



CITY OF PORTLAND
Housing and Economic Development Department
Gregory A. Mitchell, Director

MEMORANDUM

To: Housing and Economic Development Committee

From: Greg Mitchell

Date: May 12, 2021

Subject: Homeless Service Center Developer Selection

I. ONE SENTENCE SUMMARY

A Housing and Economic Development Committee vote is requested on the City staff recommendations to proceed into negotiations with a developer to construct a Homeless Service Center located at 654 Riverside Street on City-owned property.

II. BACKGROUND

Under City Council direction, the City issued a Request for Proposals (“RFP”) from developers to construct and lease to the City a Homeless Service Center located at 654 Riverside Street on City-owned property. The deadline to submit proposals was April 27, 2021. Three proposals were received.

City staff is presenting their recommendations to the Housing and Economic Development Committee to vote on the developer selection in order for staff to proceed with negotiations on land and tenant lease agreements.

III. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

Creation of a new Homeless Service Center with wrap around services to improve service to the homeless population.

IV. FINANCIAL IMPACT

None at this point. This a City staff recommendation to enter into further negotiations with the RFP winner based on their initial proposal. Initially proposed lease amounts and terms are a starting point for negotiations, and the City and winning developer will work collaboratively to develop financing structures which are more cost effective for the City. If and when an acceptable financing approach was agreed upon with a developer, there would be additional Committee action required by both the Housing and Economic Development Committee and Finance Committee.

V. STAFF ANALYSIS AND BACKGROUND

A Selection Committee was established by the City Manager to review proposals received and provide their recommendations to the City Manager.

City staff reviewed all three proposals received and scored them based upon the Request for Proposal (copy attached) criteria.

The Developers Collaborative Proposal scored the highest due to the following:

- extensive local experience with redevelopment of former public and private properties;
- creative site design and modular type facility construction; and,
- proven ability to navigate challenging neighborhood and publicly controversial development projects.

VI. RECOMMENDATION

City staff recommends beginning negotiations with the Developers Collaborative based on their initial proposal.

VII. LIST ATTACHMENTS

RFP #21041

Developers Collaborative Proposal

FD Stonewater Proposal

Fuego Proposal