

FY 2018 Community Capital

www.wakegov.com

@wakegov



wakegov.com

Overview of Presentation

- Refresher on History of Community Capital Projects
- Project Criteria and Evaluation Team
- 2018 Process Approach
- Proposals Received
- Recommendations
- Next Steps

www.wakegov.com

Funding History

The Community Capital program was established in FY 2002 to support capital investments in projects that address critical community issues

Goals:

- Develop an increased capacity in Wake County for partnerships between public, nonprofit, and for-profit sectors.
- Address critical countywide needs in a way that is financially sustainable and effective
- Encourage sustainable financial plans that address countywide problems

Funding History:

An informal approach before 2014

<u>Organization</u>	<u>Project</u>	<u>Total Commitment</u>	<u>FY 2002- 2007</u>	<u>FY 2008-2013</u>	<u>FY 2014</u>
Food Runners Collaborative	Commercial Kitchen	\$1,250,000	\$1,250,000		
Alice Aycock Poe Health Education Center	Parking Lot & Learning Playground	\$500,000	\$500,000		
Healing Place for Women	New Facility	\$1,000,000	\$1,000,000		
Urban Ministries	New Offices	\$600,000	\$200,000	\$400,000	
Transitions LifeCare	Hospice facility & Palliative Care Center	\$1,750,000		\$1,500,000	\$250,000
Alliance Medical Ministry	Purchase & Renovation of new facility	\$745,000	\$100,000	\$645,000	
Tammy Lynn Center	Repairs & Renovations for aging facility	\$150,000		\$150,000	
Garner Veterans Memorial	Memorial & Interactive Educational Park	\$50,000		\$50,000	
Interact	Expand Shelter	\$750,000		\$750,000	
Total		\$6,795,000	\$3,050,000	\$3,495,000	\$250,000

Funding History:

Projects approved through formal evaluation process in 2014

<u>Organization</u>	<u>Project</u>	<u>Total Commitment</u>	<u>FY 2014</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>
Boys & Girls Club	Teen Center	\$815,000	\$415,000	\$200,000	\$150,000	\$50,000	
Transitions LifeCare	10 bed expansion	\$450,000			\$100,000	\$150,000	\$200,000
Advance Community Health	New Health Services Building	\$450,000	\$50,000	\$200,000	\$150,000	\$50,000	
Total		\$1,715,000	\$465,000	\$400,000	\$400,000	\$250,000	\$200,000
Food Bank	Food Distribution Warehouse	\$500,000				\$500,000	
Dorcas Ministries	Health Clinic upfit	\$50,000				\$50,000	
Total		\$550,000	\$0	\$0	\$0	\$550,000	\$0

Interfaith Food Shuttle withdrew project FY17 (Urban Agricultural Training Center - \$140,000)

Southlight Project has been delayed (Integrated Care Clinic & Respite Center - \$750,000)

Food Bank and Dorcas projects individually approved by the Board in 2017

Project Criteria

Projects at a minimum must:

- ☐ Be a capital project
- ☐ Demonstrate mix of funding sources
- ☐ Rely on County funding for no more than 35 percent of total project funding
- ☐ The amount requested from the County shall be no more than \$1 million.
- ☐ Describe an annual operating plan in detail and demonstrates a self-sufficient operating budget

Add'l evaluation criteria

- ☐ A comprehensive analysis of unmet need facing the countywide community.
- ☐ An analysis of alternative strategies for addressing the problem and the recommended project plan.
- ☐ Research or evidence that demonstrates a clear link between the project initiatives and the resolution of the countywide problem.
- ☐ Inclusion of a mechanism to track and measure success
- ☐ Clearly demonstrates a need for County capital investment for project success

2018 Evaluation Team

External

Stan Holt (United Way)

Ike Wheeler (Wake ABC Board)

Internal

David Ellis (County Manager)

Kelli Braunbach (GSA)

Michael Gammon (Budget & Mgt)

Jason Horton (Community Services)

Paarth Mehta (Budget & Mgt)

Regina Petteway (Human Services)

Mark Roe (F D & C)

John Stephenson (Internal Audit)

Michelle Venditto (Budget & Mgt)

Review Process

Proposals were reviewed and recommended to receive funding through a competitive process

An evaluation tool was used to compare and prioritize projects – determined by the Evaluation Committee

RFP submittals, project presentations and interviews were used to determine funding and timing recommendations – finalized by Budget & Mgt Services

Available Funding							
	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY2023	Total
Total Funding	\$340,000	\$500,000	\$500,000	\$500,000	\$500,000	\$0	\$2,340,000
NC Freedom Park	(\$25,000)						(\$25,000)
Available Funding	\$315,000	\$500,000	\$500,000	\$500,000	\$500,000	\$0	\$2,315,000

Evaluation criteria weights; scored from 1 - 5

Clear link between project and resolution of countywide problem	26
Annual operating plan and self-sufficient operating budget	22
Comprehensive Analysis of an unmet need	21
Clear schedule for project implementation	19
Clear demonstration of need for County investment	18
Scope of impact on County residents	16
Analysis of alternative strategies	10
Successful community partnerships and collaboration	8
Mechanism to track and measure success	7
Historic track record or proposer's ability to execute project	5
Finalist presentation	2
Quality of written proposal	1

Proposals received exceed available funding by \$3 million

Agency	Amount Requested	Project Description
Dorcas Ministries	\$1,000,000	Three story human services building to serve Western Wake County
Green Chair Project	\$996,000	Furnishing the Future Project: Secure permanent location and renovation of facility
Healing Transitions	\$1,000,000	Men's homeless shelter expansion
Passage Home	\$1,000,000	Construction of Agricultural and Workforce program facility
Poe Center	\$255,946	Facility upgrades, renovations, and modernization
REX Healthcare	\$263,000	Rehabilitation and Nursing Care Center Renovation
YMCA of the Triangle	\$1,000,000	Construction of the Southeast Raleigh YMCA
7 Total Projects	\$5,514,946	

Alternate funding for Urban Ministries Women's Shelter Partnership

Additional shelter beds for homeless single women; project will add 37 additional beds.

Opportunity for Urban Ministries to co-locate the County's largest women's shelter with the County's largest client-choice food pantry

Acquisition of the site is underway; Architects engaged in site redesign

Wake County is directing funding towards the Women's Shelter

Women's Shelter will be funded as a component of the Housing Plan roadmap

Recommendations

Parameters

Scores greater than 500 recommended for funding; scores were 67 points apart

Objective is to fund higher scoring projects with funding commitments which would have an impact

Highest possible score is 775

No project fully funded

Funding 50% of the request

Recommendations

Recommended:

Green Chair Project (580)

Healing Transitions (577)

Dorcas Ministries (553)

Poe Center (525)

YMCA of the Triangle (513)

Not Recommended:

Passage Home (467)

Rex Rehabilitation and Nursing
Care Center (346)

Project Recommendations

Available Funding					
	FY 2019	FY 2020	FY 2021	FY 2022	Total
Available Funding	\$815,000	\$500,000	\$500,000	\$500,000	\$2,315,000

Projects Requests					
	FY 2019	FY 2020	FY 2021	FY 2022	Total
Green Chair Project	\$498,000	\$0	\$0	\$0	\$498,000
Healing Transitions		\$100,000	\$200,000	\$200,000	\$500,000
Dorcas Ministries	\$189,000	\$250,000	\$61,000		\$500,000
Poe Center	\$128,000	\$0	\$0	\$0	\$128,000
YMCA	\$0	\$150,000	\$200,000	\$150,000	\$500,000
Total	\$815,000	\$500,000	\$461,000	\$350,000	\$2,126,000

Variance	\$0	\$0	\$39,000	\$150,000	\$189,000
----------	-----	-----	----------	-----------	-----------

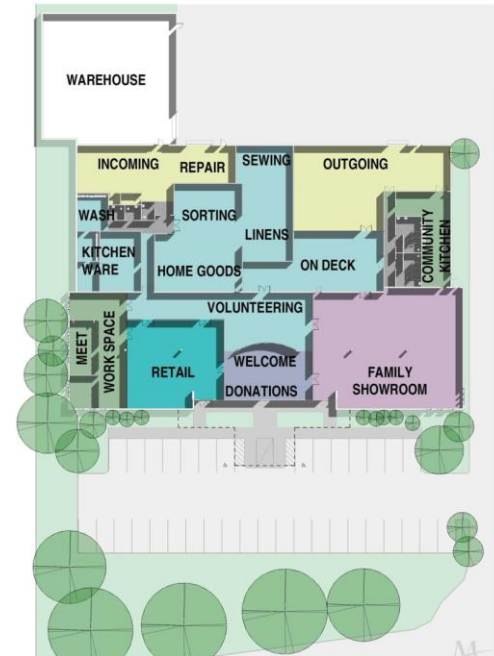
Green Chair Project – Furnish the Future Project

Request: \$996,000; Recommend \$498,000

Green Chair Project redirects gently used furnishings to help families transition to stability after experiencing homelessness, joblessness, or crisis in a dignified and sustainable manner.

Facility enhancement: Covered entryway, ADA compliant entrance, sheltered parking and expanded porch area for protection of guests, volunteers and donation activities

Capacity expansion: 5,000 SF of warehouse space, reconfiguration for improved flow and capacity in client showrooms, and expand volunteer spaces



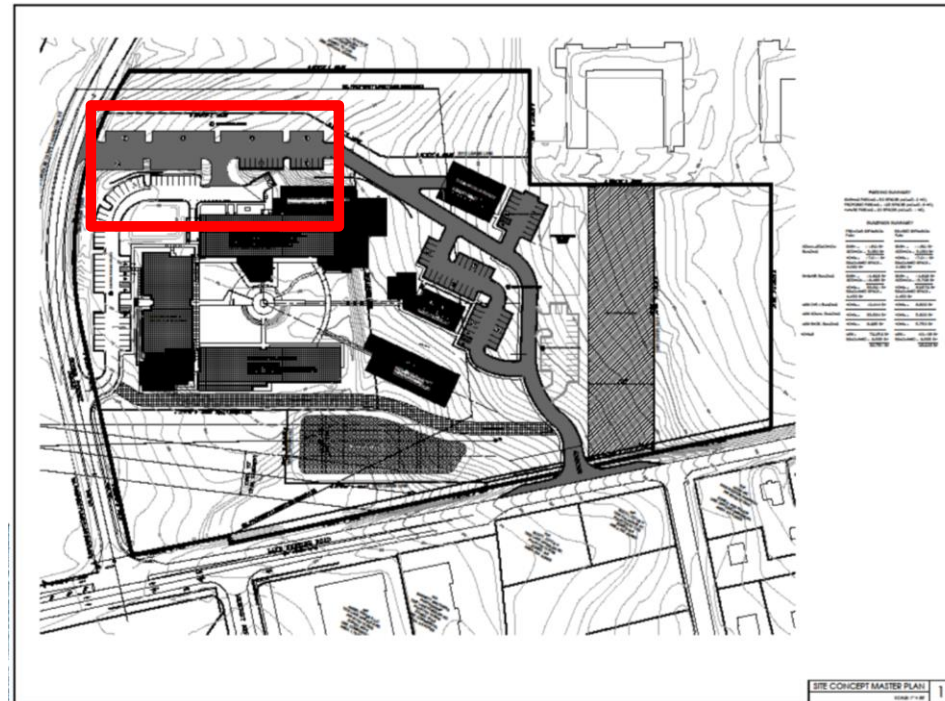
Healing Transitions – Expanded Men's Emergency Shelter/Recovery Beds

Request: \$1 million; Recommend \$500,000

Opportunity for Healing Transitions to expand on-site to alleviate their over-crowded shelter and recovery beds

Increasing emergency shelter capacity means an increase in the number of individuals participating in the recovery programs

Conducting a feasibility study for women's shelter enhancements and ability to further increase campus capacity



Dorcas Ministries – Western Wake County Social Services Facility

Request: \$1 million; Recommend \$500,000

Planned building design provides an opportunity for Dorcas, Wake County and other partners to co-locate services at a location already served by Dorcas and other similar partner agencies.



Project developed from the recommendations included in the Western Regional Community Advisory Committee's analysis of human services needs.

The Poe Center – PlayWell Park, Health Education Theater and Exhibition upgrades and replacements

Request: \$256,000; Recommend \$128,000

Provide preventative health education in Wake County

Upgrade deteriorating park equipment to promote healthy play

Office space renovation to accommodate expanded staff

Health Education Theaters that facilitate instruction around nutrition

Theater technology upgrades and new tools to continue educational achievement and improve healthy behaviors



YMCA of the Triangle– Southeast Raleigh Rock Quarry Road YMCA Center

Request: \$1 million; Recommend \$500,000

Mitigate the impact of poverty in Southeast Raleigh through Collective Impact



YMCA facility to include a gymnasium, workout space, group fitness, multi-purpose space and outdoor swimming pool to provide healthy living opportunities including a nationally-recognized Diabetes Prevention Program, Healthy Weight and Your Child, LiveSTRONG to support cancer survivors, amongst other programs

Y Learning and Community Hope tutorial programs

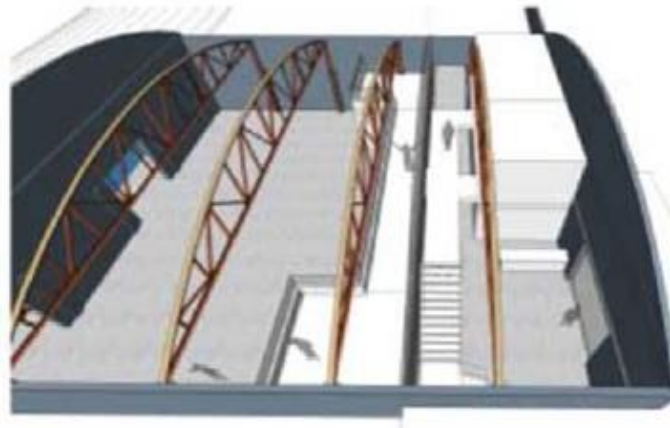
Site includes WCPSS elementary school and planned affordable housing

Potential for medical provider, food partner and other services identified by the community to holistically meet the community's needs

Passage Home – Commercial job training and urban agriculture center

Request: \$1 million; Not Recommended

Redevelop the 500 Hoke St. site in southeast Raleigh to transform under-utilized industrial property into a job training center, urban agriculture hub, community event space and center for early stage entrepreneurs seeking start up space.



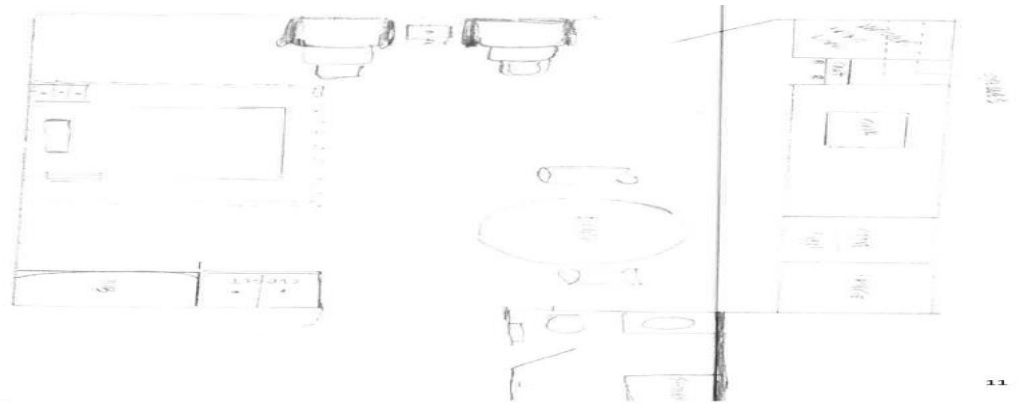
Rex – Rex Rehabilitation and Nursing Center renovations

Request: \$263,000; Not Recommended



Renovations for the UNC REX
Rehabilitation and Nursing Care Center
in Raleigh

Remodeling three resident dining
rooms, Occupational Therapy
Transitional Apartment; painting,
flooring, artwork acquisition and
installation upgraded lighting in patient
rooms and rehabilitation equipment



Project Recommendations

Available Funding					
	FY 2019	FY 2020	FY 2021	FY 2022	Total
Available Funding	\$815,000	\$500,000	\$500,000	\$500,000	\$2,315,000

Projects Requests					
	FY 2019	FY 2020	FY 2021	FY 2022	Total
Green Chair Project	\$498,000	\$0	\$0	\$0	\$498,000
Healing Transitions		\$100,000	\$200,000	\$200,000	\$500,000
Dorcas Ministries	\$189,000	\$250,000	\$61,000		\$500,000
Poe Center	\$128,000	\$0	\$0	\$0	\$128,000
YMCA	\$0	\$150,000	\$200,000	\$150,000	\$500,000
Total	\$815,000	\$500,000	\$461,000	\$350,000	\$2,126,000

Variance	\$0	\$0	\$39,000	\$150,000	\$189,000
----------	-----	-----	----------	-----------	-----------

Next Steps

Questions/feedback from Board

Board vote on funding Commitments – May 21, 2018

Funded projects will be part of the budget and funding agreements will be presented to the BOC for approval.