

BUD CLARK COMMONS

A Resource Access Center for the
Homeless in Portland, Oregon



submitted by

HOLST ARCHITECTURE

December 9, 2014

2015 RUDY BRUNER AWARD PROJECT DATA



PROJECT DATA

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

Project Name Bud Clark Commons Location _____ City Portland State OR

Owner Home Forward

Project Use(s) Supportive Services, Day Center, Temporary Shelter for 90 Men, 130 Permanent Affordable Housing Units

Project Size 107,000 sf Total Development Cost \$29 million

Annual Operating Budget (if appropriate) _____

Date Initiated 2003 Percent Completed by December 1, 2014 100%

Project Completion Date (if appropriate) June 10, 2011 Project Website (if appropriate) _____

Attach, if you wish, a list of relevant project dates _____

Application submitted by:

Name Xylia Buros Title Marketing Manager

Organization Holst Architecture

Address 110 SE 8th Avenue City/State/Zip Portland, Oregon 97214

Telephone (503) 233-8956 Fax (503) 232-7135

E-mail xburos@holstarc.com Website (if appropriate) holstarc.com

Perspective Sheets:

Organization	Name	E-mail
Public Agencies <u>Home Forward</u>	<u>Julie Livingston</u>	<u>julie.livingston@homeforward.org</u>
Architect/Designer _____		
Developer <u>Home Forward</u>	<u>Julie Livingston</u>	<u>julie.livingston@homeforward.org</u>
Professional Consultant <u>Green Building Services</u>	<u>Ralph DiNola, LEED Fellow</u>	<u>ralph@newbuildings.org</u>
Community Group <u>Old Town Neighborhood Assoc.</u>	<u>Patrick Gortmaker</u>	<u>patrick@kalbererco.com</u>
Other <u>City of Portland</u>	<u>Commissioner Nick Fish</u>	<u>nick@portlandoregon.gov</u>

Please indicate how you learned of the *Rudy Bruner Award for Urban Excellence*. (Check all that apply).

Direct Mailing
 Direct Email
 Previous Selection Committee member
 Other (please specify) _____
 Online Notice
 Previous RBA entrant
 Professional Organization
 Social Media
 Bruner/Loeb Forum

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, and to post on the Bruner Foundation websites, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

Signature  Date 12/09/14

**2015
RUDY BRUNER AWARD
PROJECT
AT-A-GLANCE**



PROJECT AT-A-GLANCE

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet, the Project Data sheet, and the representative photo will be sent to the Committee in advance as the *Project Overview*.

Project Name _____

Address _____

City/State/ZIP _____

1. Give a brief overview of the project. Approximately 500 words.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.) Approximately 500 words.

2015 RUDY BRUNER AWARD PROJECT DESCRIPTION



PROJECT DESCRIPTION

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project? Approximately 500 words.

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project? Approximately 500 words.

PROJECT DESCRIPTION (CONT'D)

3. Describe the key elements of the development process, including community participation where appropriate. Approximately 400 words.

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable. Approximately 400 words.

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings? Approximately 400 words.

2015
RUDY BRUNER AWARD
COMMUNITY
REPRESENTATIVE
PERSPECTIVE



COMMUNITY REPRESENTATIVE PERSPECTIVE

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

Name	Patrick Gortmaker	Title	Chair, Joint Land Us & Design Review Committee
Organization	Old Town Chinatown Neighborhood Assoc.	Telephone (503)	227-8600 x 13
Address	321 SW 4th Ave., Suite 800	City/State/ZIP	Portland, Oregon 97204
Fax ()		E-mail	patrick@kalbererco.com

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, for any purpose whatsoever, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

Signature		Date	12/9/14
-----------	---	------	---------

1. How did you, or the organization you represent, become involved in this project? What role did you play?

At the time that Bud Clark Commons was being sited and planned, I served as the chair of the Joint Land Use and Design Review Committee of the Old Town/Chinatown Neighborhood Association and the Old Town/Chinatown Visions Committee.

2. From the community's point of view, what were the major issues concerning this project?

Old Town/Chinatown at the time was at a crossroads of incredible growth and development balanced with the many social services and resources for chronically homeless populations that existed in the neighborhood. We were a neighborhood of business owners, social service providers, residents, and property owners concerned with positive growth and development of our neighborhood. We had developed hundreds of affordable housing units, along with the preservation and renovation of several SRO [single-room occupancy] projects with partners in the neighborhood like Central City Concern, Transition Projects, and the Housing Authority of Portland.

As part of the City of Portland's 10-year plan to end homelessness, the City envisioned a Resource Access Center that could act as a transitional location for people who were experiencing homelessness with direct access to programs that would ultimately result in a transition from homelessness to permanent housing. Old Town/Chinatown quickly became the ideal location for such a transitional center, given its base of resources already existing in the neighborhood. The challenge was to bring a resource center into Old Town/Chinatown without impacting the continued opportunities to attract more commercial development for office, retail, and market-rate and affordable housing. It took the entire community to come together and address the concerns that came along with the siting of Bud Clark Commons.

COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

3. Has this project made the community a better place to live or work? If so, how? Approximately 400 words.

4. Would you change anything about this project or the development process you went through? Approximately 400 words.

2015
RUDY BRUNER AWARD
PUBLIC AGENCY
PERSPECTIVE




Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name	Julie Livingston	Title	Senior Project Manager
Organization	Home Forward	Telephone	(503) 802-8424
Address	135 SW Ash Street	City/State/ZIP	Portland, Oregon 97204
Fax ()	n/a	E-mail	julie.livingston@homeforward.org

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, for any purpose whatsoever, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

Signature		Date	12/9/14
-----------	---	------	---------

1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements).

Home Forward is a local public housing agency serving the Portland metropolitan area. Home Forward is the owner of the Bud Clark Commons and acted as the developer. As the developer, the agency was responsible for all aspects of design, construction and financial management. Home Forward bore and continues to bear the reporting burdens associated with federal, state and local subsidies that were used to finance the development and are used to support operations.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them?

Bud Clark Commons is an element of our community's Ten-Year Plan to End Homelessness. When planning for Bud Clark Commons began, the cost to the community to deliver services to a person living on the streets was calculated at \$39,900 per year. That cost was reduced to \$25,700 if that same person were housed, including the cost of housing—a net saving of \$14,200 per person per year. The primary benefit to the City is an overall net reduction in the cost to deliver services to people currently living on the streets, and an additional 130 units of permanent supportive housing for people moving from homeless to permanent housing.

The project's major partners—the City of Portland, Multnomah County, the State of Oregon, US Department of Housing & Urban Development—were fully committed to delivering a successful project from the outset. Now that the building is operational, they remain committed to the Guiding Principles that were established in the early days of the planning process:

- Serve with dignity
- Provide quality housing
- Be environmentally and economically sustainable
- Enhance neighborhood livability
- Invite public participation
- Design with inspiration

Commitment to quality design, construction and operations on the part of the major project partners minimized trade-offs and compromises. The only significant impact to the development pro forma resulted from a drop in the tax credit market in 2008; the impact to the project was a reduction in the site area and the building square footage. Ultimately, this was a benefit to the building; the larger building had been planned as a wood structure, while the smaller building was built of concrete.

PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.

5. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

2015
RUDY BRUNER AWARD
DEVELOPER
PERSPECTIVE




Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by the person who took primary responsibility for project financing or is a representative of the group which did.

Name	Julie Livingston	Title	Senior Project Manager
Organization	Home Forward	Telephone (503)	802-8424
Address	135 SW Ash Street	City/State/ZIP	Portland, Oregon 97204
Fax ()	n/a	E-mail	julie.livingston@homeforward.org

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, for any purpose whatsoever, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

Signature		Date	12/9/14
-----------	---	------	---------

1. What role did you or your company play in the development of this project? Describe the scope of involvement.

[SAME AS PUBLIC AGENCY PERSPECTIVE]. Home Forward is a local public housing agency serving the Portland metropolitan area. Home Forward is the owner of the Bud Clark Commons and acted as the developer. As the developer, the agency was responsible for all aspects of design, construction and financial management. Home Forward bore and continues to bear the reporting burdens associated with federal, state and local subsidies that were used to finance the development and are used to support operations.

2. What trade-offs or compromises were required during the development of the project?

[INCLUDED IN PUBLIC AGENCY PERSPECTIVE]. Commitment to quality design, construction and operations on the part of the major project partners minimized trade-offs and compromises. The only significant impact to the development pro forma resulted from a drop in the tax credit market in 2008; the impact to the project was a reduction in the site area and the building square footage. Ultimately, this was a benefit to the building; the larger building had been planned as a wood structure, while the smaller building was built of concrete.

3. How was the project financed? What, if any, innovative means of financing were used? Approximately 400 words.

4. What do you consider to be the most and least successful aspects of the project? Approximately 400 words.

2015
RUDY BRUNER AWARD
PROFESSIONAL
CONSULTANT
PERSPECTIVE

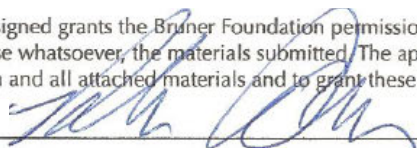


Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by a professional who worked as a consultant on the project, providing design, planning, legal, or other services. Copies may be given to other professionals if desired.

Name	Ralph DiNola	Title	(On project, was Principal at Green Building Services)
Organization	Current: Executive Director, New Buildings Institute	Telephone	(360) 567-0950 ext. 102
Address	1601 Broadway Street	City/State/ZIP	Vancouver, WA 98663-3435
Fax	(360) 213-1065	E-mail	ralph@newbuildings.org

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, for any purpose whatsoever, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

Signature		Date	12/6/14
-----------	---	------	---------

1. What role did you or your organization play in the development of this project?

Green Building Services provided green building and LEED consulting for the project. We helped ensure that Home Forward's vision and goals for sustainability were achieved. Our scope of work included the following:

- Facilitation of an eco-charrette (a green building and sustainable design visioning and goal setting session)
- LEED Consulting and Project Management
- Facilitating the project team's effort to achieve LEED certification
- Managing the documentation and submission of LEED documentation for LEED Platinum certification
- Green Specification Review
- Incentive Coordination

During our facilitation of the eco-charrette, the owner (Home Forward) and the design team agreed to set a high bar and attempt a LEED Platinum certification, as well as several innovative green building strategies that ultimately were integrated into the project.

2. Describe the project's impact on its community. Please be as specific as possible.

From the onset of this project, Home Forward and the design team set out to reinvent the homeless shelter, permanent supportive housing, and administrative and support offices. As a part of the City of Portland's ambitious 10-year plan to end homelessness, this project put a stake in the ground and aspired to create a model facility for Portland as well as cities across the country to elevate typically pedestrian facilities through contemporary high-design, durable and beautiful materials, and deep green strategies that bring dignity and well-being to the occupants and staff, and result in dramatically reduced operating costs to the residents and organizations that support the facility.

While facilities of this type are typically difficult to site in communities, this project is ideally located in the urban core with ready access to the downtown area as well as public transportation and employment. The architecturally striking and iconic building is prominently placed on Broadway near the railroad station and the Broadway Bridge, where it provides the building program a presence in the community, rather than being hidden in a less desirable part of town. This project has clearly elevated the organizations responsible for the project and the role that they play in our community, and has provided additional legitimacy to the city's mission to end homelessness.

PROFESSIONAL CONSULTANT PERSPECTIVE (CONT'D)

3. How might this project be instructive to others in your profession? Approximately 400 words.

4. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

2015
RUDY BRUNER AWARD
OTHER
PERSPECTIVE



Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

Name	Nicholas Fish	Title	Commissioner
Organization	City of Portland	Telephone	(503) 823-3596
Address	1221 SW 4th Avenue, Room 240	City/State/ZIP	Portland, Oregon 97204
Fax ()		E-mail	nick@portlandoregon.gov

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, for any purpose whatsoever, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

Signature		Date	12/5/14
-----------	---	------	---------

1. What role did you play in the development of this project?

As Commissioner in Charge of housing for the City of Portland, I was the City's lead on the development of Bud Clark Commons.

I approved the design of the building, and worked with the development team to modify the original design - for example, moving from a full-block to a half-block building. I worked to build and maintain political support, including securing City Council approval of a \$30 million investment.

I was also given the honor of naming the building, and chose to honor former Portland Mayor, Bud Clark, who was the first mayor to put housing and homelessness in the forefront of the City's agenda.

2. Describe the impact that this project has had on the your community. Please be as specific as possible.

Bud Clark Commons is the cornerstone of our 10-Year Plan to End Homelessness. It was designed to meet three major needs: permanent homes for very vulnerable adults; a men's shelter; and a day center with a wide variety of services.

In its first year of operation, more than 7,800 people accessed services and programs through the Commons. 616 people moved to permanent homes, 493 men stayed at the shelter, and 930 veterans were connected to services.

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.

BUD CLARK COMMONS
services and shelter for the homeless



BUD CLARK COMMONS

services and shelter for the homeless

BUD CLARK

As a centerpiece of Portland's 10-Year Plan to End Homelessness, Bud Clark Commons represents a new approach to providing dignified housing and comprehensive services to help those experiencing homelessness.

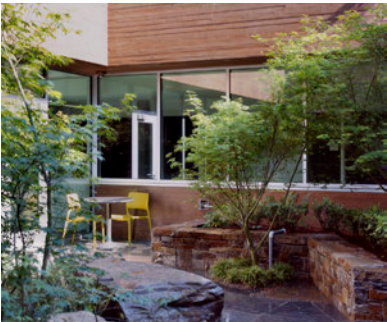
Funded by a combination of low-income housing tax credits, urban renewal funding, and HUD stimulus dollars, the project sets a new standard by combining permanent supportive housing and a temporary shelter with a community resource center.

Located at the gateway to downtown Portland near the historic Union Station, the LEED Platinum project achieves a perceivable balance between the rigorous programmatic requirements of a coalition led by the City of Portland, a progressive design approach, and sustainable building practices.

The project's mission is to provide a continuum of services to help transition homeless individuals toward stable, permanent living arrangements.



BUD CLARK COMMONS
services and shelter for the homeless



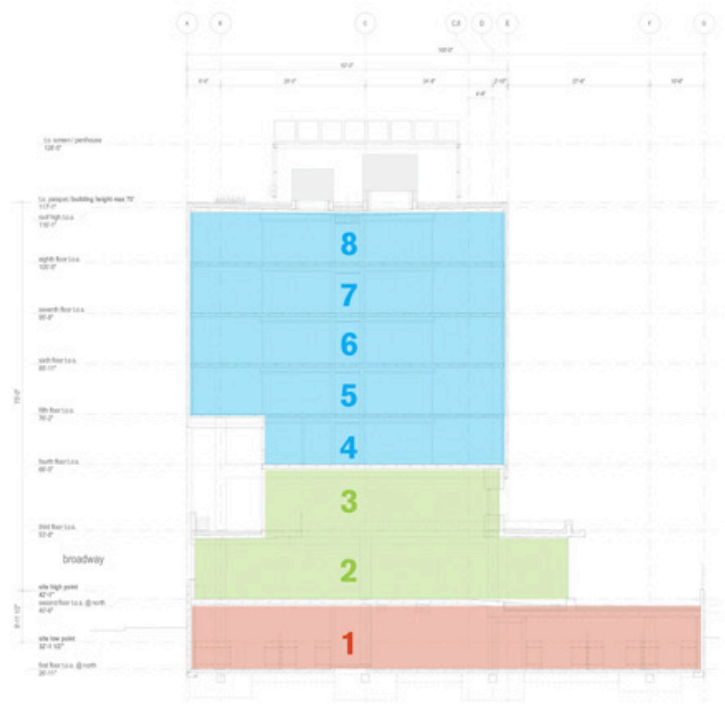
southwest corner

BUD CLARK COMMONS
services and shelter for the homeless

SITE LOCATION MAP



BUD CLARK COMMONS
services and shelter for the homeless



HOUSING
floors 4-8

The housing has 130 permanent studios for single men and women.

- counseling
- 24 hour reception
- balconies
- community room
- laundry facilities
- computers

DAY CENTER
floors 2-3

The Day Center provides homeless citizens with the resources they need to gain and maintain housing. It is open to the public

- showers
- restrooms
- library
- wellness center
- barbershop
- pet kennels
- garden balcony
- lockers
- kitchen
- free clothing
- computers
- counseling
- laundry center
- public courtyard
- art studio
- mail center
- community courtroom
- meeting space

SHELTER
floor 1

The shelter provides a temporary home for 90 men

- counseling
- lockers
- laundry center
- restrooms
- computers
- dining area
- showers
- private courtyard
- exercise room
- commercial kitchen

BUILDING SECTION



shelter



day center



permanent housing

BUD CLARK COMMONS
services and shelter for the homeless



BUD CLARK COMMONS

services and shelter for the homeless

SHELTER

- 1 Donation Entry
- 2 Main Entry
- 3 Reception
- 4 Shelter Commons
- 5 Exercise Room
- 6 Offices
- 7 Kitchen
- 8 Courtyard
- 9 Sleeping Rooms
- 10 Bathrooms
- 11 Storage

HOUSING

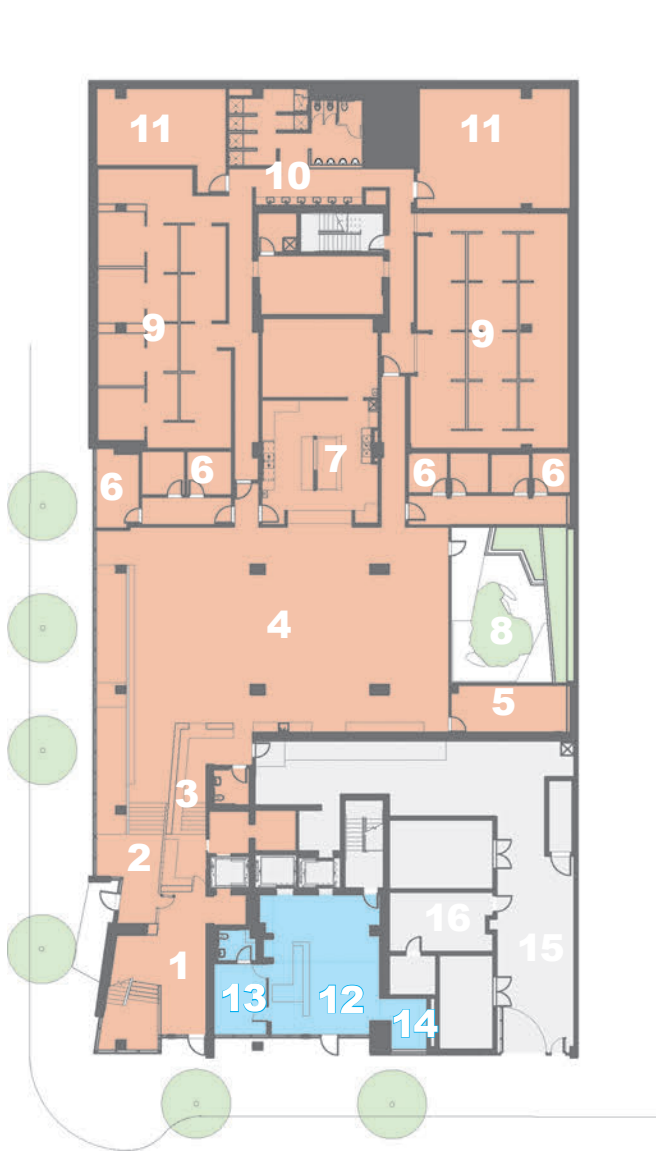
- 12 Lobby
- 13 Offices
- 14 Mail

COMMON

- 15 Loading
- 16 Mechanical

DAY CENTER

- 17 Public Courtyard
- 18 Entry
- 19 Reception
- 20 Commons
- 21 Multipurpose
- 22 Kitchen
- 23 Barber
- 24 Computer Lab
- 25 Library
- 26 Laundry
- 27 Hygiene Center
- 28 Clothing Room
- 29 Offices
- 30 Copy Room



FLOOR 1



FLOOR 2



BUD CLARK COMMONS
 services and shelter for the homeless

DAY CENTER

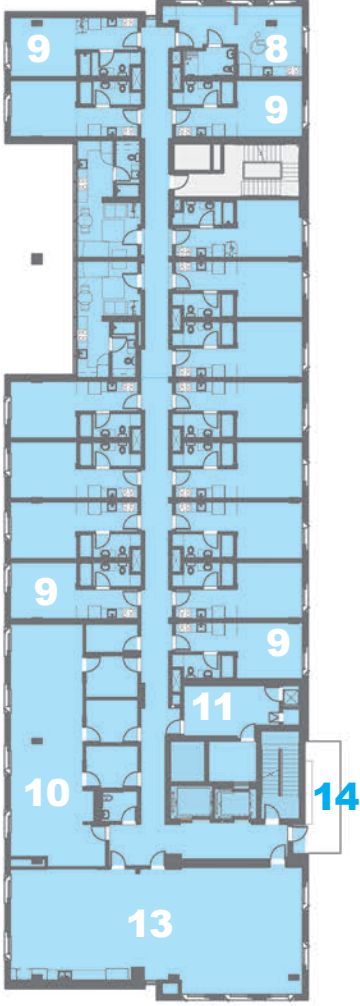
- 1 Art Room
- 2 Garden Balcony
- 3 Office
- 4 Storage
- 5 Lounge
- 6 Meeting Room
- 7 Break Room

HOUSING

- 8 Accessible Unit
- 9 Typical Unit
- 10 Office
- 11 Laundry
- 12 Counseling Rooms
- 13 Community Room
- 14 Balcony



FLOOR 3



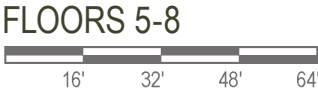
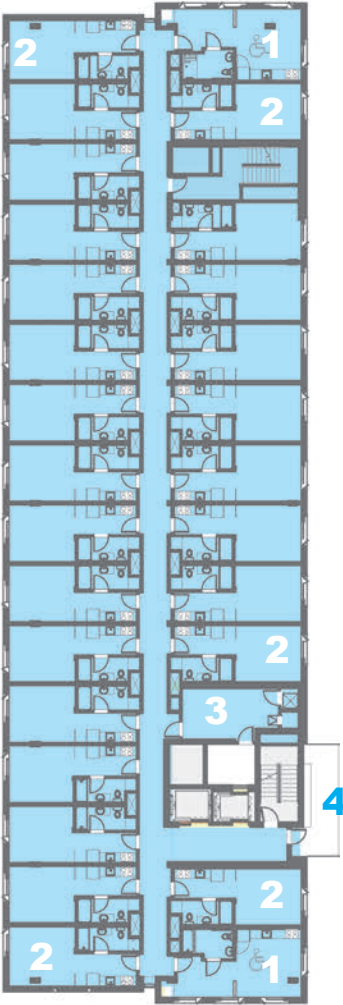
FLOOR 4



BUD CLARK COMMONS
services and shelter for the homeless

HOUSING

- 1 Accessible Unit
- 2 Typical Unit
- 3 Laundry
- 4 Balcony



SUSTAINABILITY FEATURES

What "GREEN" means at the Bud Clark Commons:

HELPING PEOPLE

A civilization that allows the dignity of a home and access to resources for our most vulnerable citizens is a society likely to make decisions that protect our planet. We are all in this together.

RESPECTING THE ENVIRONMENT

The best way to build sustainably is to consider the healthfulness of each design decision, from maximizing the use of land to providing plentiful clean air for a medically susceptible population.

SAVING MONEY

Using energy-saving technologies and building to last ensures that we invest public resources wisely. Because of this conservation, an estimated \$60,000 will be saved each year at this durable facility.

SUSTAINABILITY FEATURES

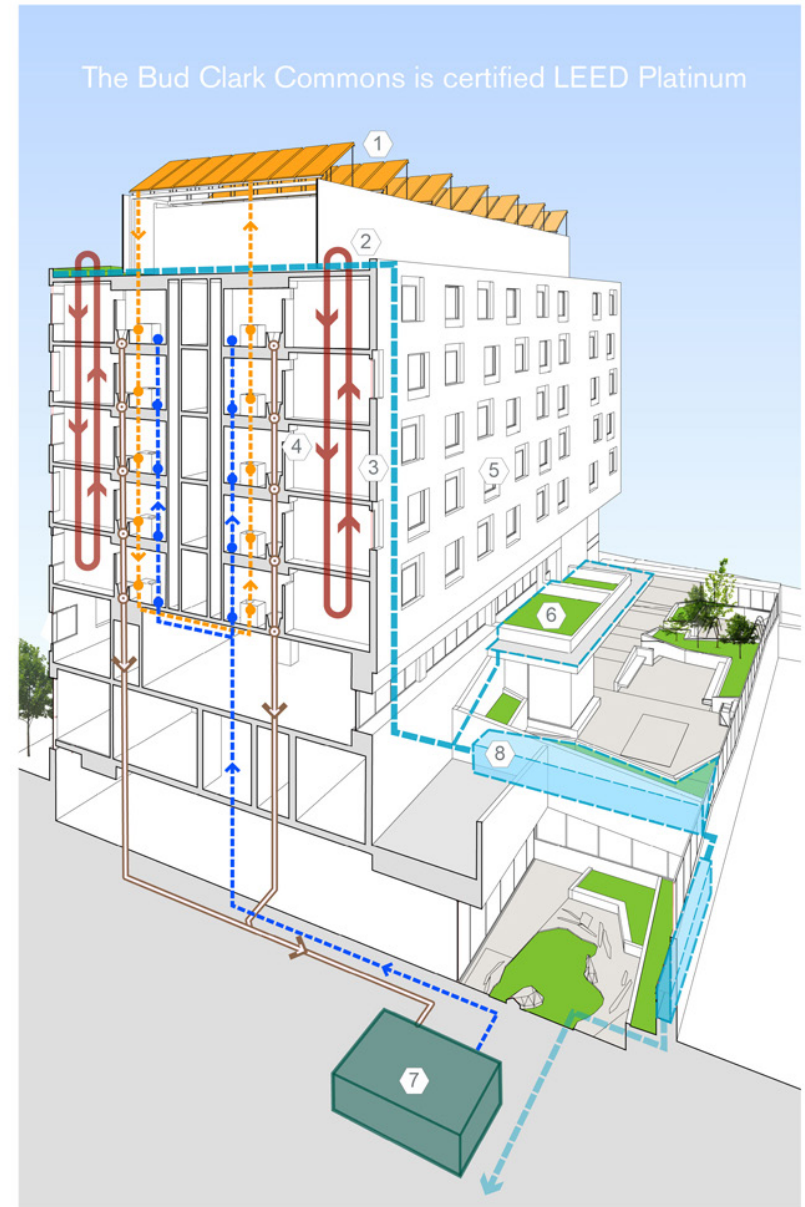
- ① SOLAR HOT WATER
over 80% of the energy for hot water will come from the sun.
- ② HEAT RECOVERY VENTILATORS
use hot exhaust air to heat incoming fresh air to conserve resources.
- ③ HIGH-PERFORMANCE EXTERIOR ENVELOPE
continuous insulation and an air-tight skin keeps in the heat and saves energy.
- ④ INTERIOR RELITES
provide daylight to bathrooms eliminating the need for lights during the day.
- ⑤ FIBERGLASS WINDOWS
low-E and PVC free, with a switch that turns off the heat when opened.
- ⑥ GREEN ROOFS
decrease heat island effect, absorb and filter the rain.
- ⑦ GREYWATER RECYCLING
water from showers and washers is recycled to flush toilets.
- ⑧ BIOSWALES
control stormwater with drought-resistant, irrigation-free landscaping.

OTHER MEASURES

- maximized ventilation for health of a compromised population.
- low VOC paints and sealants improve air quality.
- efficient lighting with flexible control avoids waste.
- locally sourced and sustainably made materials.
- energy star appliances.
- recycling and green housekeeping strategies.
- low-flow plumbing fixtures to reduce costs.
- garden, art studio, and gym promote health and wellness.



Bud Clark Commons is
certified LEED Platinum



SHELTER

The shelter features an abundance of natural light and wood finishes. FSC-certified Douglas fir is used throughout the building to create a warm, inviting atmosphere.

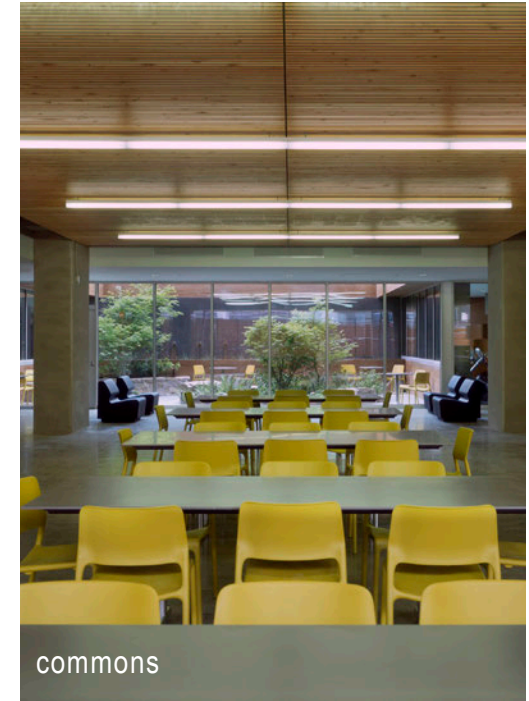
The commons area opens to a private, landscaped courtyard, creating a safe and restorative place for the shelter residents. The residents also have access to an exercise room, computer lab, library, barber, and a host of other amenities.

Spaces were designed to accommodate the requirements and ensure the safety of shelter staff, and to provide residents privacy. Many men that enter the shelter are seeking a way to transition off the street and need support, guidance, and stability, while maintaining a sense of dignity.

The architects sought ways for the building to support their needs by creating gentle transition spaces, using quality materials and fine details, and enforcing the message that all people are deserving of a healthy and well-designed environment.



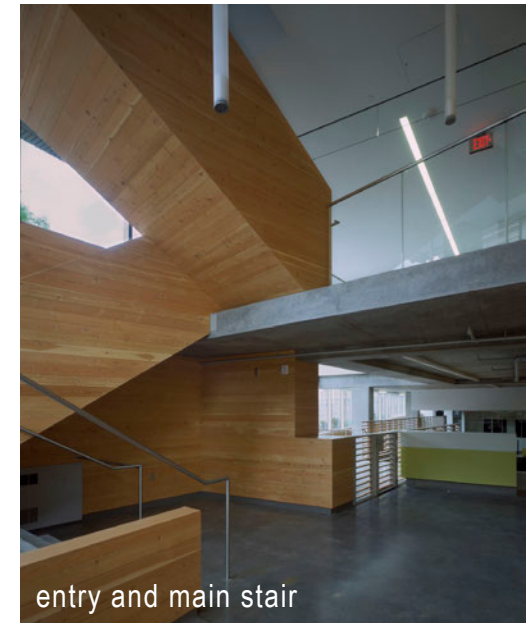
shelter courtyard



commons



entry



entry and main stair

DAY CENTER

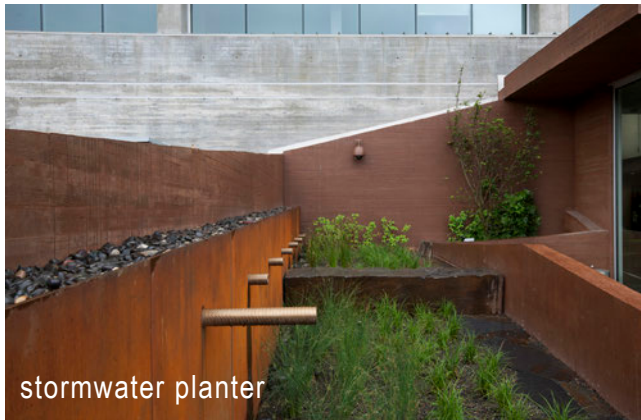
Many homeless citizens are not ready to come inside. The public courtyard at the Day Center entrance provides a dignified and welcoming in-between space where counselors can work one-on-one with homeless individuals seeking help and services.

After dozens of precedent studies and team trips to facilities across the U.S., it became clear that there would be a need for both security and inspiration at Bud Clark. A 16-foot-wide gate was necessary to secure the public courtyard after hours, but the idea of integrating artwork into the gate was to provide inspiration, connection, and relief from the institutional program. The gate contains inspiring quotations that are waterjet-cut from recycled weathering steel.

The figural cast-in-place concrete elements are board-formed and stained to add warmth and human scale, as well as to provide practical seating. The result is a powerful and welcoming entrance that establishes connections to the community and to the shared human condition.



public courtyard



stormwater planter



entry gate

BUD CLARK COMMONS

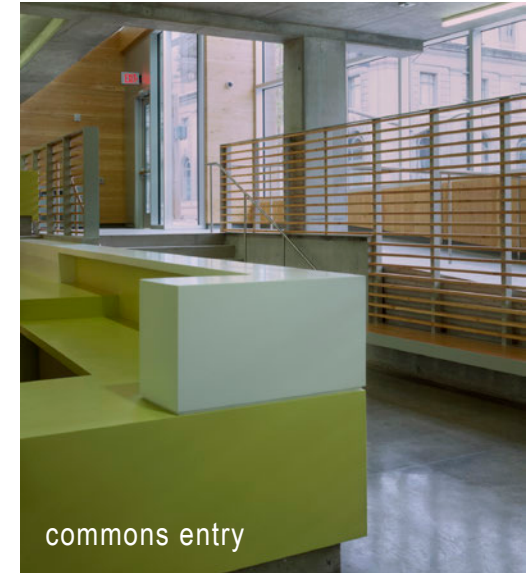
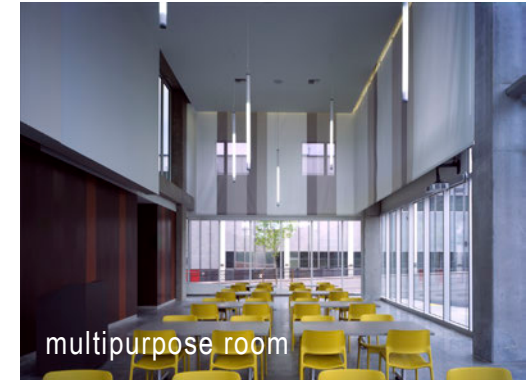
services and shelter for the homeless

DAY CENTER

The day center is the one place in the city where any person, couple, or family can come to receive help escaping homelessness. It provides a range of services: bathrooms and hygiene center, kitchen, laundry facility, job training and life skills, mail services, pet kennels, and storage units.

A courtyard at the entrance serves as a transition space for those hesitant to enter the building. Inside, visitors are greeted by staff who determine individual and/or family needs. Ample natural light, acoustic panels to eliminate unwanted sounds, and circulation of fresh air helps keep the spaces comfortable during the busiest hours of the day.

Durability was a top priority for this publicly-funded, sustainably-minded project. The team made constant and deliberate value decisions to invest in long-lasting solutions rather than accepting immediate savings; examples include solid surface counters, solid core doors, higher performing windows, durable brick and concrete skin, and post-tensioned concrete structure



HOUSING

On average, a chronically homeless individual in Oregon costs society over \$40,000 per year between health care, social services, and law enforcement. When the same individual is given housing, that cost drops to \$26,000, including rent.

Materials for this project were chosen specifically for their ability to optimize the health of residents, many of whom suffer from illnesses; durability and maintenance; and energy use, given the public nature of the project and its need for cost savings.

Each apartment is 300 square feet, fully furnished, and built to last. The apartments come equipped with a bike rack, relite windows that allows natural light to enter the bathroom, increased ventilation with heat recovery, and smart sensors in the operable windows that turn off the heat when opened.

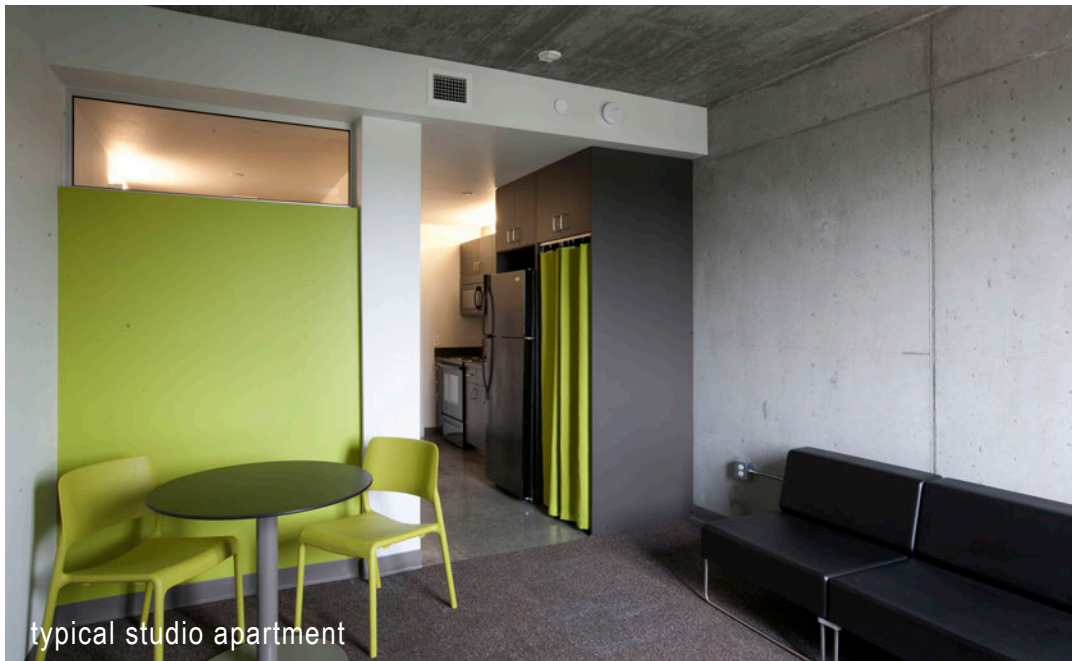
A vulnerability index is used to select residents for permanent housing, ensuring that homes are provided to citizens who are the most in danger of dying on the street.



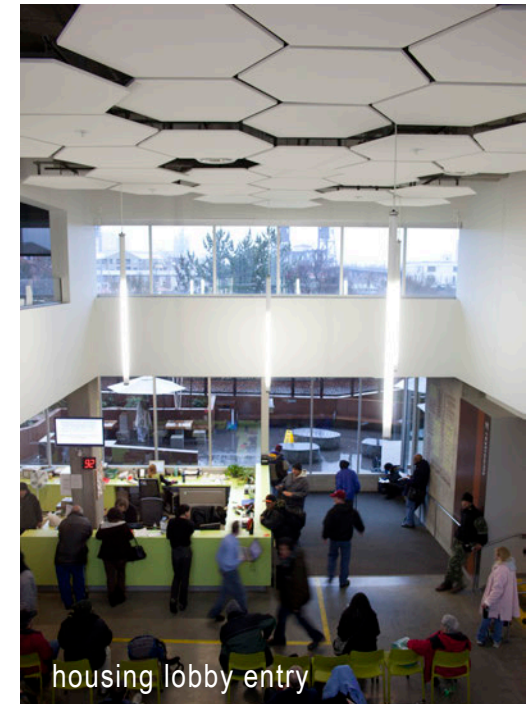
residential corridor



shared balcony



typical studio apartment



housing lobby entry

BUD CLARK COMMONS

services and shelter for the homeless

RESULTS

Bud Clark Commons has shown measurable results in both promoting housing stability among Portland's homeless, and in its building performance.

In the year following the building's opening, the client served more than 7,000 homeless persons at the day center and kitchen, including approximately 200 veterans.

More than 3,600 individuals have been connected with social services, and more than 350 permanent housing placements have been made.

Regarding building performance, Bud Clark has achieved a 45% savings of energy use over comparable code baseline design through energy conservation measures such as heat recovery, increased thermal performance, and solar hot water. The building earned LEED Platinum certification, with public savings from the use of energy-efficient technologies estimated at \$60,000 per year.



aerial view from southeast

Somewhere to Go, Something to Believe In

Great Expectations for the City's New Homeless Center

by Matt Davis

A CENTER TO "end" homelessness in Portland has been a long time coming.

"We first tried this when my daughter was born," says Margaret Bax, the housing policy manager in City Commissioner Erik Sten's office. "And she's about to graduate college."

Sten told the *Mercury* on October 1 he expected to settle on a site for a new center to shelter homeless people and help them move into housing "in the next two weeks" ["No Room at the Inn," *News*, Oct 4]. And with up to \$30 million worth of possible investment, everyone is curious about what to expect when the center eventually opens in—fingers crossed—2009. However, Sten's deadline has already passed, and negotiations are still in the works.

Andy Wilch, housing director for the Portland Development Commission (PDC), now says the agency is likely to choose a site for the center by "the first week of December." The two contending locations are the "Dirty Duck block," nicknamed after the bar on its corner at NW 3rd and Glisan, and the triangular historic fire station block, or A&N block, kitty corner from it, next to the onramp for the Steel Bridge in Old Town.

Regardless of which site is chosen, and how long the decision actually takes, how did the city get here, historically? Does anybody really believe the center can "end" homelessness in Portland, and if so, what's different about the efforts to do it this time, as opposed to when a similar project was attempted in the 1980s? What makes everyone so sure this new center is going to be a success?

LEARNING FROM PORTLAND'S MISTAKES

Housing Policy Manager Bax is coordinating the city's effort to site and build the homeless resource center with the county and a trio of organizations with acronyms for names—the PDC, the Housing Authority of Portland (HAP), and the Bureau of Housing and Community Development (BHCD).

Around the time Bax's daughter was born, Bax was taking part in an effort under Mayor Bud Clark in the '80s to remodel what was then called the Beaver Hotel, into what now serves as the city's current homeless center—part of Clark's "12-point plan to end homelessness."

If that sounds familiar, it's probably because Bax's "new" effort to build a "new" center is part of a "new" "10-year plan to end homelessness" launched by Sten three years ago—it borrowed elements of Clark's plan, but emphasized a speedier transition between homelessness and permanent housing, with fewer intermediate steps.

Today the old Beaver Hotel, behind the Greyhound bus station on the corner of NW 5th and Glisan is, to quote Bax, "worn out." It's been through a number of changes, hosting homeless men's and women's shelters over the years, and currently plays host to Transition Projects, Inc. (TPI), a homeless men's shelter, and the Medford House, a treatment center for high-risk offenders with addiction problems.

To an uninitiated visitor, TPI's men's shelter makes an unforgettable first impression—men cram themselves into bunk beds spaced so closely together that the shelter had to get special permission from the fire bureau just to stay open. It's not a place that inspires optimism.

When dinner is brought in each evening, there's nowhere for the men to eat it, other than sitting on the edge of their beds. It's more like a scene from *Down and Out in Paris and London*—George Orwell's 1933 account of living as a "tramp" in those cities—than what one expects from a supposedly ultra-liberal city in the richest nation on Earth in 2007.

The mood hardly lightens when you walk around the corner into TPI's "service access center"—more than 20 people crowd into about 100 square feet of floor space, take a number, and wait their turn to speak to one of

Continued on pg.13 ▶

DENNIS CULVER

◀ Continued from pg.11

three desk clerks behind a tiny, battered counter. The center gets busiest when it first opens—there's usually a line waiting outside—but there's always frustration in the air.

"There's not enough space for people to sit in a dignified manner," says Fern Elledge, the shelter's human resource director, who is gearing up to manage the new homeless center when it opens. "So our clients get frustrated, and about twice a week yelling erupts. It's very stressful for everyone."

Someone has pinned quotes from Aldous Huxley's dystopic novel *Brave New World* on a wall in TPI's mailroom, where another Xerox'd quote by Fyodor Dostoevsky hangs: "Originality and a feeling of dignity are achieved only through work and struggle."

Struggle, indeed. In the basement, there's a bizarre, 300-ton mound of 100-year-old earth left behind by the people who built the original building in 1907. It could be taken symbolically as the center's very own Sisyphean mountain—named for the Greek mythological character whose only task was to endlessly roll a rock up said mountain, doomed to repeat the effort again and again.

Aside from being "worn out," the building just isn't working: TPI has an extremely long waiting list, and has had ongoing problems with people camping outside. Those camps attract drug dealers, who conceal themselves in the crowd, and the cops are fed up with making arrests on the center's sidewalk—it's a vicious cycle.

"The problem, is, we're telling people who are camping elsewhere to go to [TPI] for services," says Central Precinct Commander Mike Reese. "But when they get there, there's a 10-week wait." The wait for women at a shelter around the corner is worse: 12 weeks, currently.

"Meanwhile, the Medford [House] and TPI are seeing their clients dropping like flies because when they come out of the building they have to wade through this sea of humanity," Reese continues, "with people outside shooting up, smoking crack, and drinking—the very problems they're trying to kick."

MY, WHAT SERVICE!

Thankfully, things have changed since Bax first oversaw the conversion of the old Beaver Hotel, and practices have changed when it comes to building centers for the homeless.

"How we provide shelter and services is different now," she says. "We're not just trying to get people off the streets. We know people need to get stabilized in housing to stay off the streets."

That means a whole host of services need to be incorporated in the new center that weren't in the old one: The maximum zoned height for both properties being considered is 350 feet, and it's "likely" all of that may be required, according to Leah Greenwood at PDC. TPI has the contract with the city to run the new access center when it's built, and has drafted a series of recommendations on what to offer.

Basic service ideas include a day-access center for 70 people aimed at getting them out of the elements during the day, an outside smoking area for 20 people, shelter beds for 90 men at night (in 45 bunk beds), lockers for people to store their belongings, 10 showers with dressing areas, laundry facilities, restrooms, a dining area (no more eating in bed), a commercial kitchen, internet and computer kiosks, and a mail service.

Ideas for resources to help move people into housing include meeting rooms for staff to connect people to assistance programs, meeting spaces to run a variety of rental and employment classes, private meeting rooms for mental health services, medical exam rooms, and a medication storage area.

On top of that, HAP, which is the lead developer on the project, hopes to add permanent supported housing on the center's upper floors.

"Fifty units of supportive housing is a good planning number," says Mike Andrews, director of development and community revitalization at HAP. "It's not too many, and not too few."

ASK A HOMELESS PERSON

"It's awesome we're going to have a day-access center, and that it's something in the works and actually going to happen, it seems," says Patrick Nolen, community organizer at Sisters of the Road, who was himself homeless in Portland for eight years. "But I hope there's community involvement in the width and depth of the program."

For Nolen, that means everything—from the hours

ally became the Park Kitchen restaurant). When Clark learned Baloney Joe's had bought a space on NW 8th and Flanders, he called an emergency press conference the next day to speak out against the attempt, citing business concerns. Baloney Joe's ultimately closed, eight years later.

Things are different today. The Portland Business Alliance, which represents 1,300 businesses in and around Portland, has found itself in the (perhaps unexpected) position of being an advocate for better social services downtown. This was sparked by the Alliance's involvement in Mayor Tom Potter's Street Access for Everyone (SAFE) committee last year.

The SAFE committee has established a temporary day-access center, the Julia West House, downtown at SW 13th and Alder, in exchange for council passing a controversial law banning people from sitting or lying on the sidewalk—a political bargaining process covered extensively in this newspaper. But the temporary center only provides very basic services for between 40 and 60 of downtown's homeless, and already it's overflowing.

"We've been an advocate for the new day-access center from day one because it will make downtown better for everyone, including the homeless population," says Mike Kuykendall, vice president of downtown services for the Alliance.

Times for Portland's business community appear to have changed. And for Clark, too—he's now on the board of TPI.

HOLDING POLITICIANS ACCOUNTABLE

Having the political will to build a \$30 million center from scratch to help people out of homelessness is a massive opportunity for Portland. What remains to be seen is if Commissioner Erik Sten and his team can pull it off. The center has been a generation in coming, but what's to stop the ball from being dropped for another 10 years?

As council's chief homeless representative, Sten is the archetypal good guy, and is arguably given an easier ride by certain journalists than his fellow commissioners and other lobbying groups because of it. Indeed, so far, much of the community's ample frustration over the slow progress of the access center has been misdirected at the mayor's office rather than Sten, ever since Potter chose to get involved in Portland's homeless scene by convening the SAFE committee.

For example, on September 11, TPI Executive Director Doreen Binder vented her spleen on Kyle Chisek, a mayoral staffer, at a meeting of the downtown public safety action committee.

"The 10-year plan talks about having an access center," she said. "For God's sakes, get it done. Kyle: Get the goddamn building done already."

Ultimately, of course, Sten is the man responsible for getting the goddamn building done already. Let's just hope he can pull it off within the decade.

"I think Erik himself would be very disappointed if this process weren't resolved before he leaves office," Binder says—about as close to putting him on the hook for the center as she's willing to go.

There's also the small problem, for Sten, of coming up with the money. Sten wants to divert urban renewal funds for the center from what PDC currently calls the "river district," or the Pearl District—now that it's been "renewed," he wants to spread some of the cash around. But that's by no means a done deal, and could easily spawn more delays and a swarm of controversial press coverage.

Nevertheless, Sten is talking like a confident man.

"We're going to do it," he told us on October 1.

No pressure, Erik, but you'd better. ■



LORI LUCAS

"The 10-year plan talks about having an access center," she said. "For God's sakes, get it done. Get the goddamn building done already."

the center is open, to rules for use of the center's computers, its kitchen space, even what kind of mental health counseling is offered—needs to be first run past the homeless community the center is geared to serving. As a result, Sisters of the Road is advocating for focus groups involving the homeless community to be held before the center's plans are drawn up.

"We should do that," says BHCD'S Heather Lyons, who helped write Sten's 10-year plan. "It's absolutely critical to have the voice of the people who'll eventually be using the systems involved in the planning process."

GETTING BUSINESS ON BOARD

Perhaps the most important part of delivering the new center will be the support of downtown's businesses. Historically, that community has been against accommodating homeless shelters.

Twenty years ago, Mayor Bud Clark blocked an attempt by the now-defunct homeless shelter Baloney Joe's to move from its location on the Eastside into what is now the Pearl District (next to what eventu-

residential architect

hanley wood

MAY · JUNE 2009

small + green

when remodeling,
why not go both ways?

hometta's homes suite / barn brightly /
web-wise / siegal's *maison sauvage* /
graywater in b+w / news from front

www.residentialarchitect.com

gray matters

is graywater harvesting worth the effort and expense?

by nigel f. maynard

mark Larson, AIA, looks forward to the day when a client gives the green light on graywater harvesting, a system that allows homeowners to capture and reuse wastewater. So far the co-principal of Minneapolis-based Rehkamp Larson Architects hasn't had any takers. "Most clients are leery of it," he says. "Plus, in the Midwest, water availability isn't a crisis, so there's no [sense of] urgency."

Allison Ewing, AIA, LEED AP, feels Larson's pain. Though Ewing's firm, Charlottesville, Va.-based Hays + Ewing Design Studio, incorporates water conservation in all of its projects, it hasn't yet found a client willing to do graywater collection. "We've tried to put graywater systems into multiple projects, but they've always been cut during the 'value engineering' phase," she explains. Like Larson, Ewing attributes part of the reluctance to her location. Water supply issues aren't as grave a concern on the East Coast as they are in other regions of the country. Still, increasing drought conditions in unexpected

places are slowly changing perceptions, she says.

potent nonpotable

Graywater is generated from typical household activities such as shaving, showering, and laundering. Because graywater accounts for 50 percent to 80 percent of a typical household's wastewater volume, environmentalists say letting it flow into the sewer is, well, a waste—and a missed opportunity. It can easily be captured, treated on site, and reused in toilets or landscaping, which would obviate the need to use potable water. "There is so much wastewater generated from a house, so we love the idea" of reusing it, Larson says. "It's back to basics."

The benefits of graywater reuse extend far beyond individual households, though. "If you think about it, using graywater means city wastewater treatment plants are using less energy and less chemicals, which is good for the community," says Pete Muñoz, P.E., LEED AP, senior engineer with Natural Systems International, a Santa Fe, N.M.-based water infrastructure engineering firm. Plus, homeowners who recycle their graywater will save significant amounts of water and money over time.



Courtesy Holst Architecture

Scheduled for completion in 2011, the Resource Access Center will be Portland, Ore.'s first commercial building to incorporate graywater harvesting. The system will capture wastewater from showers and clothes washers, filter it, and use it for flushing toilets.

Muñoz says it's this long view that has spawned widespread interest in graywater harvesting, particularly for moderate-to large-scale commercial, industrial, and residential buildings. The Resource Access Center, a low-income, mixed-use building by Portland, Ore.-based Holst Architecture, is one such project. "It's the first time our firm is using a graywater system, and it's the first time graywater is being used on a commercial scale in Portland," says architect Dave Otte, AIA, LEED AP, a project manager at Holst. "Only recently did the city allow it in commercial projects."

Otte says graywater harvesting makes sense for this building because the Portland area gets more rain than it can use in the winter but experiences water

shortages in the summer. With a system in place, water from the showers and washers will be filtered for large particles and collected in a tank before it goes into a second tank with a UV filter for finer contaminants. The water that emerges will then be used to flush the toilets year-round.

The product Holst is using, from Montreal-based Brac Systems, accounts for roughly \$300,000 of the overall \$27.5 million budget, but Otte says the project will reap significant savings because of it. "Right now we're trying to negotiate lower service-development fees with the city," he says. "We're also likely to get a reduced rate on our water-use fees, so the developer is anticipating a 10-year to 15-year payback on the system." The financial risks

continued on page 60

seem reasonable, Otte says, since the Housing Authority of Portland will likely operate the building for a long time.

Dennis S. Yasar, president of Brac Systems, says his company offers a number of systems—including tanks, filters, and pumps—in various sizes to meet the needs of both commercial and residential markets. The products collect water from sinks, baths, and even air conditioners, making them highly versatile. “An air-conditioning unit can generate as much as 15 gallons of water per day,” he explains. “That water can be put to good use.”

bringing home the harvest

According to Yasar, graywater systems are becoming more commonplace in the residential space as well. His company has sold more than 1,300 residential systems in the last three years alone.

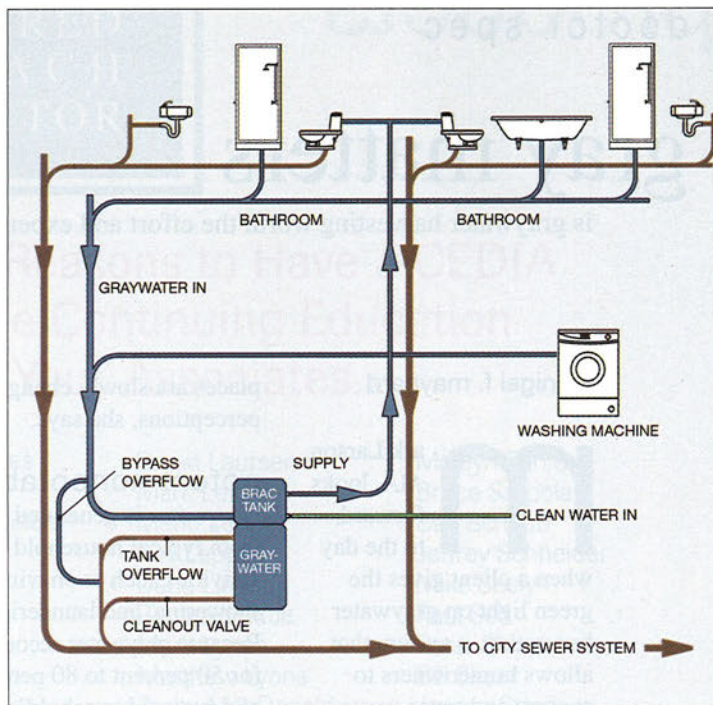
John Quale, LEED AP, assistant professor of architecture at the University of Virginia in Charlottesville, is interested in graywater harvesting and a fan of the process, but his take on the system’s prospects in the single-family house is less enthusiastic. To investigate its effectiveness, Quale—who also directs the university’s ecoMOD research and design/build project—is installing a modest system on one of his

houses. “It’s a small-scale tank system for a sink and a shower,” he explains. “The technology is perfect for this type of domestic application, because it’s only five gallons.” Homeowners can fairly easily manage systems of this size, he continues, but once you get into more complex whole-house systems, the questions begin. Will homeowners change the filter on a regular basis? Will they perform the routine maintenance? Will they be careful about what goes down the drain?

“I’m a little worried about many people doing this in their homes, because there are legitimate health concerns,” Quale continues. “For a homeowner, it’s one extra thing to think about, whereas in a large-scale apartment building, these things would be taken care of by an engineer.” Still, he adds, “If the technology continues to evolve, it could become more feasible.”

tread carefully

Fortunately, graywater harvesting systems can be simple affairs or complex setups. They can be as basic as a pipe that drains underground to a mulch basin for irrigation, for example. “That’s the low-tech solution,” Muñoz says, and it would essentially cost the same as “putting in an extra pipe—possibly as little as \$20 or \$30. Packaged systems with all the bells and whistles,” on the other



Courtesy Brac Systems

In many areas, wastewater from bathtubs, showers, and dishwashers is considered gray. In other jurisdictions, however, water from washing machines and kitchen and bath sinks would be deemed “dark gray” or “black” and could not be harvested and reused.

hand, “can go as high as \$4,000 to \$5,000.”

In either case, graywater must be treated with care. Though it comes from non-sewage sources, it can contain significant amounts of bacteria and contaminants. “Graywater breaks down very fast,” Muñoz explains. “It can smell bad pretty quickly, so it shouldn’t stand around for more than 24 hours.” Homeowners must also be mindful of what goes down the drain.

What’s more, many city codes don’t allow water from kitchen sinks to be reused, because of potential contamination from certain food particles or high concentrations of household cleaners. And in some jurisdictions, water from washing machines is prohibited, because homeowners may wash cotton

diapers, which can compromise water integrity.

Perhaps the most crucial thing to remember about graywater harvesting is that acceptance of the practice varies by region and even municipality. “We’ve found over the last 10 years that it’s less a problem of selling it to clients and more about the regulatory agencies,” Muñoz admits.

In the end, Muñoz says graywater harvesting is a viable water-saving strategy that can contribute to LEED points in multiple ways. Architects interested in pursuing the practice should begin by conducting a water audit to see where their area’s water comes from and where its wastewater goes. In many cases, they’ll discover methods far superior to the conventional treatment process. *ra*

This Was Printed From Portland Business Journal

Homeless Center to honor Bud Clark

Portland Business Journal - by Andy Giegerich , Business Journal staff writer

Date: Monday, January 24, 2011, 2:53pm PST - Last Modified: Monday, January 24, 2011, 3:05pm PST

The city of Portland will name its new homeless services center after former mayor **Bud Clark**.

City Commissioner **Nick Fish**, who's serving as the city council's lead on the new Resource Access Center, said Mayor **Sam Adams** and the three other commissioners agreed that Clark should receive the honor. Clark forged the city's first 12-point plan on homelessness in February 1986.

The center will be called the **Bud Clark Commons**. Fish said some city staffers have already informally dubbed the building "The Bud."

"Here we are almost 25 years later and we're continuing to make progress," said Fish. "It's a good time to honor him."

Only two other city locales — a room at the Oregon Convention Center and a homeless shelter — are named or co-named for Clark.

"It's a very nice honor, but Nick and (Transition Project Inc.'s executive director) Doreen (Binder) have raised the funds for it. I feel like I'm not doing a damn thing," said Clark, Portland's mayor between 1985 and 1992. "But this is nice, and it's a good project."

The center, which sits between Portland's Union Station and the large U.S. Post Office sorting facility on Northwest Broadway, will provide a day center for homeless persons that helps them find employment. The center will include behavioral health treatment counseling services.

The \$46.6 million center will also offer hot showers, storage and voice mail boxes to help residents and center users with job and housing searches.

A men's shelter that provides temporary housing for up to 90 homeless men and 130 units of permanent affordable housing will also be available.

The center, primarily funded by urban renewal funds and tax credits, is set to open in June.

Fish said Clark's work in the 1980s remains critical to helping homeless persons today.

"He was the first mayor to put homelessness at the front of his agenda," Fish said. "That 12-point plan laid the foundation for all the work we've done since."

Clark said while the homelessness problem persists, Portland has begun addressing it more effectively than other cities.

"The homeless problem is still great, but we deal with it in a humanitarian way," he said. "This center will help people get to a better place."

@andygiegerich | agiegerich@bizjournals.com | 503-219-3419

New center helps homeless wash away street stigma

Old Town program gives some place to go, mainstream refuge

BY PETER KORN

The Portland Tribune, Jan 19, 2012

Howard Weiner, owner of Cal Skate in Old Town and a longtime neighborhood activist, says he's seen fewer street people hanging out at the corner of Northwest Sixth Avenue and Davis Street the past few months.

That corner just happens to be in front of Sisters of the Road Café, which serves meals and offers other services to the homeless and has been established as an unofficial demilitarized zone in enforcement of city sidewalk obstruction ordinances.

It also is kitty-corner from Weiner's skateboarding store.

Maybe, Weiner says, the Bud Clark Commons day center is the reason for the change.

Six blocks away, Adele Nofield, general manager of Wilfs Restaurant & Bar, has had to deal with what may be the reason behind Weiner's less cluttered sidewalk. Wilfs, next to Union Station, is a high-end restaurant just across Sixth Avenue from Bud Clark Commons, which opened six months ago.

When city officials originally proposed the Bud Clark Commons, they hoped that a day center and men's shelter would help mitigate one of the most stubborn problems in Old Town and downtown: homeless people with no place to go during the day camping out on sidewalks and in storefront doorways.

The day center, run by nonprofit Transition Projects Inc., offers services to the homeless, and a place where some of them can spend time off the streets.

Nofield says through late summer and early fall she saw more street people hanging out near her restaurant than she ever had before. Administrators at the commons held a number of meetings with Old Town residents and shop owners, and now Nofield says the situation has changed and she has no complaints.

"They're doing a great job of controlling that activity," Nofield says. "The lines of communication are incredible."



CHRISTOPHER ONSTOTT / TRIBUNE PHOTO

Glenn Cooperider works with Transition Projects Inc. staff to obtain a temporary ID card at the Bud Clark Commons day resource center. Cooperider has been homeless for two weeks and thanks to the center, is already on a waiting list for housing.



Tribune Photo: Christopher Onstott • Homeless men and women sign up for time on the bank of seven computers with internet access in the day center at the Bud Clark Commons. The computers are in constant use, as are the center's showers and laundry facilities.

Going somewhere

Nobody is saying that the six-month-old day center and shelter at Bud Clark Commons has cleaned up downtown Portland's streets. But it would be hard to say the commons isn't having an impact.

Most days there are 50 to 100 people seated in the center's main hall at any time. Some are waiting to check their mail — about 1,500 men and women are getting their mail at the day center.

Some are waiting for showers — about 80 are making use of the six private showers each day.

The center's seven computers and its laundry machines are in constant use. Visitors can pay 75 cents per load or use the center's bartering system, cleaning bathrooms or sorting clothes, to pay for their use of the machines.

Before the day center opened, TPI offered homeless people vouchers for free laundry service at neighborhood Laundromats. But the Laundromats wouldn't accept the vouchers, so homeless people had almost nowhere to clean their clothes.

Whether they are coming for mail, laundry or showers, the fact that they are coming makes a difference on the street, says Johnnie Gage, engagement specialist at the center.

"Even if they're not here all day, even if they're coming here to get one service, they're moving. That means they are not in the doorways," Gage says.

A shower for a homeless person can be about more than getting clean, according to Gage. "You wash off the stigma and you're part of the mainstream for a while," Gage says.

Many homeless people, those sitting in doorways or lounging in a city park, simply have nothing to do all day. That reinforces their homeless mindset, Gage says. And that mindset changes when a homeless man or woman wakes up in the morning with something to do, even if it is only to go over to the commons to check for mail, or email or take a shower.

"For a homeless person, being able to say, 'I'm going somewhere' means they're focused on re-entering the mainstream," Gage says.

Staying clean and sober

Doreen Binder, Transition Projects' executive director, says the new day center is helping her staff move more homeless people off the street quicker into publicly subsidized apartments, which also means

fewer are left on the street.

Many of the men and women sitting in the commons' waiting area are there hoping to gain access to TPI's housing, which is scattered throughout the city. Before the day center, people would come to the TPI office on Northwest Fifth Avenue to fill out applications for the apartments, many leaving without meeting with staff or properly completing the forms. Now there is a place for them to stay, and for staff to work with them on their applications.

The homeless shelter at the commons serves a similar purpose, according to Binder. Before, people waiting for apartments would disappear. Now they have the option of the shelter, where the average stay is two or three months, after which many have made their way to the top of the waiting list and into apartments.

Ironically, while the Bud Clark Commons apartments follow the Housing First model, which acknowledges residents may drink and use drugs in their own units, the TPI shelter in the same building maintains a clean and sober policy. People staying there can be subject to periodic testing. If they are found to be using drugs or alcohol the shelter will hold their bed for a few days while they receive treatment, but ongoing treatment becomes a condition of their staying in the shelter.

Police officers have been called to the commons — the day use area, the overnight shelter and the apartments — 89 times during its first six months.

Central Precinct Commander Robert Day says he knows of other residential facilities in the city with fewer than 50 units that have more than 200 calls for service in a year.

In addition, Day says many of the police calls from the commons involve minor disturbances that most people wouldn't bother calling the police about. A typical one, he says, is when residents have problems getting unwanted guests to leave.

The old TPI service center for the homeless was a few blocks away from the commons on Northwest Fifth Avenue and there were more monthly calls to the police from that address for the same months last year than have come from the new commons.

Day points out that there is no way to count the number of police calls that involved people living at the commons before they took up residence there. Overall, he's satisfied that the commons has not become a problem spot for police.

"I'd rather have them all in one place than have to deal with them running around the city," Day says. "From a police perspective, it's been a success."

In fact, Adele Nofield, who also is president of the Pearl District Business Association, says the commons has indirectly fostered a growing sense of community in Old Town.

"I think it has brought the neighborhood more together," she says. "We're really finding a solution for the whole city, not just for our neighborhood."



U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410-0001

THE SECRETARY

April 30, 2012

Dave Otte, AIA, LEED AP
Holst Architecture
110 Southeast 8th Avenue
Portland, OR 97214-1209

Dear Mr. Otte:

I am pleased to inform you that Holst Architecture's design for Bud Clark Commons has been selected to receive the 2012 AIA/HUD Secretary's Housing and Community by Design Award for Creating Community Connection. Congratulations on behalf of the Department of Housing and Urban Development and the American Institute of Architects (AIA).

The winning project for this year will be announced publicly on Friday, May 19, 2012, at the 2012 National Convention and Design Exposition, in Washington, DC. A presentation ceremony will take place as part of the Convention's awards program, beginning at 10:30 a.m. The Department of Housing and Urban Development and AIA would be honored if you would be present at this ceremony to accept your well-deserved award.

A staff member of AIA will soon contact you with more details about this event. In order to maximize the impact of the announcement of this award, it would be appreciated if you would not release any information to the media until the awards have been presented at the May 19, 2012, ceremony.

Again, please accept my sincere congratulations on your superb work!

Sincerely,

A handwritten signature in black ink, appearing to read "Shaun Donovan", written in a cursive style.

Shaun Donovan