



PLANNING, INFRASTRUCTURE & ECONOMIC REVITALIZATION (PIER)

PROJECT PROPOSAL

Instructions: Please complete all fields and email the completed form and attachments to pier@hcs.oregon.gov. Please enter N/A for any section which does not apply. Once received, you will be contacted regarding the next steps in the project evaluation and selection process.

Project Information		
Project Title:	Caring Place PIER Disaster Recovery Project	
Primary Contact Name and Title:	John Duke, HSCCC Executive Director	
Phone Number:	(503) 753-2569	
Email address:	john@hscccc.org	
Project Lead Organization Name:	Homeless Solutions Coalition of Clackamas County	
Type of Eligible Organization:	<input type="checkbox"/> Public Entity <input checked="" type="checkbox"/> Non-Profit	
Amount of PIER Funds Requested:	\$500,000	
Type of Project		
<input type="checkbox"/> Planning	<input checked="" type="checkbox"/> Infrastructure	<input type="checkbox"/> Economic Revitalization
Project Description		
1.1 Project purpose, area of benefit, description of the proposed activity, and who will be served by proposed activity.		
<p>The Homeless Solutions Coalition of Clackamas County (HSCCC) is building Caring Place, a state and county designated emergency shelter and resource center. Caring Place will house health and social services with the capacity to serve people from all over Clackamas County who are impacted by disasters such as wildfires, floods, extreme weather, or pandemics. The partners located at Caring Place include LoveOne, a basic needs provider with mobile vans and trucks that deliver showers, food, and laundry services throughout the rural and urban areas of Clackamas County with established sites and relationships in each community. The Father's Heart is an emergency shelter and day center with the capacity to offer warming and cooling shelters, hot meals, showers and safety, and overnight shelter for up to 150-300 people/night during emergencies. Clackamas Health Center is a federally qualified health center offering primary medical care, and mental health counseling, onsite, without regard to the ability to pay. In the event of a pandemic, it can provide mass testing, and vaccination in coordination with Clackamas County Public Health. Caring Place is located in Oregon City, the county seat, centrally located On I-205, 99E and arteries connecting to the rural communities of Clackamas County. Oregon City already provides county-wide service to all communities in Clackamas County, including health and social services, housing, fire, courts, jail, sheriff, and hospital. Caring Place is already designed to provide shelter, food and medical care as described above. We are seeking \$500,000 in one-time capital funds to</p>		

extend emergency shelter's ability to accommodate people displaced from rural communities by wildfire or other calamity, 1. to build out the loading docks, food storage capacity for LoveOne's food distribution trucks to distribute food and supplies to affected areas of the County, 2. to expand the emergency surge capacity of the kitchen and sleeping areas of the Father's Heart at Caring Place to accommodate families displaced by disaster, and 3. to build out the parking lot and drive way to accommodate emergency response vehicles, provide water and electricity hook up, sewer and ground water disposal for RVs and campers of displaced people fleeing affected areas and for LoveOne's mobile shower trucks going out to serve those affected communities.

1.2 Project delivery summary (how the work will be done, those responsible for or involved in completing the project, project partners, and general timeline).

HSCCC is now 2 years into the design and construction of Caring Place. The centrally located property has been purchased, the pre-existing structure demolition and ground preparation have been completed. Groundbreaking is scheduled for late spring of 2025, and construction completion and occupancy is scheduled for mid-year 2026. The modifications funded by this Proposal will be included in the current design and construction process and be completed within the existing construction schedule (mid-year 2026). The builder selected in 2024 through a competitive bid process is Precision Construction, a Clackamas County based subsidiary of Hoffman Construction, and the architect selected in 2023 is Bearing Architecture, a Portland based designer, both with extensive experience in large public and non-profit facility construction.

The primary partners for this project are:

LoveOne – County-wide Mobile Emergency Services and Basics Needs provider

The Father's Health – Emergency Shelter and Homeless Day Center Operator

Clackamas Health Center- a Federally Qualified Health Center

HSCCC- Project Lead Agency and Property Owner

All partners of this project already provide the general services proposed to be delivered in an emergency (food, shelter, basic needs, medical care) but to a target constituency of housing insecure and low-income people during non-emergent times. The building modifications funded by this Proposal will allow the partners to shift their focus to emergency response and recovery during an emergency, and host police, fire, medical and other emergency responders and volunteers to help with the response. All partners have multiple funding sources for their operations. Funds from this Proposal will be used for capital construction of the modifications listed in Section 1.1 above and not ongoing operations beyond the construction. No unallowable equipment under CDBG-DR requirements will be purchased with these funds.

Timeline:

Proposal Award- **May 2025**

Project Emergency Response Modification Design- **May-July 2025**

Caring Place Groundbreaking- **June 2025**

Caring Place Construction- **June 2025-July 2026**

Construction Completion- **Summer 2026**

Partner Move-in- **Summer 2026**

Caring Place Emergency Response Capability- **Late Summer 2026 and ongoing**

1.3 Anticipated outcomes and performance measures

Facility Emergency Response Capacity Improvements

- Expanded food storage and loading dock capacity for LoveOne rural emergency distribution
- Expanded Father's Heart emergency shelter and kitchen capacity for displaced family surge
- Water and electricity hook ups, sewer and groundwater discharge for incoming RVs and campers from displaced communities and for LoveOne shower trucks going out to those communities

2.1 State the unmet need(s) of the community that will be addressed by the completion of this project, and how the project will benefit historically underserved communities.

Currently rural response to wildfires and other disasters is episodic and inconsistent across a wide geography. It is difficult and expensive to provide adequate emergency response to every community equitably across all of Clackamas County. By expanding the emergency response capacity of a centralized facility, in the County seat, easily and equally accessible to all rural communities in Clackamas County, providing both mobile outreach and onsite emergency food, shelter, and medical care, we are able to provide a reliable safety net of basic support to back up any community's own emergency response resources.

2.2 Describe any mitigation efforts

1. Loading docks and food storage capacity will be expanded to support distribution trucks serving impacted communities.
2. Kitchen and sleeping area capacity will be expanded at the Father's Heart to accommodate a surge in displaced people during disaster response.
3. Water and Electricity hook ups will be added and sewer and ground water disposal lines will be installed to accommodate RVs and campers from displaced communities and to support LoveOne shower trucks going out to communities impacted by wildfires or other disasters.
4. Parking lot and driveway will be configured to provide easy access and staging by police, fire, medical or other emergency responders.

2.3 Describe benefits to wildfire survivors

Wildfire survivors who have been displaced will have emergency shelter and food provided by the Father's Heart and medical care provided by Clackamas Health Center at an easily accessible centralized location, Caring Place. Those who are displaced but living in an RV or camper will have access to water and electricity and sewer/wastewater disposal at Caring Place. Survivors who remain in their communities, either at home or in rural emergency shelters, will have access to mobile showers, food, and other basic needs supplies provided by LoveOne's mobile shower trucks and outreach.

2.4 Describe any direct recovery

The funds from this project will be used for capital improvements. The improvements will expand the capacity of LoveOne, the Father's Heart and Clackamas Health Center to provide shelter, food, medical care, counseling, and other basic needs and recovery supports to people in rural communities impacted by wildfires, floods, pandemics or other disasters.

2.5 Outline the expected number of people impacted or assisted

The Father's Heart can provide overnight shelter, safety, food and showers to 150-300 people per night. LoveOne can bring its shower carts, food and basic needs supplies to any community in Clackamas County and serve 200 people per visit. Clackamas Health Center in coordination with emergency medical response can provide health care as needed at Caring Place and in the event of a pandemic, in coordination with Clackamas County Public Health, can set up testing or vaccination operations in the parking lot to serve several hundred people per day depending on availability of supplies.

Setting up Caring Place as an emergency response safety net, centrally located and easily accessible, assures every rural community that there is a comprehensive level of support available if their local response need exceeds their local capacity or if that response capacity has gaps. In this way, Caring Place provides safety and assurance to thousands of people across the county, people hopefully they may never see.

Estimated Project or Program Budget

Provide a general budget estimate for your project and describe next steps to generate a more detailed budget. Include a list of other funding sources that are pending, funds that have already been received, and explain any funding gaps. Include a plan for funding maintenance and operations.

Budget

Revenue

Clackamas County SHS funding (awarded)	\$10,000,000
State Emergency Housing (awarded)	\$2,000,000
Oregon City Municipal Funds (pending)	\$500,000
Private Donations (pending)	\$9,000,000
PIER Funds	<u>\$500,000</u>
TOTAL	\$22,000,000

Expense

Caring Place Land	\$4,500,000
Caring Place Facility Construction	\$17,000,000
Caring Place PIER Disaster Recovery Project	<u>\$500,000</u>
Total	\$22,000,000

A more detailed budget including individual line-item expenditures for construction is available on request. A similar budget detailing expenditure allocated to the Clackamas County SHS funding is prepared on a regular basis to support the county's reimbursement funding process for that contract.

Maintenance: In addition to the three committed partner/tenants organizations involved in this project, listed above, there are two tenant organizations who are partners in the homeless response work of Caring Place, but not directly involved in the emergency response effort of this proposal. They are the Oregon City Community Court and Clackamas County Coordinated Housing Access. All five tenants will pay rent for their occupancy and a portion of that rent will be used to maintain the facility.

Operations: The three partner organizations participating in this proposed project, the Father's Heart, LoveOne and Clackamas Health Centers are non-profits and all have multiple funding streams and revenues to support their organizational mission and operations. The funding for this proposed Caring Place PIER Disaster Recovery Project will be used exclusively for allowed capital construction. The ongoing emergency response operations made possible by these emergency response capital modifications, are in line with the missions and regular operations of the three organizations. Staffing and operations will be shifted to an emergency response focus during periods of emergency. This can be done quickly and easily within existing organizational budgets for short-term response. In the event of the need for long-term emergency response, HSCCC and these organizations will coordinate with City, County, State, Federal and Philanthropic support for help with any increased expense.

4.1 Describe mitigation of loss of life or property in the face of future hazards

Caring Place and this project will not be involved in community planning around loss of life or property. Our staff are trained in trauma-informed care and trauma response and can help with supports, brief counseling and comfort to those who have experienced loss of life or property.

4.2 Describe consultations for risk assessment

HSCCC has worked with a number of consultants, insurance agents and government regulators in assessing and mitigating risk in the construction of Caring Place. Our architects and builders worked closely with city engineers to design the building aligned with Oregon City flood plain safe standards. We employed Geotech Solutions to evaluate the soil for compaction and environmental hazards. We worked with PGE and redesigned the building contour to avoid power line hazards. We worked with Oregon City water to design the appropriate water meter size to meet the need. We work with our insurance broker, Risk Strategies, Inc. to assure us we have the appropriate level of insurance for construction of Caring place and its operations. Our builder, our architect, our Board chair and our organizational leadership have extensive experience with safety and mitigation of construction and business risk.

4.3 Describe communities impacted

This proposal will enable Caring Place and its partners LoveOne, the Father's Heart and Clackamas Health Center to provide disaster recovery to rural communities in Clackamas County. Caring Place is centrally located in Oregon City near I-205, 99E and all of the major arteries in Clackamas County, allowing for easy access from rural communities. By providing comprehensive disaster recovery capacity at the County seat, this project enables each rural community to develop their own local disaster recovery resources with the assurance that a fully comprehensive disaster recovery safety net is available if needed. LoveOne has mobile showers, food, and basic needs outreach trucks that can reach any community in Clackamas County, with established sites in many rural communities already. HSCCC, the lead organization of this project facilitates regional networking meetings including Estacada Connect, Sandy Connect and N. Clackamas Connect which serve to communicate needs and resources among stakeholders and providers in each of those communities, to stand up warming and cooling shelters, and to help with county planning particularly in rural communities. Serving as a disaster recovery safety net in Oregon City is already a natural and understood role for HSCCC, Caring Place and its partners, LoveOne, the Father's Heart and Clackamas Health Center.

4.4 How is the project designed to withstand chronic stress and extreme events

The partners of Caring Place principally serve people affected by homelessness. Their lives are in crisis. But the partners are not in crisis. This is their business, and they are good at it. Their operations are designed around trauma informed care, and they are trained in motivational interviewing and other techniques of care to help the person they are serving find the strength to regain control of their lives. This daily practice is exactly what is needed in the event of wildfire or other disaster recovery.

Care givers from the partners of Caring Place know that self-care and balance is necessary to come back every day and do this work. Workplace support, policies and training are built into the job to assure staff satisfaction, retention, and well-being.