

# PDC

## PORTLAND DEVELOPMENT COMMISSION

**DATE:** January 29, 2009

**TO:** Board of Commissioners

**FROM:** Bruce A. Warner, Executive Director

**SUBJECT:** Report Number 09-15

Agreements related to development of the Resource Access Center

### EXECUTIVE SUMMARY

#### BOARD ACTION REQUESTED

- Adopt Resolution # 6638 (DDA)
- Adopt Resolution # 6644 (IGA)
- Adopt Resolution # 6671 (Option)

#### ACTION SUMMARY

Resolution # 6638 will authorize a ***Disposition and Development Agreement (DDA)*** with the Housing Authority of Portland (HAP) regarding a Resource Access Center (RAC) for the homeless, a 90-bed shelter, and 130 studio apartments (collectively "the Development"). The DDA will provide the terms for providing up to \$29.5 million dollars in Tax Increment Financing from the amended River District Urban Renewal Area and conveying the western lots of Block U to HAP.

Resolution # 6644 will authorize an ***Intergovernmental Agreement (IGA)*** between the City of Portland, HAP, and PDC. The IGA establishes the collaborative nature of this initiative and confirms the working relationships of HAP, PDC, and the City in planning and operating the Development. In addition, the IGA addresses PDC's interests in matters related to two other sites; (i) the IGA confirms the City's interest in moving forward on the development of Block 25 with PDC, and (ii) establishes that, subject to meeting affordability standards, the housing units at the RAC Development will be replacement units for the housing at the Grove Hotel pursuant to all City policies.

Resolution # 6671 will authorize an ***Option to Present a Development Proposal (Option)*** with HAP that obligates PDC to exclusively reserve the eastern lots of Block U for HAP for a 36 month period while a plan for the development of affordable housing and active first floor uses is developed. The Option will expire after 36 months or when HAP and PDC enter into negotiations for a DDA for the development of the eastern lots of Block U.

If approved by the Board of Commissioners, the DDA, the IGA, and the Option would be executed after approval of the IGA by the City Council, scheduled for consideration on January 28, 2009. Over the next three years, HAP, the City, PDC and others will seek to develop a plan for the development of affordable housing by HAP on the eastern portion of Block U that will complement the RAC Development, the Union Station, and support the development potential of adjacent blocks. Board approval of a DDA regarding the conveyance of the eastern lots of Block U would be required at that time.

## **PUBLIC BENEFIT**

**JOBS:** The annual operation of the RAC, the shelter, and the housing is expected to provide at least 25 new permanent jobs. The construction and development of the project will provide approximately 120 jobs during the 1.5 year construction period including construction employment opportunities reserved for 25 homeless men and women through a TPI program. The Development will target more than \$5.5 million dollars in contracts to minority-owned, women-owned, and emerging small businesses.

**HOUSING:** The Development will have 130 studio apartments restricted to households with incomes at or below 35% of the area's median family income (MFI) and will fit the City's definition of Permanent Supported Housing. These units will meet the critical need of a portion of the estimated 2,000 people sleeping in shelters or on Portland streets each night for permanent, affordable, supported housing.

**SHELTER:** The Development will include a 90-bed men's shelter providing sleeping, living, dining, day-use restrooms, and laundry facilities. This new shelter will be run by Transition Project Inc. (TPI) and will replace the shelter currently run by TPI on Glisan Street.

**RESOURCE ACCESS CENTER:** The RAC will meet a city goal to provide a coordinated service center for the homeless. The RAC will be a daytime facility that will allow service provision for up to 200 people at a time and space for a number of service providers. The RAC will allow space for a range of services to be offered to the homeless and other at-risk populations. Services will include access to housing information, ID assistance, birth certificate assistance, TriMet tickets, food boxes, hygiene items, local and long distance phone service, access to case management and shelter waitlists, lockers, showers, clothing rooms, laundry facilities, mail and message service, internet/computer stations, bicycle parking, and a pet area. Physical and mental health services along with medication assistance will be available. The daytime availability of public restrooms will meet a critical need in the area north of Burnside.

### **This action will support the following PDC goals:**

- Sustainability and Social Equity
- Healthy Neighborhoods
- A Vibrant Central City
- Strong Economic Growth and Competitive Region
- Effective Stewardship over our Resources and Operations, and Employee Investment

## **PUBLIC PARTICIPATION AND FEEDBACK**

Following the Board decision on February 13, 2008, identifying Block U for the Development (Resolution No. 6564), HAP formed a Citizen's Advisory Committee (CAC). Community stakeholders including property owners and residents living within a wide radius of the site participated in the CAC. Five, well-attended CAC meetings were held in 2008/09 focusing on the housing program, the RAC program, and alternative design concepts. Periodically throughout 2008, HAP made presentations to neighborhood groups in OTCT and in the Pearl District providing information and getting feedback from residents. In January 2009, the newly formed amended River District Urban Renewal Area Advisory Committee (RDURAC) provided input and received information about the Development. The majority of public opinion expressed at the CAC, RDURAC, and OTCT community meetings supported the current development plan.

## **COMPLIANCE WITH ADOPTED PLANS AND POLICIES**

The Development is consistent with the goals and objectives of the River District Urban Renewal Plan. The plan seeks to “stimulate the development of a substantial stock of housing accessible to households with a range of incomes which reflect the income distribution of the city as a whole”. The plan further acknowledges that the “extremely low and low income housing stock at risk of demolition, conversion to market rate housing or other uses will need to be preserved or replaced through public acquisition, public financing or other public or private actions”.

The 10 Year Plan to End Homelessness (10-year Plan) adopted by City Council in December 2005 (Resolution # 36367) states the City’s intent to create new resource space to provide homeless people with access to the array of services necessary to facilitate their entry directly into permanent housing. In the 10-year Plan, the City also states its intent to prioritize resources to the chronically homeless. The RAC is the most significant City effort to date to meet the goals of the 10-year Plan. In addition to the RAC, the Development’s housing meets the goals of the 10-year Plan by increasing the supply of permanent, affordable housing targeted to the homeless.

Subject to providing at least 130 apartments at 35% MFI, the Development will satisfy all long-term affordability requirements under City Code Title 30 and any replacement housing obligation pursuant to the City’s Central City No Net Loss Policy related to the Grove Hotel. Historically, the Grove Hotel, located at 401-439 West Burnside Street, provided housing to a low-income and homeless population. City policy requires replacement with the same type of housing if the site is redeveloped with public assistance. PDC is working with private land owners on the redevelopment of Blocks 32 and 33 including the Grove Hotel site. Any future development of blocks 32/33 will not be required to include replacement housing for the 70 Grove units because the RAC Development fulfills that obligation as provided in the IGA between HAP, the City and PDC.

PDC and HAP have agreed both organizations share values regarding equitable opportunities, fair wages and sustainable practices as evidenced by their respective policies and programs. In the DDA, PDC has agreed that HAP’s compliance with its Economic Participation Policy satisfies PDC’s requirements relating to: (i) utilization goals relating to PDC’s Business Equity Program (Emerging Small Businesses, Minority Business Enterprises, and Women’s Business Enterprises), and (ii) PDC’s Workforce Equity Program, including PDC’s Workforce Training and Hiring Program. A copy of HAP’s Economic Participation Policy is attached to the DDA.

The Development will meet current PDC Green Building Policy standards and HAP intends to seek LEED Gold certification.

## **FINANCIAL IMPACT**

TIF funding of \$28 million was allocated for this Development in PDC Resolution # 6564 and up to \$1.5 million more may be needed by HAP for project costs depending on the actual Low Income Housing Tax Credit (LIHTC) equity yields, reserve requirements, and project costs. The DDA provides up to \$29.5 million to HAP for project expenses. In addition, PDC agreed to manage identified soil remediation and partially vacate an existing easement on the site prior to conveyance; together these PDC expenses are estimated at \$650,000. A

total budget of \$30,150,000 is in the amended River District budget forecast with \$650,000 for PDC expenses in FY08/09, \$28 million in FY 09/10 and \$1.5 million in FY 10/11.

In July 2008, two amendments to Urban Renewal Plans pertinent to the Development became effective. The Downtown Waterfront Urban Renewal Plan was amended and, among other things, removed Block U from that district. The River District Urban Renewal Plan was amended to expand the district size from 300 to 350 acres, raise the maximum debt from \$225 million to \$550 million, and increase the district's life span. The River District Amendment provides the increased debt capacity necessary to fund the Development and locates Block U in the River District. In June 2008, the Friends of Urban Renewal appealed the River District Amendments to the State of Oregon Land Use Board of Appeals (the "Appeal"). PDC is unable to fund the project while the Appeal is pending. With the exception of environmental remediation, which has a cost cap, PDC's obligations under the DDA are contingent upon a satisfactory resolution of the Appeal.

A limited partnership will own the Development with HAP as its general partner. HAP will own the land and lease the land to the partnership. A condominium structure will be used to separate components of the project for financing and management purposes. Total development cost is estimated at \$45.9 million dollars. Development financing will include low income housing tax credit (LIHTC) equity based on an allocation of 4% credits from the State, TIF, HAP cash equity from the sale of scattered site public housing units, HAP reinvested fee equity from the project, and an Energy Trust of Oregon grant. Private activity bond proceeds will be used during the development period to bridge the pay-in of the LIHTC equity. There will be no permanent debt due to the minimal cash flow above expenses including reserves given the nature of the project.

### TOTAL PROJECT SOURCES & USES

Draft December 5, 2009

PROJECT SOURCES	
Low-Income Housing Tax Credits	9,106,614
HAP Lot Sale Proceeds	3,495,354
HAP Re-contributed Development Fee	3,000,000
PDC TIF Contribution	29,500,000
BETC / ETO	500,000
Interest on Bond Proceeds	<u>256,607</u>
<b>Total</b>	<b>45,858,575</b>

PROJECT USES	
Acquisition Costs	0
Construction Costs	29,495,274
Development Costs	1,386,709
General Fees	8,163,276
Construction Loan Costs/Fees	177,110
Tax Credit Fees	83,430
Bond Issuance Fees	290,384
Interest	3,600,309
Reserves/Contingency	<u>2,662,083</u>
<b>Total</b>	<b>45,858,575</b>

**OPERATIONS**

Housing: The Development will include 130 studio apartments restricted to households with incomes at or below 35% of the area’s median income. The current maximum income for a single person household at move-in is \$16,625 and tenants will pay approximately 30% of their income for rent. As a public resource developed to house people with a history of homelessness, most of the occupants will have incomes less than the maximum. In order to make the units affordable to this population and to ensure a reliable operating income, rent subsidies will be provided for all of the units. Each year, HAP will allocate a portion (\$750,000) of its federal resources including public housing operating subsidy and project based Section 8; providing rent subsidies for all units.

A critical component of the Development is the support services needed to assist residents in transitioning to permanent housing. The Bureau of Housing and Community Development (BHCD) and HAP have agreed that approximately \$500,000 is needed annually from the City to fund support services for the tenants. These services will be managed by HAP as part of the housing component.

RAC/Shelter: The operating budgets of the RAC and the men’s shelter will be financed primarily with City funds and other resources allocated through BHCD. TPI and BHCD estimate that approximately \$2.25 million dollars is needed annually to operate the RAC and the Shelter. BHCD currently funds TPI’s shelter and day facility on Glisan Street. These facilities will close when the Development opens allowing the transfer of approximately \$1.5 million dollars in annual operating subsidy to the new location resulting in an additional annual funding requirement of \$750,000.

Together, the housing social services (\$500,000) and the operations of the RAC/Shelter (\$750,000) require a new local commitment of approximately \$1.25 million dollars to provide services as planned.

Social Services at Development			
	Current	NEW	Total
Shelter	1,200,000	0	1,200,000
Housing	0	500,000	500,000
RAC	300,000	750,000	1,050,000
	1,500,000	1,250,000	2,750,000

**RISK ASSESSMENT**

Although identified at \$1.25 million dollars, City budget projections do not currently forecast any new funding for the social services at the Development. However, the commitment of the City, through BHCD, to identify and allocate the necessary resources for these operations is stated in the IGA. Attachment “D” to this report provides a summary from HAP on approaches that the City, HAP, and TPI will use to address this issue over the next two years while the property is being built. To ensure that adequate funds will be available for the services, the DDA requires a certification from HAP and BHCD prior to closing. The certification will provide that the proposed budgets and available funding for the RAC, shelter, and housing services are, subject to appropriation, consistent with the intent of the

IGA for the City to be responsible for adequate funding of operations. The IGA also confirms the agreement by all Parties that TIF funds cannot be used for any operating expenses.

There is an easement in the southwest corner of the site that was recorded in 1927 allowing the County of Multnomah access to part of the site for building and maintaining the Broadway Bridge. A portion of that easement must be vacated in order to build the Development as designed. There is a small chance that the easement would not be released. If the County does not vacate the easement, HAP would need to reconsider design options and, depending on the degree of change, revisions to the DDA might be required.

With a budget of \$500,000, PDC is currently remediating identified environmental contamination on Block U. There is a slight risk that unknown contaminants might be encountered requiring additional funds, but substantial initial due diligence was done to minimize this risk and remediation is almost complete.

The DDA is contingent upon the satisfactory completion of an internal lot line adjustment on Block U which will create the parcel to be conveyed under the DDA. There is very little risk that this will not proceed as planned.

There is a risk that the Appeal will not be resolved to PDC's satisfaction. If, for example, the maximum allowed indebtedness of the River District were to decrease, this would decrease the River District budget. Reallocating the decreased funding amongst budgeted projects would be a challenge. The Board should note that there is language in the RAC DDA that would make it difficult for PDC to decrease the amount of funding that is available for this Development, even if the overall River District budget decreased. This language increases the potential risk to other River District efforts of entering into the DDA while the Appeal is pending.

In the event that project costs exceed the identified financing, PDC is not obligated, per these agreements, for any additional funding.

## **WORK LOAD IMPACT**

Work required of current PDC staff is built into existing work plans, and no new staff is needed for this project.

## **ALTERNATIVE ACTIONS**

The Board could elect not to authorize the DDA, the IGA, or the Option; or the Board might recommend changes to the Development or the documents.

## **CONCURRENCE**

The Bureau of Housing and Community Development, the City Council through Commissioner Nick Fish, and HAP are in concurrence.

## **BACKGROUND**

Following the February 2008 siting decision by PDC, HAP managed a planning process aimed at delivering a quality project on an ambitious schedule with significant partner input. HAP's activities during the siting process and during the initial site feasibility analysis were funded by a predevelopment grant of \$214,000 from the Downtown Waterfront URA made available under an Intergovernmental Agreement. With Holst Architecture, and

representatives of TPI, PDC, BHCD, and the City; HAP managed the conceptual design phase, prepared development and operating proformas, developed the ownership structure, managed community outreach, established the housing program, and worked to refine the Development program.

The Development's program and design have changed a number of times over the past year. Recent changes include decreasing the number of apartments from 153 to 130, building a more sustainable concrete building of eight stories, and utilizing a more efficient stacking plan for building components requiring only a portion of Block U for the Development. In order to achieve that more efficient consolidation some elements of previous design concepts have been eliminated from the current scheme including all ground floor retail and the proposed social enterprise bakery for TPI clients. It is expected that future development on the eastern lots of Block U fronting on the light rail will include active ground floor uses and, possibly, the TPI bakery.

The subject DDA provides for the conveyance of the western four lots on Block U. A lot line adjustment is underway at the Bureau of Development Services that will result in four lots on the western side of Block U numbered 7,6,3,2 with a combined area of 22,500 sf, and four lots on the eastern side of Block U numbered 8,5,4,1 with a combined area of 17,500 sf. This internal lot line adjustment on Block U is necessary in order to accommodate the RAC as a half block development on the western side of Block U without building on a rectangular strip of 12.5 feet x 200 feet on the westernmost edge of the block. That rectangle strip of land is encumbered by an easement giving Multnomah County rights to that land area for building and operating the Broadway Bridge and needs to be retained by the County. The County easement also affects other areas of the block and all easement rights outside of the rectangular strip need to be extinguished for the Development to proceed as planned. HAP and PDC are working with County Land Use and Transportation staff on that vacation which will eventually require the approval of the Board of County Commissioners. At issue is the amount of compensation that the County is requesting for the vacation, \$150,000. While this amount is included in the TIF budget, PDC staff is seeking to have it reduced. Attachment "B" shows the easement areas and the adjusted lot line plans.

HAP and PDC intend that HAP will develop the eastern parcel of Block U pursuant to a future DDA. That future development will complement the RAC and support other efforts in the Broadway Corridor. If approved by the Board, HAP and PDC will enter into an Agreement with HAP that binds PDC to a reservation of the eastern four lot parcel on Block U (17,500 sf) for 36 months while HAP and the City formulate a plan for the development of affordable housing. The 36 month period begins at the conveyance of the western lots to HAP in the fall of 2009. PDC and HAP will also enter into a Construction Period Lease allowing HAP the use of the eastern 17,500 sf of the site for staging purposes during the construction of the Development.

## **NEXT STEPS**

If approved by the Board of Commissioners, the DDA, the MOU, and the IGA would be executed by the Executive Director after approval of the IGA by the City Council. The City Council is also scheduled to consider the IGA on January 28, 2009.

Over the next three years, HAP, the City, PDC and others will seek to develop a plan for an affordable housing development by HAP on the eastern portion of Block U that will complement the RAC Development and will support the Union Station. If negotiated, a DDA regarding the conveyance of the eastern parcels of Block U would be presented to the Commission at the time.

**ATTACHMENTS:**

- A. URA Financial Summary
- B. Project Summary including proposed design elevations
- C. Site information including Block U, easement, and lot line adjustment
- D. Outline of plan by City, HAP, TPI to respond to need for service funding



### URA FINANCIAL SUMMARY

#### RIVER DISTRICT URA - Five-Year Budget Planning by Project for FYs 2010-2014

	Adopted FY 2008-09	NEW AMENDED BUDGET BY PROJECT	Planning/Forecasting/Tracking							
		NEW PROJ TOT BUDG	Adjustments from CY Budget for 2009-10	Other Changes + or - for 2009-10	2009-10 Adj.	2010-11 Adj.	2011-12 Adj.	2012-13 Adj.	2013-14	Five Year Total
<b>RIVER DISTRICT URA</b>										
		add comments								
<b>Resources</b>										
3110 Tax Increment - S-T Debt	13,986,000	13,986,000	0	0	13,986,000	13,986,000	13,986,000	12,987,000	13,986,000	68,931,000
3120 Tax Increment - L-T Debt	27,219,465	0	21,978,000	0	70,929,000	19,980,000	14,152,888	13,080,862	12,568,257	130,701,007
3130 Loan Fees	0	0	0	0	0	0	0	0	0	0
3140 Loan Late Charges	0	0	0	0	0	0	0	0	0	0
3310 Loans - Principal Collection	2,290,000	2,290,000	0	0	290,000	290,000	290,000	290,000	0	1,160,000
3320 Loans - Interest Earned	335,000	335,000	0	0	335,000	335,000	335,000	335,000	0	1,340,000
3325 Loan Interest - Capitalized	0	0	0	0	0	0	0	0	0	0
3340 Reimbursement	1,025,000	1,452,300	0	0	125,000	125,000	125,000	0	0	375,000
3510 Rent and Property Income	200,000	200,000	0	0	200,000	200,000	200,000	200,000	0	800,000
3710 Interest - City Invest Pool	50,000	50,000	0	0	50,000	50,000	50,000	50,000	0	200,000
3999 Beginning Fund Balance	10,550,508	16,879,294	1,920,504	0	12,198,075	25,755,475	6,991,175	0	0	44,944,725
<b>Total Fund</b>	<b>55,655,971</b>	<b>35,192,794</b>	<b>23,898,504</b>	<b>0</b>	<b>98,113,075</b>	<b>60,721,475</b>	<b>36,130,063</b>	<b>26,942,862</b>	<b>26,544,257</b>	<b>248,451,732</b>
					0	0	228,337	10,425,138	0	

<b>Requirements</b>			Adjustments from CY Budget for 2009-10	Other Changes + or - for 2009-10	2009-10 Adj.	2010-11 Adj.	2011-12 Adj.	2012-13 Adj.	2013-14	Five Year Total
<i>Project Expenditures (These do not include Personal Services or Indirect Cost)</i>										
<b>Development</b>										
10225 RD Retail Loan Program	600,000	600,000	0	0	750,000	750,000	750,000	515,000	515,000	3,280,000
10226 Meier&Frank Redevelopment	0	12,000	0	0	0	0	0	0	0	0
11283 RD Public Site Imprv	250,000	250,000	0	0	0	0	0	0	0	0
11284 RD Burns/Couch Trans	1,100,000	1,100,000	0	0	0	0	0	0	0	0
13104 RD Centennial Mill	585,000	585,000	0	0	1,000,000	9,335,000	0	0	0	10,335,000
13112 RD North Pearl Planning	200,000	200,000	0	0	0	0	0	0	0	0
13113 RD One Waterfront	4,000,000	400,000	3,600,000	0	750,000	6,850,000	0	0	0	7,600,000
13115 RD Station Place Redev	0	0	0	0	0	0	0	0	0	0
13119 RD Neighborhood Park	350,000	350,000	0	0	2,450,000	2,450,000	0	0	0	4,900,000
13135 RD Seismic Loans	0	0	0	0	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
13138 RD DOS Program	0	100,000	0	0	75,000	75,000	75,000	75,000	75,000	375,000
13137 RD Eastside Streetcar Connect	7,500,000	2,100,000	5,400,000	0	10,400,000	4,800,000	0	0	0	14,900,000
13138 RD Post Office	1,200,000	1,200,000	0	0	2,550,000	2,000,000	15,000,000	10,500,000	0	30,050,000
13142 RD Project Management	0	25,000	0	0	0	0	0	0	0	0
13143 RD Environmental	0	570,000	0	0	0	0	0	0	0	0
60005 RD Transit Mall Redev	0	657,450	0	0	0	0	0	0	0	0
60017 RD Signage & Lighting	0	0	0	0	0	0	0	0	0	0
60020 Union Station Mgt & Crit Impr	725,000	725,000	0	0	170,000	562,000	7,422,000	0	0	8,154,000
60021 RD 10th & Yamhill	4,000,000	100,000	3,900,000	0	300,000	7,800,000	0	0	0	7,900,000
60024 RD Multnomah County	0	0	0	0	0	0	0	10,000,000	0	10,000,000
60026 RD Satellite Districts	0	0	0	0	0	0	500,000	4,500,000	6,000,000	11,000,000
<b>Development Total</b>	<b>20,510,000</b>	<b>8,974,450</b>	<b>12,900,000</b>	<b>0</b>	<b>19,695,000</b>	<b>35,372,000</b>	<b>24,997,000</b>	<b>26,840,000</b>	<b>7,840,000</b>	<b>114,744,000</b>
<b>Economic Development</b>										
13088 RD Storefront Grants	350,000	200,000	200,000	0	350,000	150,000	150,000	150,000	150,000	950,000
70003 RD Business Finance Tools	1,100,000	1,100,000	0	0	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	5,500,000
70753 RD Target Industry Development	0	0	0	0	0	2,000,000	3,000,000	3,000,000	3,000,000	11,000,000
<b>Economic Development Total</b>	<b>1,450,000</b>	<b>1,300,000</b>	<b>200,000</b>	<b>0</b>	<b>1,450,000</b>	<b>3,250,000</b>	<b>4,250,000</b>	<b>4,250,000</b>	<b>4,250,000</b>	<b>17,450,000</b>
<b>Housing</b>										
32129 RD Rental/Preservation	9,000,000	800,000	8,200,000	0	11,950,000	0	0	0	0	11,950,000
37928 RD HSP Affordable Rental Hsg	500,000	500,000	0	0	0	0	1,000,000	0	4,000,000	5,000,000
37935 Yards at Union Station	3,700,000	3,700,000	0	0	0	0	0	0	0	0
37937 Access Center/Aff Hsg	750,000	650,000	100,000	0	28,000,000	1,500,000	0	0	0	29,500,000
37938 Blanchet House Redev	1,000,000	465,000	935,000	0	935,000	1,000,000	0	0	0	1,935,000
37939 Fairfield Preservation	0	0	0	0	500,000	1,500,000	0	0	0	2,000,000
37940 New Avenues For Youth	1,200,000	0	1,200,000	0	1,200,000	0	0	0	0	1,200,000
60014 Affordable Homeownership	0	0	500,000	0	500,000	3,900,000	0	0	0	4,400,000
60027 Grove Apartments	300,000	500,000	0	0	150,000	150,000	0	0	0	300,000
<b>Housing Total</b>	<b>16,450,000</b>	<b>6,615,000</b>	<b>10,935,000</b>	<b>0</b>	<b>43,235,000</b>	<b>8,050,000</b>	<b>1,000,000</b>	<b>0</b>	<b>4,000,000</b>	<b>56,285,000</b>
<b>Central Services</b>										
50158 RD Debt Management	50,000	50,000	0	0	50,000	50,000	50,000	50,000	0	200,000
<b>Central Services Total</b>	<b>50,000</b>	<b>50,000</b>	<b>0</b>	<b>0</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>0</b>	<b>200,000</b>
<b>Executive</b>										
60002 RD Westside/Central City	233,000	233,000	0	0	175,000	0	0	0	0	175,000
<b>Executive Total</b>	<b>233,000</b>	<b>233,000</b>	<b>0</b>	<b>0</b>	<b>175,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>175,000</b>
<b>Total Project Expenditures</b>	<b>38,693,000</b>	<b>17,172,450</b>	<b>24,035,000</b>	<b>0</b>	<b>64,605,000</b>	<b>46,722,000</b>	<b>30,297,000</b>	<b>31,140,000</b>	<b>16,090,000</b>	<b>188,854,000</b>
<b>Total All Personal Services &amp; Indirect Costs</b>	<b>6,885,400</b>	<b>5,822,269</b>	<b>0</b>	<b>0</b>	<b>7,752,800</b>	<b>7,008,300</b>	<b>6,059,400</b>	<b>6,228,000</b>	<b>3,218,000</b>	<b>30,266,300</b>
<b>Total Fund Expenditures</b>	<b>45,378,400</b>	<b>22,994,719</b>	<b>24,035,000</b>	<b>0</b>	<b>72,357,800</b>	<b>53,730,300</b>	<b>36,356,400</b>	<b>37,368,000</b>	<b>19,308,000</b>	<b>219,120,300</b>
Contingency	10,277,571	12,198,075	0	0	25,755,475	6,991,175	0	0	0	32,746,650
Ending Fund Balance	0	0	0	0	0	0	0	0	0	0
<b>Total Requirements</b>	<b>55,655,971</b>	<b>35,192,794</b>	<b>24,035,000</b>	<b>0</b>	<b>98,113,075</b>	<b>60,721,475</b>	<b>36,356,400</b>	<b>37,368,000</b>	<b>19,308,000</b>	<b>251,866,950</b>
Difference between Revenue & Expenditure:	0	0	0	0	0	0	-228,337	-10,425,138	7,236,257	0

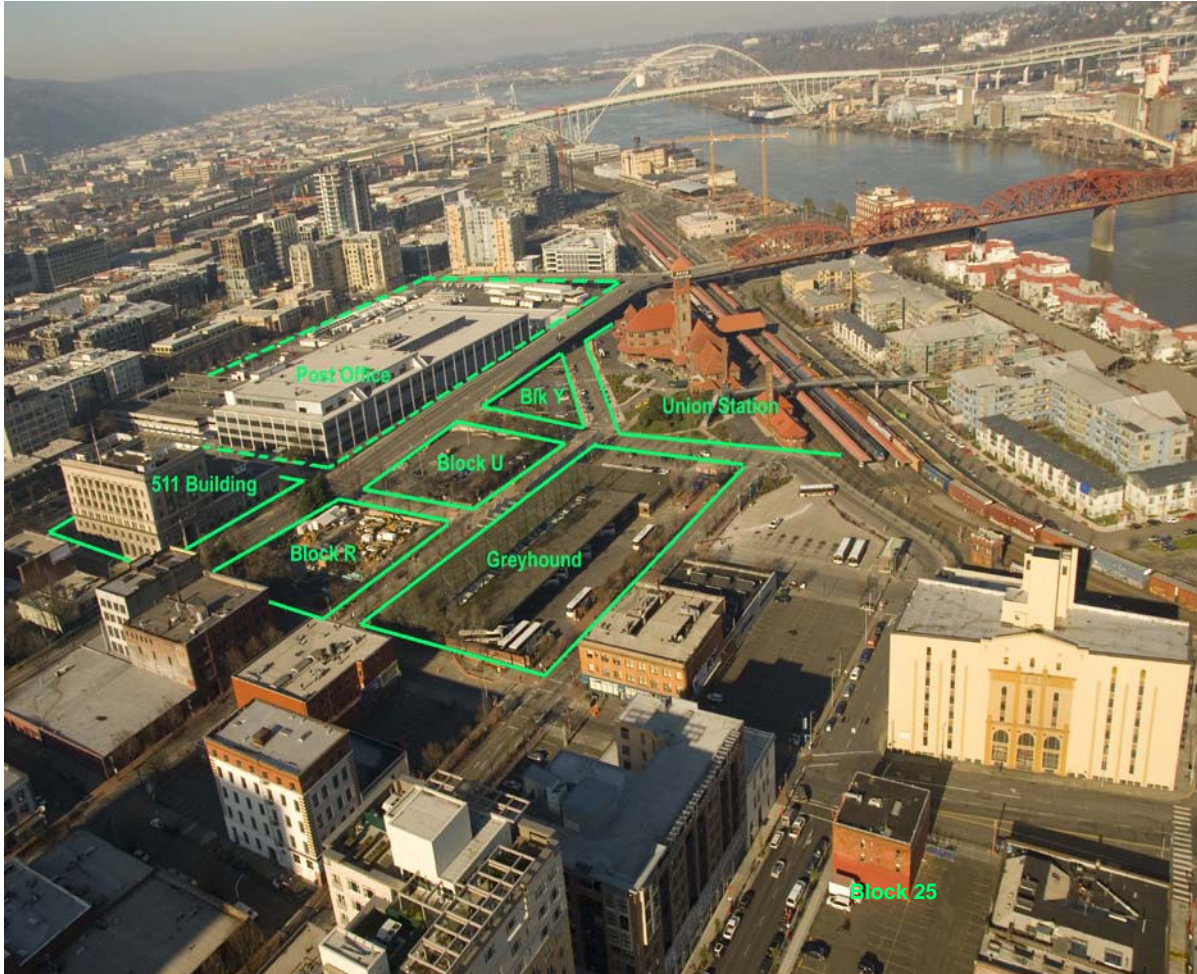
## PROJECT SUMMARY

- Project Name:** Resource Access Center Development
- Description:** 130 units housing, Access Center for homeless, 90 bed men's shelter
- Location:** Western lots of Block U (# 7,6,3,2) with land area of 22,500 square feet
- URA:** Amended River District
- Current Phase:** DDA
- Next Milestone:** Conveyance of property in late summer 2009
- Completion Target:** Completion of construction by spring 2011
- Outcome:** RAC Development
- Design Elevations:**

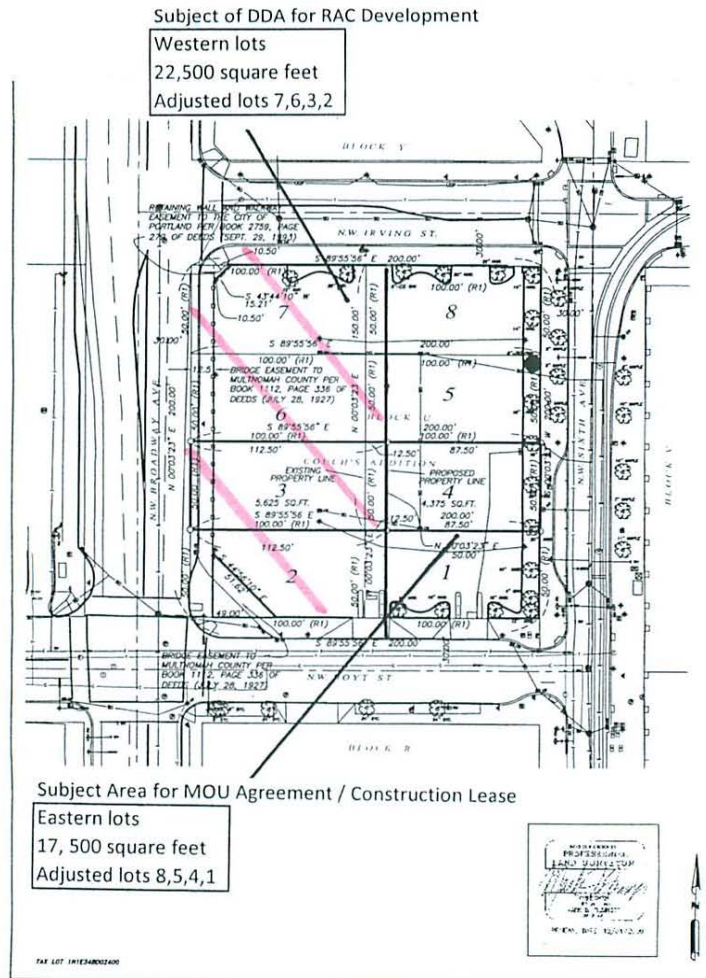


## Site information: View of Block U, Lot line adjustment, and Easement

### 1. VIEW OF BLOCK U AND SURROUNDING PROPERTIES



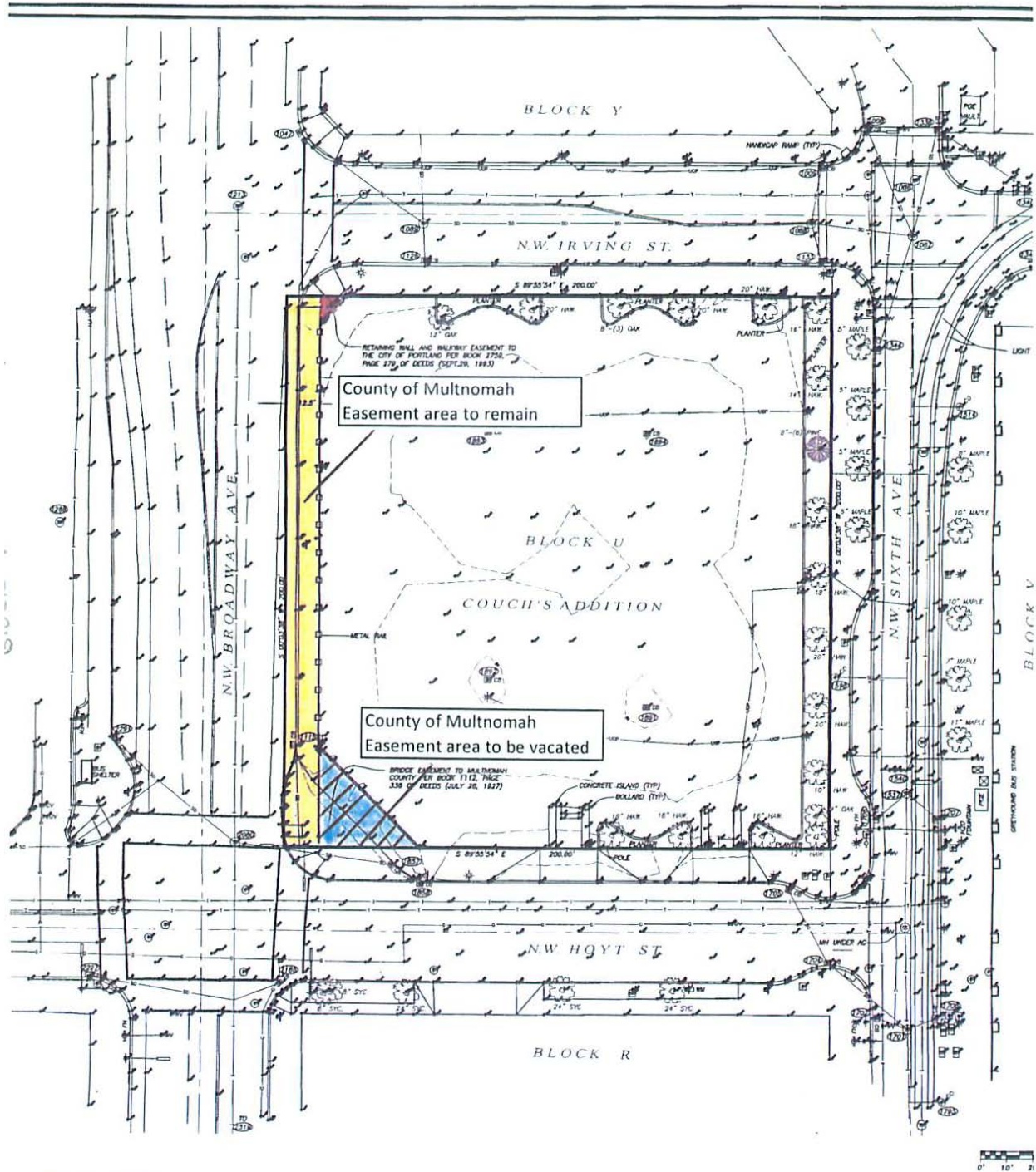
- 2. LOT LINE ADJUSTMENT: Center shared lot lines on the block are being moved 12.5 feet to the west.



### 3. EASEMENT AREAS

Easement to remain: 200' x 12.5' rectangle on western edge of block (2,500 square feet)

Easement to be vacated: triangle of land in southwest corner of block (666 square feet)



© LOT 1N1E34BD 02500

MERAK SURVEYING, LLC

## **Outline of plan by City, HAP, and TPI to respond to need for service funding**

*From HAP Monthly Report on Resource Access Center January 2009*

### **The City, HAP and TPI will use the two –year development period to:**

1. Fine-tune the RAC Development's operating plan against estimates of available funds,
2. Assess potential leverage of existing community services to offset the need for new or repositioned funding, and
3. Identify partners and investor with stakes in the success of the RAC development.

### **Options to be explored for meeting/ reducing the anticipated gap in RAC operating funds:**

1. Partnerships with Multnomah County, the Portland Police Bureau, the Portland Business Alliance, and other stakeholders to meet on-site service and staffing needs,
2. Partnerships with foundations, social investors, public partners, and nonprofits that will run projects at this attractive new community facility,
3. Flexibility with operating hours, levels of service, and outcome expectations to correspond to available funding,
4. Redirecting funds from existing community services to the RAC in a way that maximizes the value of public investment and minimizes impact on the community safety net, and
5. Reducing service in the RAC to support only minimal functions of hygiene, information and referral, storage, and laundry and/or reducing services in the affordable housing and housing a less vulnerable low-income population.