2%)
- **806** reported experiencing chronic homelessness (20%)
- **428** reported being newly homeless (11%)
- **494** reported being veterans (14%)
- **196** were unaccompanied or transition age youth (6%)

Share of People Experiencing Homelessness by Living Situation
2019 Point-in-Time Count



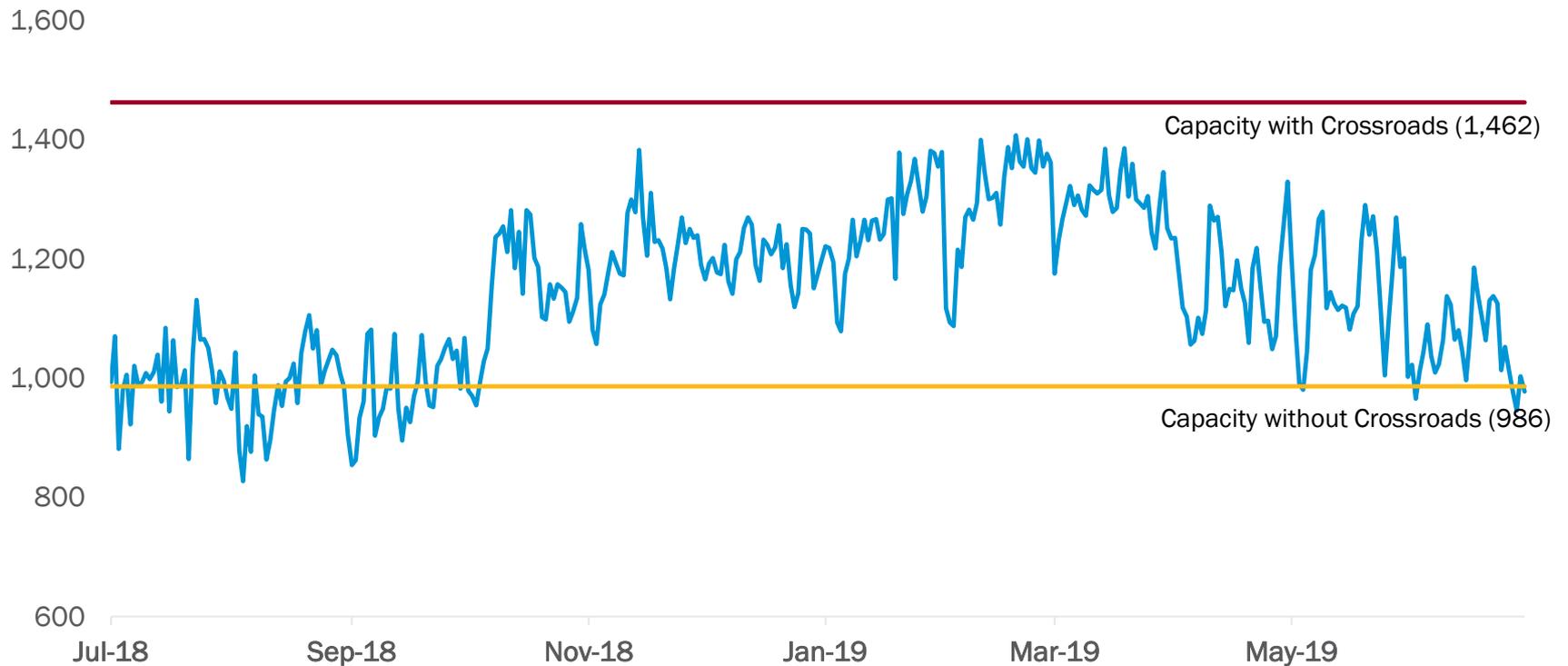
Three-Year Shelter Plan

- The City partnered with a nationally recognized homeless services contractor to work alongside providers and identify shelter needs and offer recommendations.

Single adult shelter configuration does not serve all subpopulations	Cumbersome and time-consuming staging and bussing	Lack of focus on exits and connections to rehousing
<ul style="list-style-type: none"> While analysis showed adequate static capacity of beds, beds are not configured to meet all demographic needs 	<ul style="list-style-type: none"> Analysis demonstrated that shelter guests could spend between 1.5 and 8 hours navigating transport to shelter 	<ul style="list-style-type: none"> Overnight services were responsive to basic needs of food, hygiene, and sleep but did not offer time or space for housing connections

Men's Shelter System

Number of Men Sheltered Each Night, July 2018 to June 2019



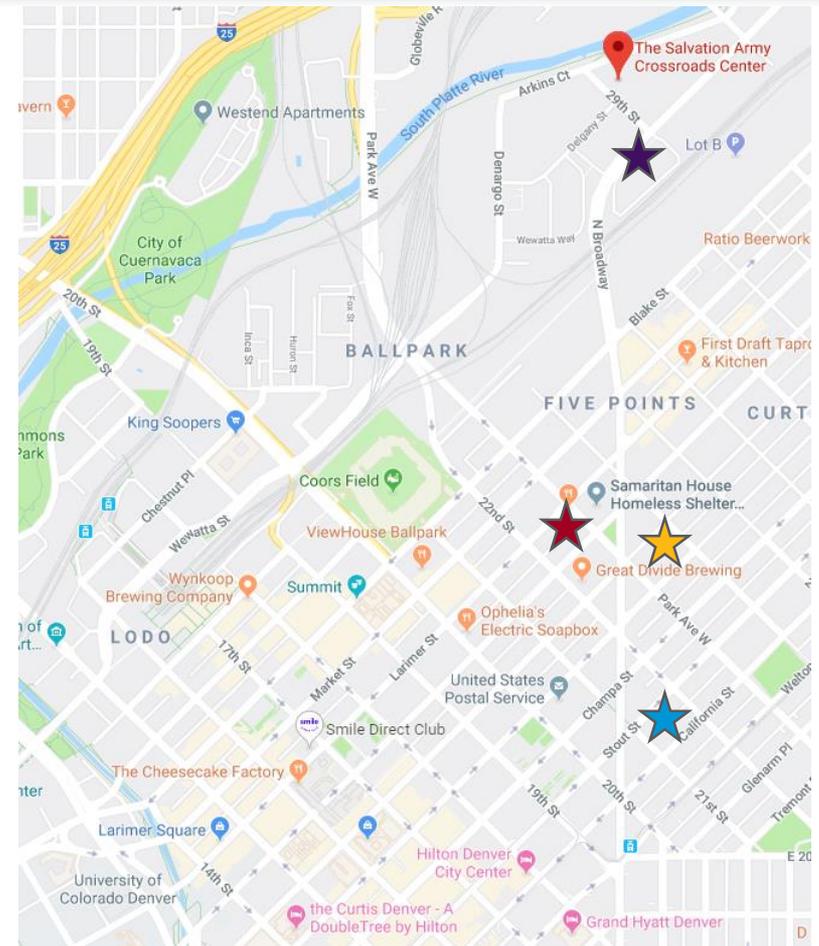
Crossroads provides important capacity to the shelter network.

- In the first six months of 2019, **986** brand new guests have been identified at Denver Rescue Mission.
 - These are people with no prior history of service at DRM in the last decade or so.
 - The baseline bed capacity at Denver Rescue Mission programs is 1,000, so this reflects approximately a 100% turnover in 6 months (disregarding diversity of length of stay).
 - This is a rate of about 5-6 new guests arriving each day.
- Crossroads currently provides nearly 1/3 of the nightly emergency shelter beds for single men.
- Providers would not be able to absorb peak demand levels through the year without Crossroads operating.

Neighborhood Resources

Distance to Jobs and Community Resources

	Crossroads	48 th Avenue
Downtown work opportunities	1.5 miles	4.6 miles
Stout Street ★ Health Center	1.1 miles	4.1 miles
St. Francis Center ★	0.9 miles	3.9 miles
DRM. Lawrence Street Community ★ Center	0.8 miles	3.9 miles
Nearest bus stop ★	0.1 mile	0.3 miles



- Crossroads location is critical:
 - The location provides support that is walkable to jobs and resources.
 - The location currently shelters up to 476 guests without the need to bus.
 - We do not currently have the ability to scale bus transportation nor do we have facility infrastructure to support expanded bus programming.
- Shelter usage data demonstrates this shelter capacity is needed today.
- Acquisition paves the way for future uses consistent to the 3-year Shelter Recommendations.

City Council District: 9

Building Size: 41,539 SF

Lot Size: 47,617 SF

Purchase Price: \$10,500,000

Funding Source: General Fund Supplemental (requiring council action), Community Development Block Grant, and Skyline Grant

Zoning: C-MX-8

Existing Use: Shelter



- The City will purchase the building from The Salvation Army in the amount of \$10,500,000.
- Funding for the acquisition will be provided through three sources:
 - Community Development Block Grant: \$4 million
 - Skyline Grant Funds: \$3 million
 - General Fund Supplemental: \$3.5 million (pending council action).

- Upon acquisition, the shelter will continue to operate during existing shelter hours for community needs.
 - HOST will present an amended service agreement for review and approval at Safety and Housing committee in the coming weeks.
- Shelter will transition any remaining mats on the floor to beds/cots.
 - Funded through a proposed \$200K General Fund Supplemental (pending council action.)
- City will engage with the neighborhood regarding shelter operations.
- Initiate design to start renovations to provide upgraded infrastructure including HVAC and furniture updates.
- Medium and long-term uses for the site will be determined with stakeholder input and align with the 3-year shelter strategy.

- The Division of Real Estate requests City Council approval of action item RR19 0836, approving a purchase and sale agreement with The Salvation Army, for \$10,500,000 to acquire property located at 1901 29th Street, known as the Crossroads shelter, to preserve the City's current shelter needs, in Council District 9 (FINAN-201951595).
- This action allows the City to secure this facility, provide overnight shelter for individuals experiencing homelessness, and ensure uninterrupted shelter services for the community.



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Questions?

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