



Item Number: {{item.number}}

City Council / Board of Directors

Written Communications

Meeting of: April 29, 2025

Submitted By:

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Subject:

Wellness Center Campus Review, Operational Update, and Next Phase

Recommendation:

That the Honorable City Council receive a presentation regarding the Wellness Center Campus on its past, present, and future operations and take action to authorize the City Manager or his designee to move forward with the following items pertaining to Phase 2 of the Wellness Center Campus:

- (1) Authorize Phase 2 to serve the City's unhoused senior population through permanent supportive housing;
- (2) Authorize the application for grant funding that enables the City to proceed with the pre-development, construction and operations for Phase 2;
- (3) Authorize the seeking of consultant services to assist in property assessment, design, and the determination of cost-effective development and fiscally sustainable operational models for Phase 2;
- (4) Authorize to proceed with a Request for Qualifications (RFQ) to assess the qualifications of developers interested in and capable of developing and/or operating Phase 2; and
- (5) Authorize to proceed with a Request for Proposal (RFP) for the development and/or operation of Phase 2 utilizing the developers identified during the Request for Qualifications process.

Fiscal Impact:

The proposed commencement of Phase 2 of the Wellness Center Campus will result in future fiscal impacts that are unknown to the City at this time. However, with the recommended actions noted herein, any future fiscal impacts will require City Council review and approval prior to any acceptance, allocation or expenditure of funds that exceed the City Manager's signing authority.

As proposed, City staff will continue to seek and apply for grant funding in order to reduce impacts to City funding sources (e.g. Measure P and the General Fund). Additionally, authorizing the issuance of a RFQ and RFP after a clear project design and scope are established will enable a thorough vetting process of potential developers and operators for Phase 2 of the Wellness Center Campus. This approach helps ensure that any proposal presented to the City Council minimizes reliance on City funding during construction and promotes long-term fiscal sustainability during operations.

Strategic Plan Goal:

This item aligns with the goals of the 2024-2026 Strategic Action Plan as follows:

- Goal A. Financial Sustainability – In order to “*Foster fiscal health through disciplined long-term planning, cost control, increased revenues, and cost recovery*” outlined in Goal A, the proposal will seek grant funding to off-set costs as well as prepare a project scope and a development/operational model with a focus on cost-effectiveness and fiscal sustainability.
- Goal D. Reduce Homelessness – Strategy 2 of the Goal D is to “*Establish a project scope, design, and funding sources for Phase 2 of the Wellness Center.*” Therefore, this proposal is intended to initiate the noted strategy by establishing the target population and housing type while acting to formally establish a project scope, design, and funding sources.

Background:

As outlined in the 2024-2026 Strategic Action Plan, City staff is tasked with establishing a project scope, design, and funding sources for Phase 2 of the Wellness Center Campus (Attachment B - Goal D, Strategy 2). While the City has made significant progress on several strategies outlined in the 2024-2026 Strategic Action Plan, namely the completion and opening of the Wellness Center Campus, action is needed to proceed with Phase 2 of the Wellness Center Campus to ensure that City staff efforts remain aligned with the City Council’s long-term vision for the facility.

Discussion:

In order to review the history, current operations, and future phases of the Wellness Center Campus, City staff has prepared a slideshow presentation (Attachment A) that discusses the conditions and data that led to the inception of the City’s current efforts to address homelessness, the successes and operations of the Wellness Center, and the future operations of the Wellness Center Campus including the possibilities for Phase 2.

As noted in the attached slideshow, to be presented and discussed by City staff, the City’s award-winning efforts to address homelessness have created an opportunity to continue to lead by example and proceed with the data-driven implementation of Phase 2 of the Wellness Center Campus.

Attachments:

- A. Wellness Center Workshop Presentation Slides
- B. City of Victorville 2024-2026 Strategic Action Plan