



REUNIFICATION CENTER PROJECT STATUS UPDATE

DS-26-011

February 3, 2026

Background

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- Proposed Killeen Reunification Center
 - Emergency shelter for unhoused individuals.
 - Office Space for service providers including clinic triage services.
 - Designated space for use as an emergency warming/cooling center.
 - Mental health/substance abuse referrals.

Background

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- Motion of Direction
 - On July 15, 2025, following a project update, Council provided a Motion of Direction to suspend the Reunification Center project until further notice.
 - Additional direction was given on how to proceed with preservation or reallocation of project funding.
 - Capital Improvement Projects (CIP): Hold until final decision is made to reactivate or terminate the project.
 - Community Development Block Grant (CDBG): Reallocate funds to a CDBG eligible project (Jan. 6, 2026, via Ord. 26-004).

Original Project Funding

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Funding Source	Budget	Expend./Commit.	Balance
CIP-Construction	\$1,800,000.00	\$ 119,140.00	\$1,680,860.00
CIP- D. & E.	\$ 200,000.00	\$ 70,855.62	\$ 129,144.38
CIP TOTAL	\$2,000,000.00	\$ 189,995.62	\$1,810,004.38
CDBG FY22	\$ 20,121.73	---	\$ 20,121.73
CDBG FY23	\$ 757,370.15	\$ 49,657.40	\$ 707,712.75
CDBG FY24	\$ 621,611.21	---	\$ 621,611.21
CDBG TOTAL	\$1,399,103.09	\$ 49,657.40	\$1,349,445.69
TOTAL PROJECT	\$3,399,103.09	\$ 239,653.02	\$3,159,450.07

Request for Qualifications 26-12

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- On September 15, 2025, Request for Qualifications (RFQ) 26-12 for Homelessness Crisis Response Services was released.
- The request was to solicit statements of qualifications for operation of a city-owned facility for the purpose of an emergency homelessness shelter with additional supportive services for exiting homelessness, as well as supporting a warming and cooling center.

RFQ Responses

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- An invite to submit a proposal was sent to local and regional organizations.
- The RFQ yielded two (2) responses:
 - Families in Crisis, Inc.
 - Open Gates Community Outreach Centers Non-profit Corporation
- Each proposal was reviewed for responsiveness, experience, and financial capacity.

RFQ Scoring Evaluation Criteria

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Vendor	Program Design & Service Delivery Points Based 30 Points (30%)	Budget & Cost Transparency Points Based 25 Points (25%)	Performance & Data Capacity Points Based 20 Points (20%)	Service Standards & Best Practices Points Based 15 Points (15%)	Experience & Organizational Qualifications Points Based 10 Points (10%)	Total Score (Max Score 100)
Families In Crisis, Inc.	28.3	16.3	16.8	12.5	8.8	82.5
Open Gates Community Outreach Centers Non-Profit Corporation	12.5	1.3	7.5	7.3	3	31.5

Proposal Deficiencies

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- FIC would need annual gap funding to operate the new facility.
 - The initial funding gap would be \$1,034,372.00.
- Open Gates Community Outreach did not meet several of the initial submission thresholds of the Vendor Questionnaire.
 - References – Not filled out (none provided)
 - Insurance – No insurance in place at time of submittal
 - Year of business – They technically meet the threshold but, only opened September 2, 2025.
 - Insurance Broker – no broker information (no policy to reference)
 - Prior projects – No previous projects

Options Going Forward

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- Collaborate with existing homeless shelter to increase guest capacity utilizing the city's CDBG entitlement.
 - Funds may be required to fill funding gaps during the fiscal year to allow for continuity in operations.
- Identify a local partner with the organizational capacity to develop and operate a transitional housing project utilizing the city's CIP, CDBG, HOME Investment Partnerships (HOME), and/or HOME-ARP entitlements.

Unsheltered Population Survey

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- The City of Killeen, Community Engagement Unit, Homeless Outreach Team conducted surveys during the months of October and November 2025, to receive feedback on the short and long-term needs and wants of the unsheltered population.

Notable Survey Results

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- Survey respondents reported the following regarding emergency shelter:
 - Being denied access at the local shelter due to lack of beds.
 - Being significantly more stable in shelter.
 - Exiting the shelter with no other stable place to go.
 - Only one (1) respondent reported having exited the shelter into housing.
- The city may invest Community Development Block Grant (CDBG) funds to support increasing capacity at the current shelter to accommodate additional guests.

Transitional Housing Proposal

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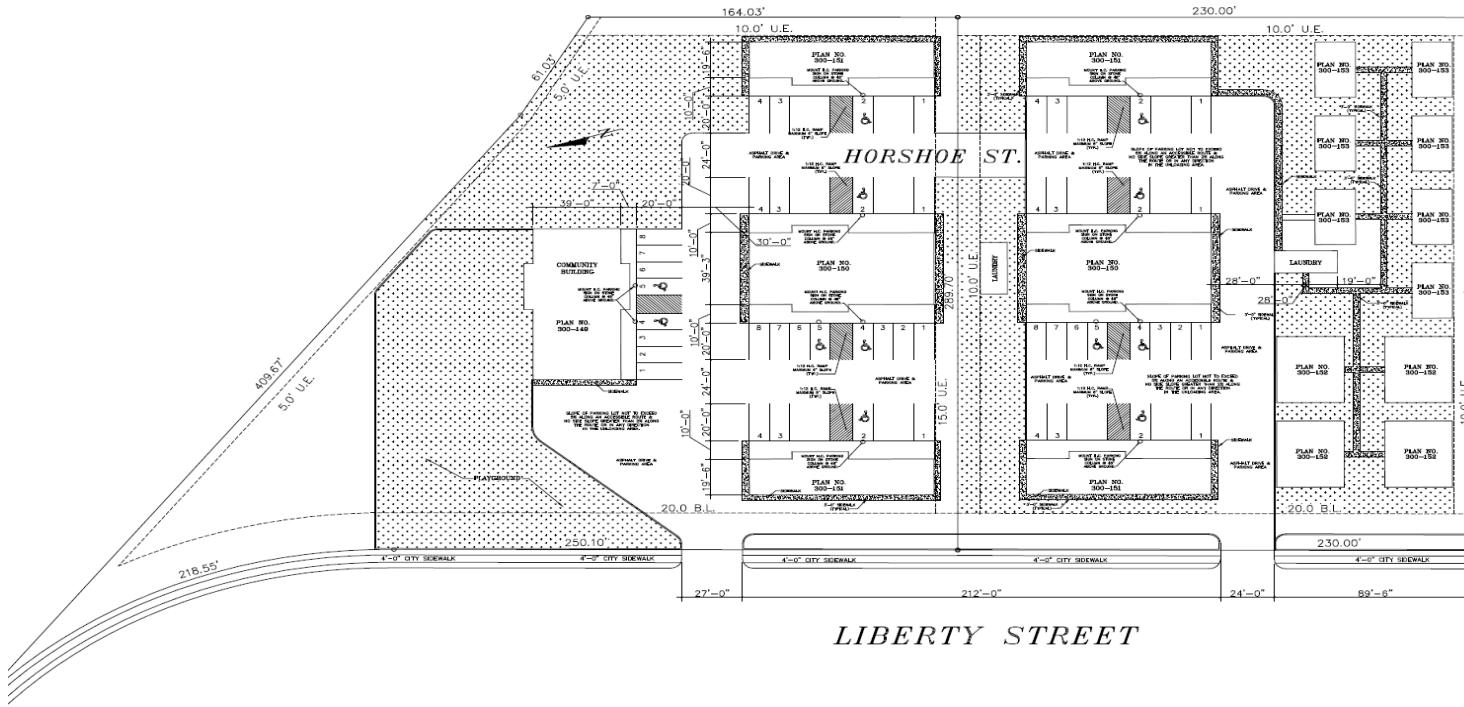
- Central Texas Alcohol Rehabilitation Center (CenTex- ARC) met with and provided staff a proposal to develop and operate a transitional housing campus on the site currently designated for the Reunification Center.
- Phase I of the development will provide up to sixteen (16) single room units.
 - Fully developed as proposed, the campus will have 32 units.
- Proposed investment from the city for the project may include CIP, CDBG, HOME, and/or HOME-ARP.

Supportive Services

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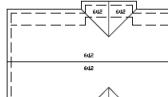
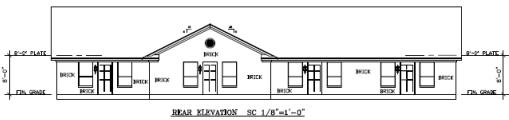
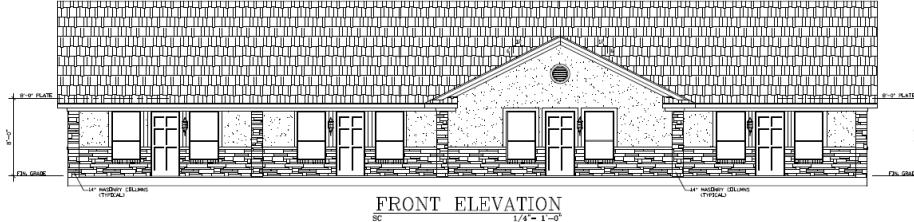
- CenTex-ARC will provide:
 - On-site management offices
 - Counseling and self-sufficiency support
 - Partner with other area providers for full wrap-around services to increase the likelihood of long-term success for participants.

Proposed Site (32 Units)



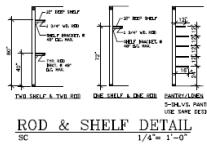
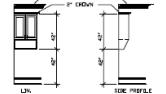
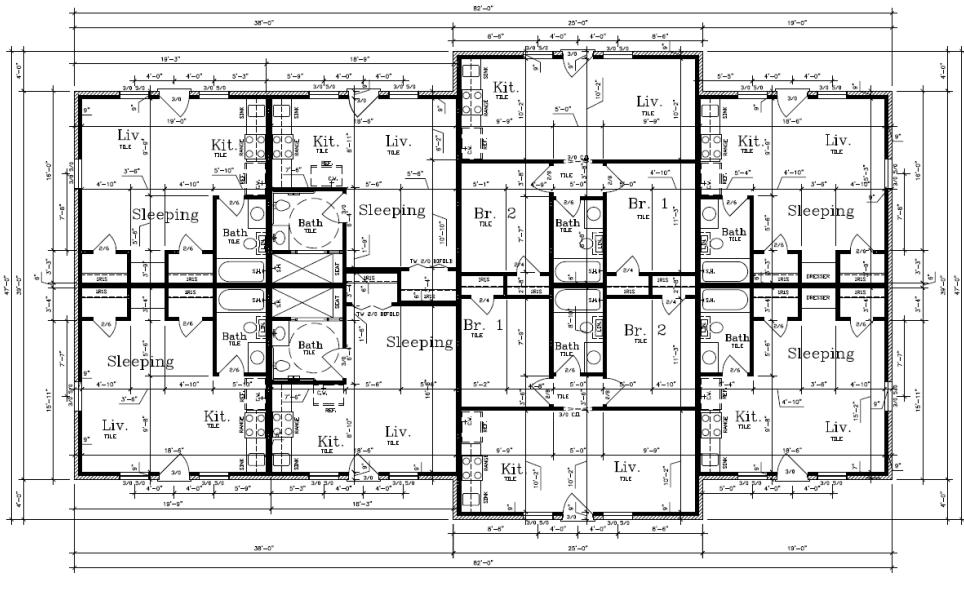
Elevation Rendering

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Floorplan Design

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30'-0" x 40'-0" 2000 SF

RESIDENT

FLOOR PLAN

NOTE: 8'-0" CHLING TYPICAL UNLESS
NOTED OTHERWISE
WALLS 3'-0" TALL
UNLESS NOTED OTHERWISE
STAINED CONC. THROUGHOUT.

SFLA UNITS 1 & 2	= .0360
SFLA UNITS 3 & 4	= .0360
SFLA UNITS 5 & 6	= .0519
SFLA UNITS 7 & 8	= .0519
TOTAL SFLA	= .0938 X 2 = 1804
SF FL. PORCH	= .0000
SF TOTAL SLAB	= .3399
SFLA LAUNDRY	= .0032
SF TOTAL SLAB	= .0337

DEPARTMENT OF PLANNING AND
DEVELOPMENT, CITY OF NEW YORK
2000 SF

Recommendation

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- Staff recommends that Council provide a Motion of Direction to authorize staff to engage with Families In Crisis for emergency shelter expansion, and CenTex-ARC for a transitional housing project.