

RAC

The Resource
Access Center
Development

Monthly Report April 2008



Looking east, toward Union Station and North Old Town, circa 1890.



The Resource Access Center Development

Preface

The Portland City Council adopted Resolution No. 36367 on December 21, 2005 thereby adopting "Home Again: A Ten Year Plan to End Homelessness" (the Plan). The Plan contemplated a Resource Access Center ("RAC") which would provide homeless people with quick and direct access to programs that move them directly into permanent housing. The RAC is critical to the implementation of the City's next phase in its 10-Year Plan to End Homelessness. The 10-year Plan envisioned a facility that would address the three guiding principles of the Plan;

- ❖ Focus on the most chronically homeless populations;
- ❖ Streamline access to existing services in order to prevent and reduce other homelessness; and
- ❖ Concentrate resources on programs that offer measurable results. This project is meant to address those goals, as well as to provide not only shelter housing but a continuum of low income housing options.

In the Fall of 2007, the City of Portland approached the Housing Authority of Portland with a request that HAP serve as the owner and master developer of the facility. The City also requested that Transition Projects Inc. serve as the operator of the RAC.

It is our joint hope and goal to develop what will be a signature undertaking in Portland, recognized within the region, the State and nationally as a model for a sustainable and compassionate approach to the work of ending homelessness.



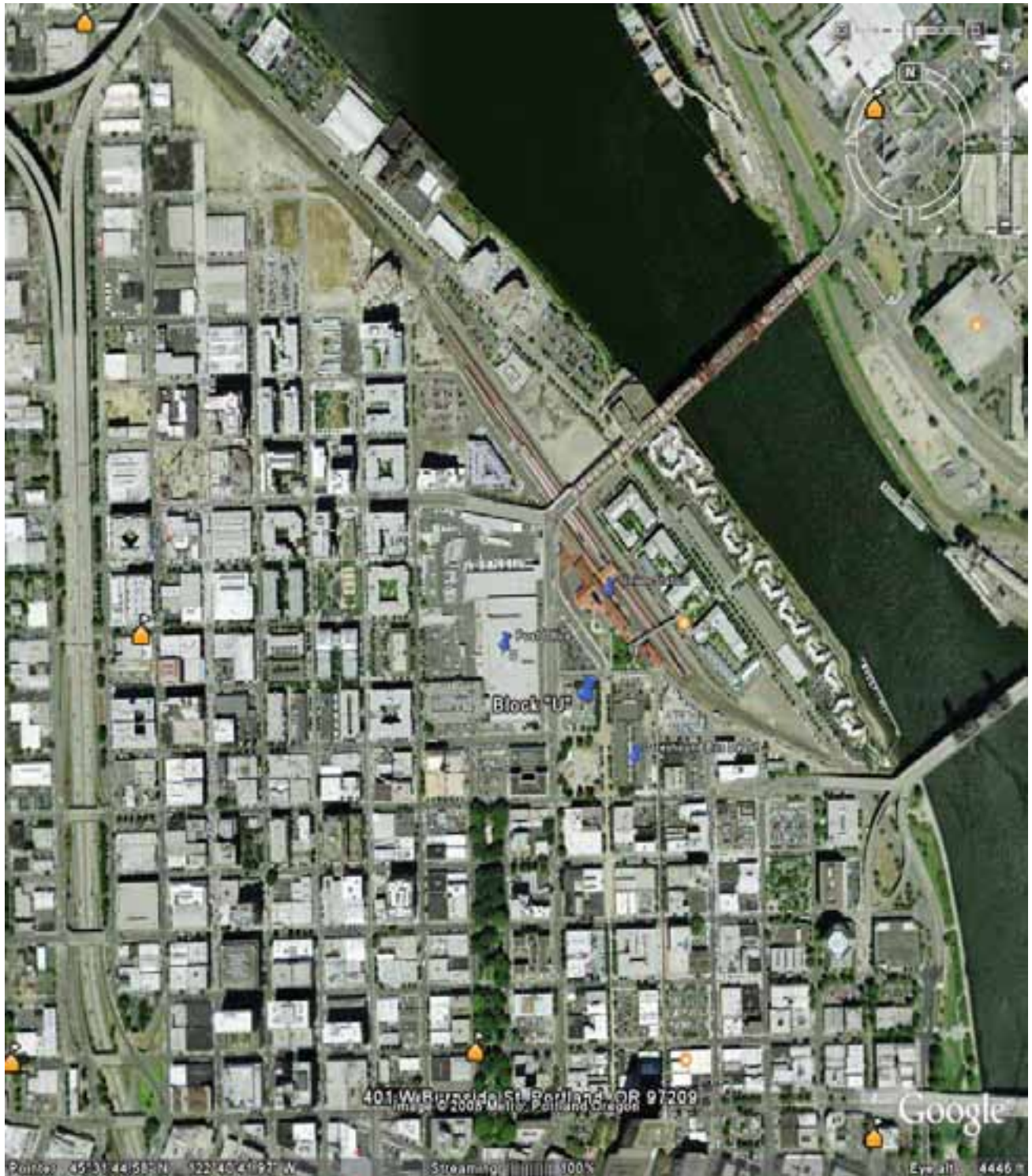
What is the RAC Development

The Resource Access Center Development is comprised of the following elements:

- The Day Center - A central intake and information sharing area with services that will include a day area for 60-70 people at a time (up to 200 a day), resource information, ID assistance, birth certificate assistance, TriMet tickets, food boxes, hygiene items, long distance calls, access to case management and shelter waitlists, lockers, showers, clothing rooms, laundry facilities, mail and message service, telephones, internet/computer stations, bicycle parking, and a pet area. Additionally, physical and mental health services along with medication assistance will be available.
- The Shelter - A 90-bed men's transitional shelter that provides sleeping, living and dining areas, as well as food storage, restrooms, and laundry facilities.
- Housing - Approximately 150-200 units of housing in a mix of studios, one bedrooms and two bedrooms are proposed. Income ranges are anticipated to be between 30% AMI and 60% AM and will include some Public Housing Units.
- Retail - Street -level retail space will enable the development of micro-enterprise and other businesses that will benefit both neighbors and RAC clients.

Where is the RAC Development

- The Resource Access Center will be located in North Old Town, on a site currently owned by the Portland Development Commission, and known as Block "U". The block is bounded by Hoyt and Irving Streets to the south and north respectively, and Sixth and Broadway Avenues to the east and west respectively. The site is at the cross roads of two neighborhoods, Old Town/Chinatown and the Pearl District. The RAC site will serve as a gateway into the City's downtown as people traverse Broadway Avenue.
- Neighboring uses include Amtrack's Union Station, the Greyhound Bus Depot and the U.S. Postal Service's Main office across Broadway. The Pacific Northwest College of Art will soon take up residence in a nearby building and light rail is immediately contiguous to the site, along Sixth Avenue. The City is currently in negotiations with the Postal Service to acquire their location and redevelopment plans call for a mix of commercial, retail, office and housing uses.



Planning & Design

Past 30 Days

- Completed draft boundary and topographic survey.
- Completed solicitation of geotechnical engineering services.
- Completed fact-finding mission to Los Angeles and Austin; visited similarly programmed homeless service access centers, overnight shelters, transitional shelters, and affordable housing developments.
- Conceptual design phase on-going (begun on February 28, 2008).

Next 60 Days

- Complete Development & Disposition Agreement supporting transfer of Block U from PDC to HAP.
- Select geotechnical engineer.
- Procure environmental review consultant.
- Complete debrief document describing lessons learned on fact-finding mission to Los Angeles and Austin.
- Complete conceptual design and conceptual cost estimate on May 31, 2008.
- Eco-Charrette with all team members to establish sustainable building goals on May 7, 2008.
- Public Design workshops on May 17 and May 31, 2008 (see "Community Relations").

Community Relations

Past 30 Days

- The first Community Advisory Committee (CAC) convened on Monday, April 28th. A wide range of neighbors and community stakeholders have been assembled, co-chaired by TPI board member Bud Clark and HAP board member Harriet Cormack. A comprehensive orientation binder was distributed at the first meeting.
- A mailer (RAC-D Neighbor Update) was mailed on May 1st. The flyer describes the RAC-D and how community members can be involved. It was mailed to over 5500 occupants (business and residents) within 1000 ft of the proposed site.
- A RAC-D website has been formatted and will be updated in the coming weeks: www.hapdx.org/resourceaccesscenter/

Next 60 Days

- Prior to the end of conceptual design, two workshops are scheduled in order to gather community input on the preliminary work of the design team. Workshops will be held on Saturday, May 17 and May 31 from 9am - noon at the Port of Portland Commission Hearing Room (2nd & Everett in Old Town).

- The Community Advisory Committee will meet to discuss the proposed housing program on June 16, 2008 (5:45 pm at the Port of Portland).

Construction

Past 30 Days

- Walsh Construction Company was selected as CM/GC through a competitive procurement process on April 11, 2008 and approved by HAP Board of Commissioners on April 15, 2008.
- Contaminated Media Management Plan (CMMP) completed by Hart Crowser (PDC consultant) and reviewed by PBS (HAP consultant). Contamination is limited and expected to take approximately 3 months to clean up. PDC environmental staff completed schedule for construction documents, contractor procurement, and remediation. All remediation work is scheduled to be complete in November, 2008. Cost is expected to be approximately \$400,000.

Next 60 Days

- Complete CM/GC Pre-Construction Services contract.
- Develop schedule for pre-construction phase deliverables.
- Complete conceptual cost estimate on May 31, 2008.
- Continue remediation process.

Finance

Past 30 Days

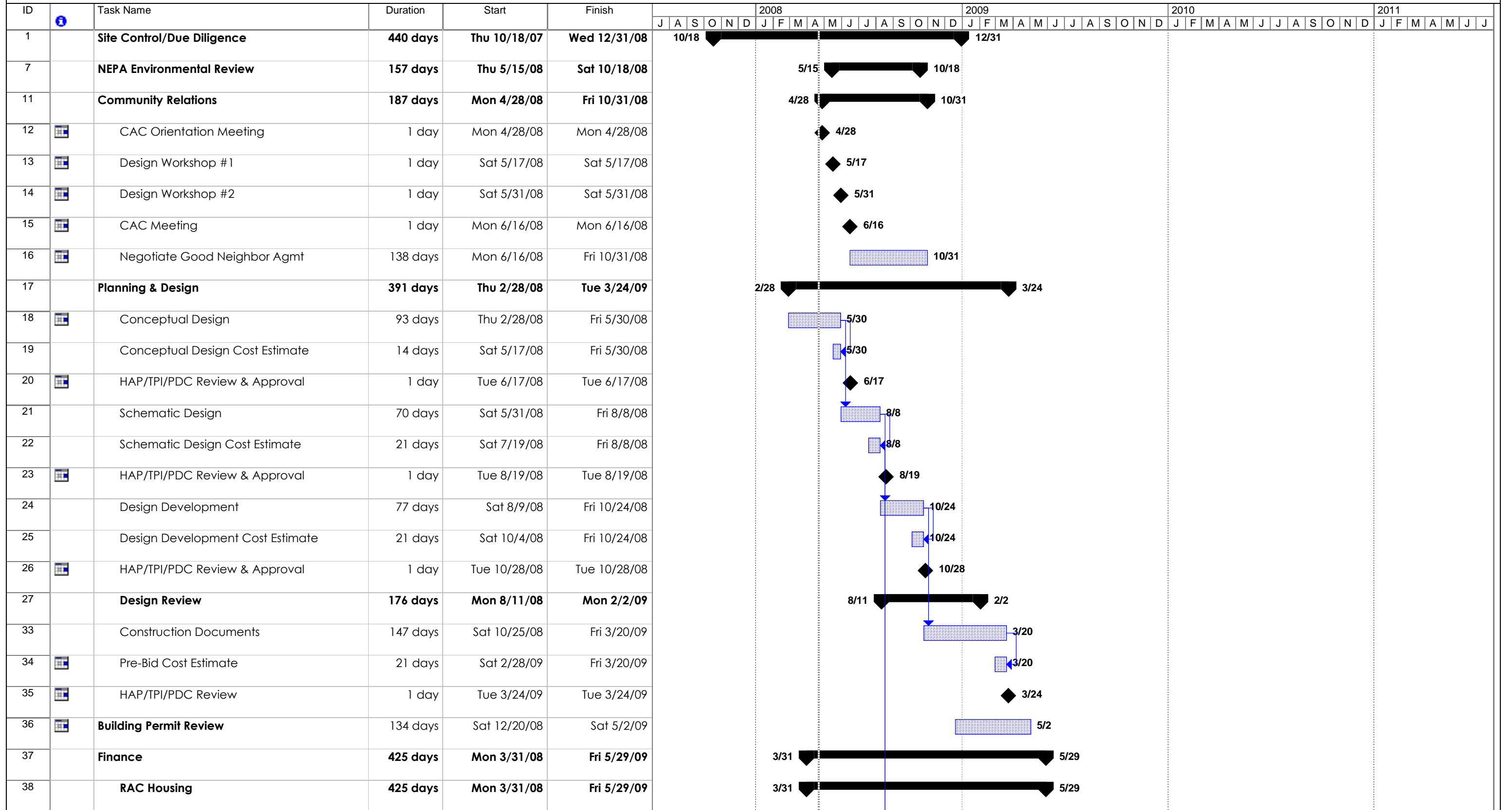
- Holst, Walsh and HAP staff developed the structure for cost estimates and invoices. This structure will support budgets, construction billings and change orders for developing the housing and commercial portions of the Resource Access Center building.
- The operating budget has been drafted for 150 units in RAC Housing. Information continues to be gathered for budgeting operations of the RAC Commercial.
- The financial structure continues to be refined with stakeholder partners.

Next 60 Days

- Contract with selected legal teams for legal services for RAC Housing and RAC Commercial
- Set-up corporation for RAC Commercial and start drafting application for 501(c)(3) non-profit status.
- Continue refining the financial structure including development budget and proforma and identifying funding sources.

- Meet with interested financial partners (lenders or investors) to provide an orientation on the real estate development, financial structures and anticipated operations.

RESOURCE ACCESS CENTER PRELIMINARY DEVELOPMENT SCHEDULE (SHORT VERSION)



Project: RAC
Date: Mon 4/21/08

Task Milestone Rolled Up Task Rolled Up Progress External Tasks Group By Summary

Progress Summary Rolled Up Milestone Split Project Summary

