

MEMORANDUM

September 22, 2016

TO: Health and Human Services Committee

FROM: Linda McMillan, Senior Legislative Analyst 

SUBJECT: **Update: new Progress Place**

Expected for this session:

Uma Ahluwalia, Director, Department of Health and Human Services (DHHS)

Greg Ossont, Deputy Director, Department of General Services

At this session, the Committee will receive an update on the construction and planned opening of the new Progress Place which will provide both services for the homeless and permanent supportive housing.

The approved PDF is attached at ©1-2. It is currently expected that construction will be completed in December 2016. DHHS is working to complete the contract for the organization that will manage the permanent supportive housing. It is expected that the contract will be awarded by December 1, 2016 so that the provider will have one month to set up operations before accepting residents in January 2017.

The following is a link to photos from the project that will be presented to the Committee at the session.

<http://www.montgomerycountymd.gov/council/Resources/Files/PDF/HHS3ProgressPlace.pdf>

Progress Place Relocation and Personal Living Quarters (P601401)

Category Health and Human Services
 Sub Category Health and Human Services
 Administering Agency General Services (AAGE29)
 Planning Area Silver Spring

Date Last Modified 11/17/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Bids Let

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	427	165	175	87	87	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	427	165	175	87	87	0	0	0	0	0	0

FUNDING SCHEDULE (\$000s)											
G.O. Bonds	262	0	175	87	87	0	0	0	0	0	0
PAYGO	165	165	0	0	0	0	0	0	0	0	0
Total	427	165	175	87	87	0	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000s)											
Energy				333	36	41	41	72	72	72	
Maintenance				362	39	44	44	78	78	78	
Net Impact				695	75	85	85	150	150	150	

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	0
Appropriation Request Est.	FY 18	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		427
Expenditure / Encumbrances		165
Unencumbered Balance		262

Date First Appropriation	FY 14	
First Cost Estimate		
Current Scope	FY 16	427
Last FY's Cost Estimate		427

Description

Progress Place is an existing building, located in the Ripley District of Silver Spring, MD, which houses services the Department of Health and Human Services provides to low-income, homeless residents of Montgomery County. These services, currently provided in conjunction with Interfaith Works and Shepherd's Table, include medical, vision, and vocational services; case management; winter overflow overnight shelter, and meals. Due to development that is proposed for the Ripley District, these services will need to be relocated within the Central Business District (CBD), which has convenient transportation, available services and resources, and social networking opportunities in downtown Silver Spring for the homeless population. In conjunction with a public-private partnership, a private developer will construct a new building within the downtown Silver Spring CBD, on County owned property located at the Silver Spring Fire Station No. 1 site. This new building will provide space for the Progress Place services in exchange for the Ripley District land where Progress Place is currently located. This will release the existing site for construction of the Dixon Avenue roadway, the Metropolitan Branch Trail, and a private high-rise residential building. In addition, personal living quarter (PLQ) units will be co-located with the Progress Place service center.

Location

Next to the Silver Spring Fire Station No. 1 site, 8131 Georgia Avenue, Silver Spring, Maryland.

Estimated Schedule

Planning and design is complete. Construction commenced in October 2015 and the building will be turned over to the County in December 2016.

Justification

Progress Place is a facility built nearly 20 years ago that is in need of major renovation. In addition, the east end of the building is in the path of Dixon Avenue extended (a Master Planned roadway), and the west end of the building is in the path of the Metropolitan Branch Trail. Based on the 2012 Housing and Urban Development Unmet Need Calculation Methodology, the need for housing for Montgomery County homeless singles was 372 PLQs. This project includes the relocation of the services rendered at Progress Place and provides for placement of PLQs to increase the County's permanent supportive housing stock within the downtown Silver Spring CBD.

Fiscal Note

This is a public-private partnership. The County will exchange land within the Ripley District for a building that will satisfy the Program of Requirements to house Progress Place services. Funding from the Affordable Housing Acquisition and Preservation project (#P760100) will be used to support the creation of the PLQs. Rental assistance from the Montgomery Housing Initiative Fund will be used to support operating costs not funded by outside contributions. Costs reflect only the County's costs to plan and supervise construction of the service center by the private partner.

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Disclosures

A pedestrian impact analysis will be performed during design or is in progress.

Coordination

U.S. Department of Housing and Urban Development Department of Housing and Community Affairs Department of Health and Human Services Department of General Services Department of Transportation Department of Police Department of Fire and Rescue Services Department of Technology Services Utilities Private developers Private homeless service providers