



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: Feb. 2017)

Board Clerk Use Only

Meeting Date: 6/14/18
Agenda Item #: R.8
Est. Start Time: 11:00 a.m.
Date Submitted: 6/7/18

Agenda Title: **Resolution Approving the FAC-1 Project Design & Construction Plan and Authorizing the permitting, bidding & construction of the Foster Shelter.**

Requested Meeting

Date: June 14, 2018 **Time Needed:** 30 min

Department: County Assets **Division:** Facilities & Property Mgmt.

Contact(s): Henry Alaman, Director, Facilities & Property Management

Phone: 503.988.6294 **Ext** 86294 **Email:** henry.alaman@multco.us

Presenters: Henry Alaman; Marc Jolin

General Information

1. What action are you requesting from the Board?

The Project Management Team has completed the design phase for the Foster Shelter, has initiated the permitting, and is preparing for bidding and construction of the project. The Project Management Team is planning for the shelter to open in early 2019. This FAC-1 provides project details and requests authorization to bid and construct the Foster Shelter.

This action is part of the County's FAC-1 Administrative Procedure approval process, which requires expenditures on new construction exceeding \$1,000,000 to receive Board of Commissioners (Board) approval at each significant milestone. Given that this action arises from the County's overarching shelter programming goals (discussed below) and follows the Board's action approving a lease of the Property for shelter purposes, this action accounts for each of the FAC-1 Phases.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer(s) this action affects and how it impacts the results.

On October 7, 2015, the Portland City Council declared a housing emergency as rising rents and increasing numbers of unsheltered people created an urgent need for more shelters and affordable housing.

A Home for Everyone has set a goal of adding 650 permanent year-round shelter beds in Multnomah County, including shelter for single adults who would otherwise have no choice but to sleep outside. While we have created the target number of year-round beds, those beds are not all located at sites that can be used for shelter long term, and not all of the current sites offer the quality of shelter and services that we expect from our permanent year-round settings.

The Joint Office of Homeless Services is continuously searching for viable buildings to meet the persistent and growing demand for shelter beds and services. The process is challenging as it requires the alignment of various criteria in a competitive real estate environment, including:

- Appropriate locations in areas where there is a demonstrated need for shelter
- Locations with good access to transit and services
- Facilities well-suited to conversion to shelter space
- Willing landlords or property owners
- Reasonable lease or sale terms

A vacant retail space at 6144 SE Foster Road (the Shelter Property) met these requirements. After a preliminary facility analysis by the Joint Office of Homeless Services, a Project Management Team was assembled to program and design the new shelter and determine in more detail whether it remained financially feasible to bring a formal proposal to the community and the Board.

On January 25 2018, the Board approved Resolution 2018-008, authorizing the County to enter into a lease agreement for the Shelter Property. The lease was fully executed on January 31, 2018.

The Shelter Property is the appropriate size and zoning, and the existing building type and layout can be effectively converted to a shelter. The Shelter Property is located close to mass transit and near a variety of community amenities, including employment resources, educational resources, a community center, a library, etc.

Development documents were completed in February 2018, and the Construction Documents were completed in April 2018. The approximately 13,700 SF building will be adapted to serve 120 women and people in couples (42 couples and 36 women) in a 24-hours a day, 7 days a week shelter for registered guests. The shelter will include sleeping areas, restrooms, shower facilities, property storage, administrative spaces for services, a multi-purpose room, crisis rooms, commons space that doubles as a dining area, and a kitchen.

This model provides a more stable and supportive environment for guests and reduces the potential impact on surrounding properties by eliminating queueing and the need for people to remain in the neighborhood with their belongings during the day. The shelter services are only available to registered guests who have reserved beds. There will not be walk-up day center services, reducing the risk that people without shelter will congregate or choose to camp near the shelter.

Subject to receiving Board approval, the Project Management Team is prepared to move into the bidding and construction of the Foster Shelter.

3. Explain the fiscal impact (current year and ongoing).

Based on the detailed design, the current estimate for development of the Foster Shelter is \$3 million including soft costs, construction costs, furniture and fixtures, as well as a 10% contingency. The budget will be further refined and finalized during the bidding process. The construction is scheduled to begin and end in fiscal year 2019.

Both the City and County are committed to funding and operating long term, high quality, year-round emergency shelters. The capital resources needed to complete the Foster Shelter build out will be a shared responsibility between the City of Portland and Multnomah County.

4. Explain any legal and/or policy issues involved.

None.

5. Explain any citizen and/or other government participation that has or will take place.

A Steering Committee was convened by County Commissioner Jessica Vega Pederson to ensure the community has a voice in planning the shelter. The Steering Committee (a) reviews and makes recommendations on the populations served, design of the shelter site area, and the rules and guidelines for those served by the shelter; (b) determines the need for—and assists in the crafting of—a Good Neighbor Agreement; and (c) provides input on the allocation and investment of funds set aside to address community concerns.

As development of the Foster Shelter moves forward, the Joint Office of Homeless Services will also continue to work with the immediate neighbors, the neighborhood and business associations, and schools to help shape and support long term success of the shelter program.

Required Signature

**Elected
Official or
Department
Director:**

/s/ Sherry Swackhamer, Director,
Department of County Assets

Date:

June 7, 2018
