

What makes this development a good public investment?



A well considered approach to needed change...



Increases affordable housing development and preservation

- ✓ Provides 70 units of replacement housing for The Grove Hotel.
- ✓ Leverages \$6.5 million of capital from HAP for the development of the rental housing, and \$985,000 annually in rental housing operating subsidy.



Continues momentum towards ending homelessness

- ✓ Builds upon Portland's successful Homeless Connect event and offers a clear point of access for people seeking service.

Increases public safety

- ✓ Eliminates sidewalk queuing for people seeking services.
- ✓ Serves as a day center, providing resources for individuals seeking to end their homelessness.



Stimulates and revitalizes surrounding neighborhood

- ✓ Encourages and leverages private investment with well designed, well managed affordable housing.
- ✓ Addresses public nuisance concerns within the Broadway Corridor plan area.

Generates community jobs and support

- ✓ Creates economic participation with targeted businesses (DMWESB) who will receive over \$5.5 million dollars in contracts.
 - ✓ Employs 125 construction workers during a time with the economy is contracting.
 - ✓ Employs 25 homeless people during the construction of the RAC.
 - ✓ Generates individual and corporate good will: Walsh Construction Company has identified Transition Projects, Inc. as the beneficiary of their annual giving campaign; Holst Architecture, with support from the entire design and construction team, produces meals for 90 men in the existing shelter once every six weeks.



Demonstrates quality design

- ✓ Pursues LEED Gold certification
- ✓ Contributes leading architectural design to an important city gateway at the Broadway bridgehead.
- ✓ Incorporates public art into the initial building design and on-going art program with building clients.