



April 22, 2019

Salem Urban Renewal Agency  
ATTN: Kristin Retherford  
Commercial Street NE  
Salem, OR 97301

Re: Request for Exceptions to Policy and Request for Funding, Downtown-Riverfront Urban Renewal Area Capital Grant Program

Dear Agency Board Members;

UGM joins with the City and the Urban Renewal Agency, downtown businesses, Community Action Agency, the neighbors and neighborhood associations, and the other service providers in providing capacity, coordinated outreach, response and services to eliminate homelessness in downtown Salem and to restore people to productive and stable lives. In meeting the need for greater capacity in shelter, health services, and to replace the current dilapidated men's mission in the downtown business core, UGM requests that \$749,000 be granted for the purpose of constructing a new Men's Mission. Accordingly, UGM requests that the Urban Renewal Agency find that this project meets the Strategic Action Plan Objectives and the recommendations of the Mayor's Downtown Task Force on Homelessness, and that the Agency approves two (2) exceptions to the governing policies of the Capital Improvements Grant Program by: (a) exceeding the \$300,000 limit of the grant, and (b) non-eligibility as a non-profit applicant (UGM).

The new Men's Mission project intends to serve the increasing number (now over 1700) of homeless men and women in the Marion-Polk county areas with more shelter beds and meals, a higher level of assistance (mental health, addictions counselling and medical triage), restrooms accessible 24/7, storage for baggage and bikes, outdoor public and guest gathering spaces not on a state highway, shower and laundry facilities, outdoor and indoor storage, and transitional living for the participants and graduates from our 18-month recovery program.

This request meets the mandatory requirements and objectives of the Riverfront-Downtown Strategic Plan and the Capital Improvement Grant Program as it provides:

- a. New construction in a blighted area,
- b. Mixed-use project featuring shelter and transitional housing.

- c. Alleyway improvements will be made, with movement of power poles planned.
- d. As well, this project will complement other commenced new facilities construction, including renovations at the MAPS Credit Union and the new Salem Public Safety Facility.
- e. The amount required to leverage the requested \$749,000 to a 4:1 ratio has already been secured through the on-hand \$2.5M cash, pledge payments due by May 31st, the approved Affordable Housing Grant of \$2.0M, and proceeds from the Agency's purchase of the current/old Men's Mission.
- f. A project which revitalizes an underdeveloped commercial business area and arguably blighted due to lack of any development or re-development in over twenty (20) years.
- g. Affordable housing (3<sup>rd</sup> floor) for 78 beds for men in various stages of UGM's 18-month voluntary recovery program. Rents as low as \$10/month will be charged to recover minimal living costs and to establish rental resumes to assist with future housing applications.

This request supports the recommendations of the Downtown Task Force on Homelessness, in that it:

1. Provides 24-hour unisex bathroom facilities accessible to the public without requirements for building entry or program enrollment.
2. Provides bike racks for 40 bikes and 20 outdoor storage bins.
3. Provides public-access showers, clothing exchange, indoor storage of personal items, and accessible laundry facilities for men and women, for both day and overnight-shelter use.
4. Provides a protected and commercially-landscaped public-space courtyard for the public and men to interact and visit, out of view from the police facility and removed from the noise and attention from the traffic on Commercial Street NE, southbound (Oregon State Highway 99E).
5. Provides an alternative courtyard space for men staying at the facility, for use as a smoking/visiting area, also protected from public view and highway noise/attention.
6. Provides a "hot-room" baggage area, set at 118 degrees to eliminate any/all insects or pests prior to entry of the living, eating, counselling, and sleeping areas of the facility.
7. Provides a commercial-style kitchen to allow members of the public and groups to cook and serve meals, as well as other opportunities to volunteer (learning center, clothing, counselling, community meetings).

UGM has submitted all development documents to the City for its approval process and has acquired all the properties necessary for the project. To-date, UGM has incurred no debt and is meeting progress milestones in fund-raising, development, and operational enhancements to be ready to serve and enhance the lives of 300 men each day for many years to come. UGM anticipates that it will likely begin demolition of existing structures during winter of 2019, with initial construction beginning by Dec 31, 2019.

UGM believes that approval of this request will be a wise and prudent investment for all that complements other recent investments made by the City and the Agency for shelter, meals, and assistance for our homeless population. UGM's strong fiscal sustainability in serving homeless men and women for over 65 years with private donations reflects this community's commitment in the years to come.

Support of this request will help to leverage other applications for funding sought from the M.J. Murdock Charitable Trust, the New Market Tax Credit Program, and several pending major donors. UGM requests these funds to be made available by escrow account not later than August 31, 2019 in order complete the final fund-raising efforts.

Attached please find the Capital Improvements Program Application, the plans for the proposed facility, and an update on the fund-raising campaign progress.

Please feel free to contact me with any further questions you may have. We look forward to presenting our project, our needs, and how we more closely integrate in uplifting downtown Salem.

Sincerely,



*Dan Clem*

Executive Director  
P. O. Box 431, Salem, OR 97308  
745 Commercial St NE, Salem, OR 97301  
503.480.9983 Cell  
503.967.6388 Office  
503.399.6846 Fax

