

RAC

The Resource
Access Center
Development

Investments to end homelessness

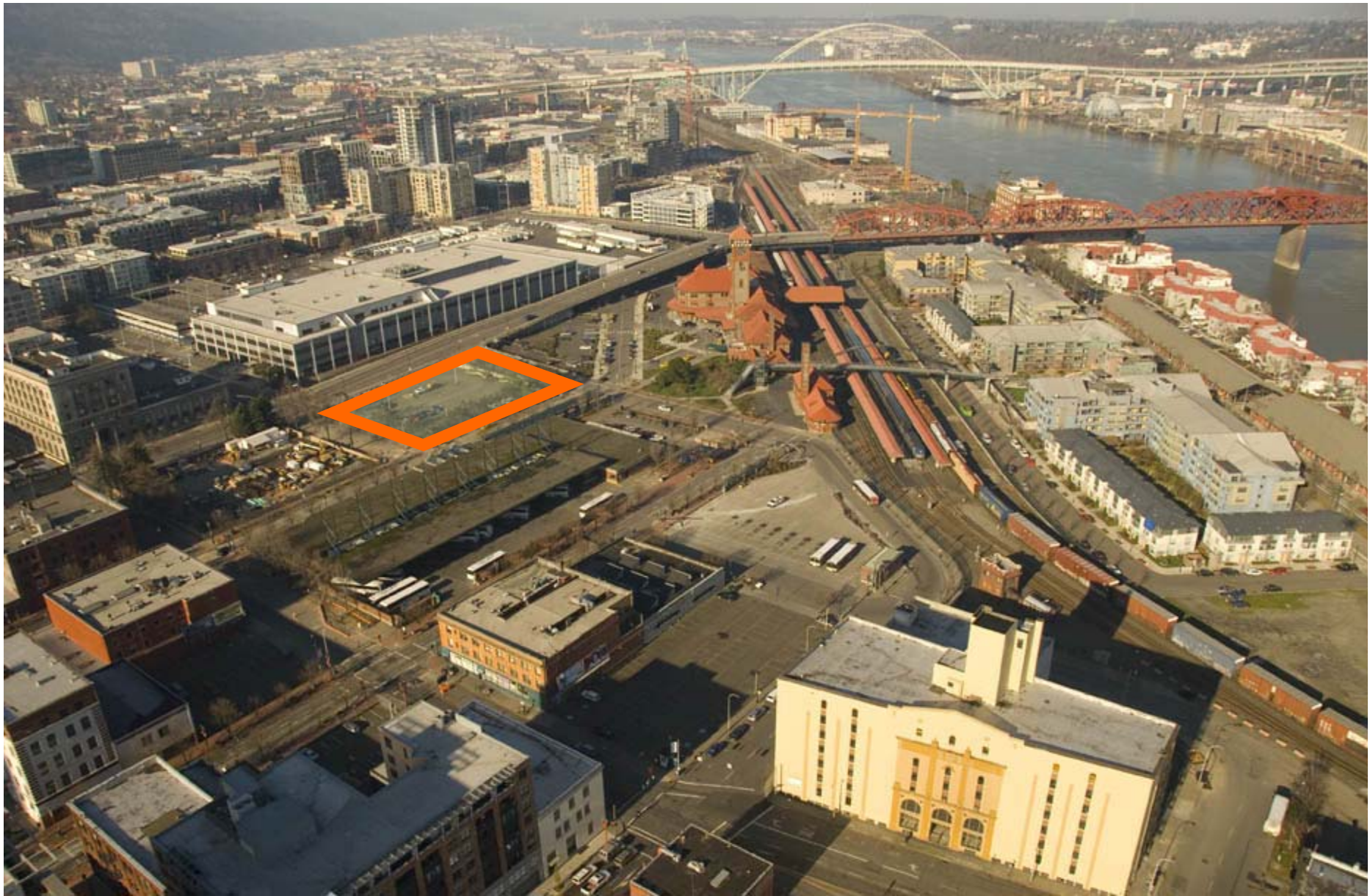


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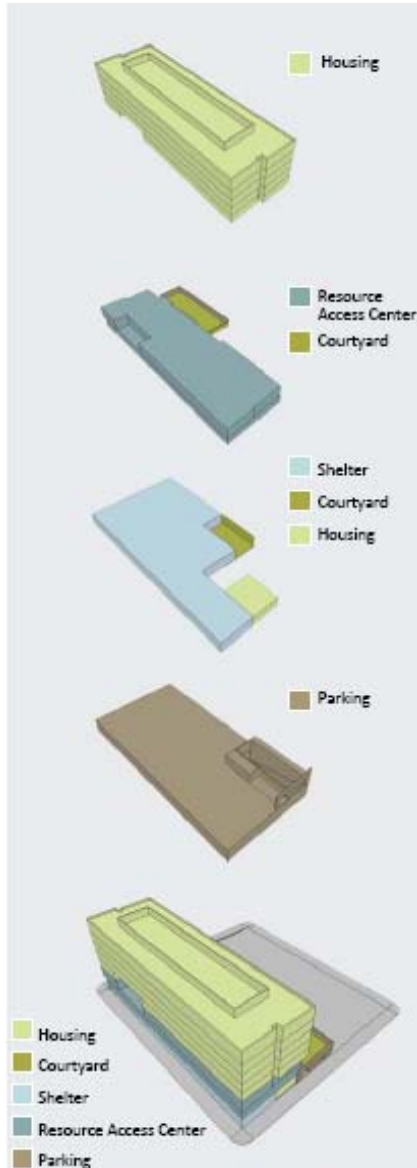
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Transition
Projects Inc.

HAP
HOUSING AUTHORITY OF PORTLAND



One development, three key elements to address homelessness



130 units of affordable housing

- Permanent Supportive Housing model
- HAP public housing and project-based
- Section 8 operating subsidies
- 70 units will replace the affordable units at the Grove Hotel that will be lost to redevelopment

Resource Access Center

- day center with access to multiple services and providers
- will include showers, lockers and rest rooms

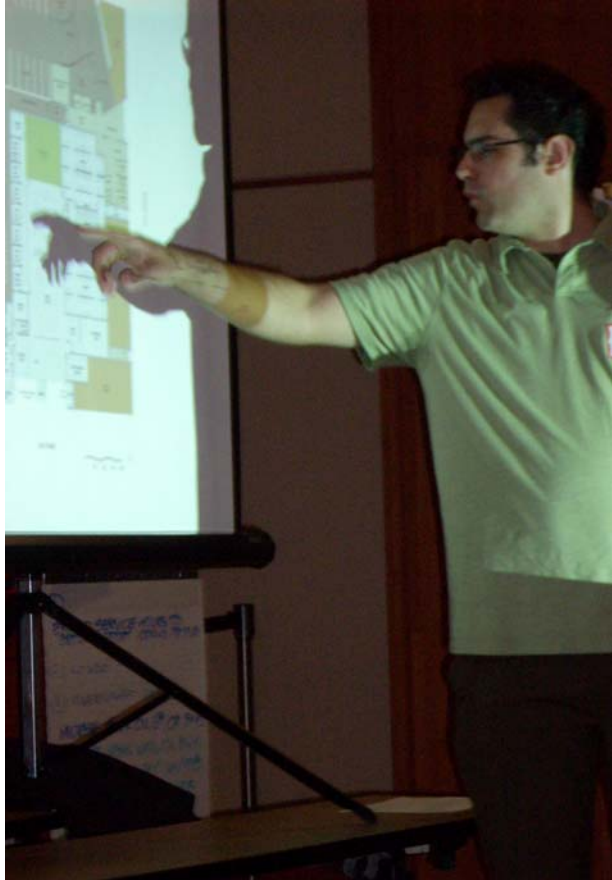
90-bed men's shelter

- replacement for outdated TPI Glisan Street shelter 2 blocks away



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Sustainable green design

- pursuing LEED Gold certification
- exploring solar panels, eco-roof & grey-water reclamation system for toilets...one of first in Oregon

Economic participation

- 20% targeted business contracting (\$5.5 million for minority & women-owned firms)
- 125 jobs over an 18-month period

Public art

- RACC, PNCA & TPI participants

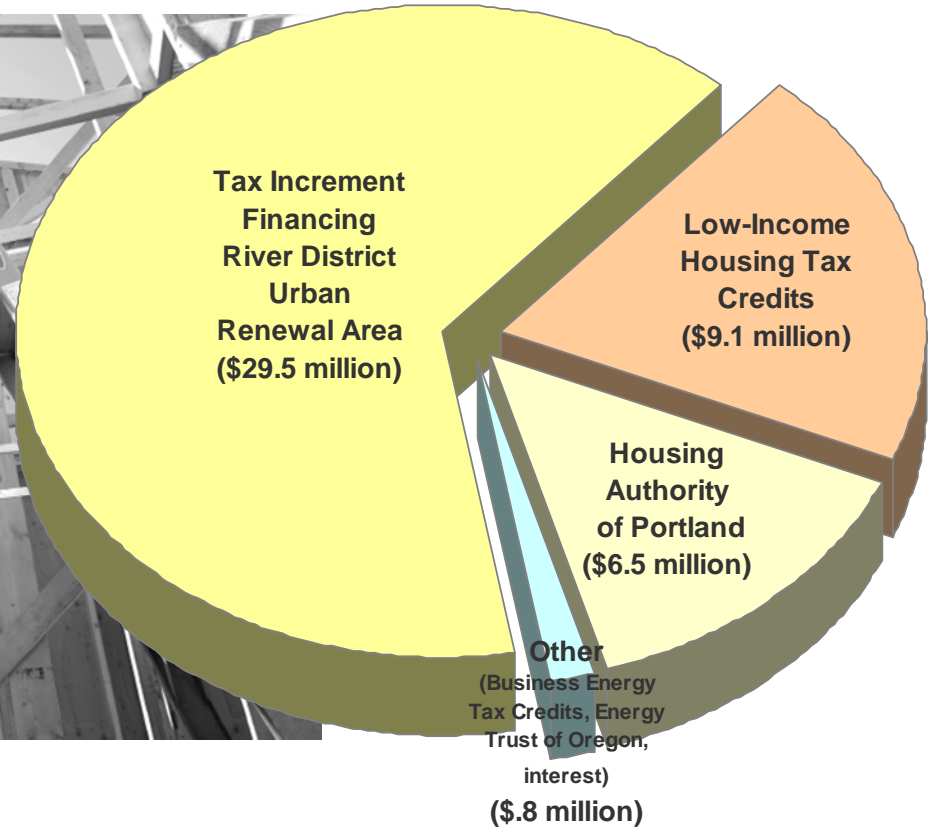


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How much will it cost?

Development - \$45.9 million



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How much will it cost?

Annual operations: current budget vs. RAC projected

Services	Current	RAC - Minimal Req	RAC - Full
90 Bed Shelter	\$1,200,000	\$1,200,000	\$1,200,000
Community Service Center (RAC)	\$266,000	\$436,000	\$436,000
Client Rental Assistance	\$107,000	\$107,000	\$107,000
Increased Rent, Utilities		\$250,000	\$250,000
Services for 130 PSH Units		\$500,000	\$500,000
Additional Rental Assistance			\$100,000
Additional Hours of Operation			\$120,000
Additional Hsg Placement Svcs			\$130,000
Total	\$1,573,000	\$2,493,000	\$2,843,000
Additional Needed Funds		\$920,000	\$1,270,000



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Access Center services for up to 1000 people daily

- case managers and housing placement staff to meet the demand
- assistance in obtaining employment and entitlement benefits
- access to health services (including mental health, recovery services, and weekly on-site nursing visits)
- access to phones, computers and mail service
- access to laundry, showers and lockers
- daytime classes and support groups including cooking, bicycle repair, artist-in-residence projects, and container gardening

130 units of permanent housing

- professional staff to assist formerly homeless residents transition successfully out of homelessness

Men's shelter

- modern shelter facility with 90 permanent beds and adequate staffing



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Options to meet the operational gap:

- grants and fundraising
- realign current homeless system funding
- merge existing community services into the RAC
- balance service levels and hours of operation with available budget
- operate housing units for non-homeless population with lower service needs
- new City, County or federal resources



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Development timeline:

- groundbreaking September 2009
- site preparation completed mid-October 2009
- financial closing &
beginning of construction late October 2009
- construction completed
RAC and Shelter Housing late March 2011
late April 2011



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Challenges ahead:

- resolving the River District LUBA appeal
- attracting a tax credit investor
- negotiating county easement
- securing an optimal level of operating funds
- access to . . . what?



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