

# Year-Round Emergency Shelter for the Washington County Area

## Project Info Sheet

### The Need:

- This project would result in the first year-round emergency shelter in Washington County for single adults and **will serve a regional need for shelter in Hillsboro and neighboring communities.**
- Washington County has a significant gap in shelter services, currently offered only through temporary winter shelter and short-term sheltering projects.
- This project is ready to move forward towards development to meet an immediate, critical need for sheltering.



### The Site:

- 6.9 acres at the western entrance of Hillsboro, at the corner of TV Hwy and SW 17<sup>th</sup> Ave.
- Includes two existing vacant structures with adjoining parking lot, and significant green space
- Immediate access to frequently serviced bus line, employment opportunities, food, and medical care.
- Near to Washington County Community Action and OpenDoor Housing Works Day Center.

### Projected Programming and Outcomes

- Site will be a 24/7 operational shelter for single adults, coupled with housing navigation and supportive services through Supportive Housing Services resources.
- Qualified operator will be chosen closer to renovation completion date from a pre-qualified list of operators through Washington County's Supportive Housing Services RFPQ process. Supportive Housing Services funding will cover ongoing operational expenses.
- Permanent, year-round shelter will allow a transition from life-saving shelter to shelter as a housing connection. Outcomes such as exits to permanent housing, shortening length of time homeless, and connections to wrap-around supports will be central.

### Renovation Timeline:



### Planned Site Development

- Existing structures will be demolished, and new structures rebuilt.
- Amenities on the site include additions such as showers, laundry, meal prep and dining areas, pet areas, storage for belongings, bike parking, technology access points, and spaces for co-location of services,



Figure 1 Site Design Possibility

such as case management and mental health supports. Amenities support participants towards permanent housing and employ trauma informed design and ADA access.

- Significant site work will need to be completed, including upgrades to parking lot, updated utility connections and fire systems, landscaping, and site water filtration and drainage.
- Integration of shelter pods utilizing portions of the open green space are planned in a “village” style model to maximize the sheltering potential of property and hit an overall **75-bed target**. Project funding includes site work, such as electrical and plumbing connections to the village portion of the site. Individual shelter pods create shelter options for those unable to tolerate congregate settings due to disabling conditions or in need of COVID-19 isolation.

#### **Funding Received:**

- 2.7 million was invested by the city to acquire the site utilizing local American Rescue Plan enabled funds.
- 1 million was awarded to Hillsboro in the 2021 session for housing/homelessness.
- 1.375 million was awarded to this project in the 2022 session through HB 5202
- 2.25 million through a capital fund established by Washington County using Supportive Housing Services resources.
- Total funding acquired to date: \$7,325,000 million.

#### **Projected Funding:**

- Additional funds sought through Washington County Supportive Housing Services capital fund.
- Additional funds sought through a federal grant request.

#### **Funding Gap:**

- Total estimated cost for the project including acquisition/due diligence, architect and design work, site work, building construction, and establishment of a “village” model is estimated to be \$17,244,130.
- Total funding gap after received and projected funding sources are applied to the project: **\$3,000,000**
- There is a critical need to fill this funding gap for project to remain on projected timeline. Inability to secure full project funds will delay construction and open date and could result in escalating costs.