

**PROPOSAL FOR A LOW-BARRIER SHELTER FOR  
THE HOMELESS IN A PORTION OF THE  
BUILDING LOCATED AT 2400 NW FRONT AVENUE**

**Oregon Harbor of Hope, Inc., an Oregon public benefit non-profit corporation, proposes to be the operator of a shelter for the homeless in the city-owned building located at 2400 NW Front Avenue in Portland.**

**Oregon Harbor of Hope, Inc. will work in collaboration with other service providers who assist the homeless, including – but not limited to – Union Gospel Mission and R2D2.**

**Oregon Harbor of Hope, Inc. is a private sector initiative, managed by a board of directors and seeking to collaborate with a public city/county entity, “A Home for Everyone.”**

**Oregon Harbor of Hope, Inc. has secured the financial support of dozens of private sector companies and leaders, contributing funds and in-kind materials and services (see attached list). The organization has retained two nationally-recognized experts in the planning, organization and management of the nation’s acknowledged leader in the transformation of homeless people to healthy, productive and permanently-housed persons.**

## **Page Two: Proposal**

**Oregon Harbor of Hope, Inc. has secured the services and successful leadership of a general manager: Ibrahim Mubarak, a co-founder and manager of a medium-barrier shelter referred to as “R2D2,” for the past six years, located at 4<sup>th</sup> and Burnside in Portland. Ibrahim Mubarak is experienced in all aspects of managing a homeless shelter and programming and knows and is known by virtually all of the homeless leaders, advocates and organizations in Portland and beyond.**

**Oregon Harbor of Hope, Inc. has the funding necessary to operate the shelter for 6 months and more, with a fully-developed budget and the participation of professional medical, dental, mental health, architecture, construction, security, lighting, alarms, ventilation, food and social service providers, drawn from the private sector and at no direct cost to the public. The Portland Bureau of Housing has generously-agreed to fund the lease costs of approximately 30,000 square feet in a warm, dry, sprinkled, ventilated building with the active guidance of the Fire Marshall and Bureau of Development Services.**

**The Portland Bureau of Housing submitted a proposed lease to the Oregon Harbor of Hope, Inc. on Friday, October 7<sup>th</sup> at 4:16 pm, after negotiating with the Portland Bureau of**

**Environmental Services for sixty (60) days and allowed ten calendar days for a response – which, after legal review, was returned to the City Attorney on October 17. As of this date, no response to our attorney’s comments on the lease have been issued. The absence of a signed lease has had the practical effect of discouraging further contributions, making securing the services of an operator or those of a general manager very difficult.**

- 1. Capacity: Ibrahim Mubarak has managed a medium-barrier shelter for six years and Union Gospel Mission will assist in managing a training and reservation system with R2D2.**
- 2. Legal Status: Oregon Harbor of Hope, Inc. is eligible to contract with public and private agencies, registered with the Oregon Secretary of State.**
- 3. Data collection: OHOH proposes to utilize the HMIS system used by the Portland Bureau of Housing which is a method used by other non-profits in collaboration with city and county HMIS systems. OHOH will pay for all costs associated with training and participation in the system.**
- 4. Accommodation: Once the lease is secured and the property available, OHOH has materials and contractors**

## Page Four: Proposal

available, subject to permits (to be handled by Ankrom Moisan Architects), the facility will be transformed from a dry, comfortable and safe environment (See facility layout). Dozens, multiples of dozens, of volunteers are waiting to begin the process of cleaning, painting and making all the necessary, but temporary, improvements needed, including sanitary facilities – toilets, lavatories, showers and much more. The Oregon Ecumenical Council (Nightwatch) has already secured 200 blankets, bed covers and linens for the 100 beds to be used in the first stage of occupancy.

5. **Transportation:** First, the facility will operate on a reservation system, to be located at Union Gospel Mission and administered by R2D2. Only persons with reservations will be allowed in the shelter. Second, Tri-Met business #16, which operates from 5 am until 10 pm daily, with 23-minute headways will provide low-cost and accessible transportation. If necessary, private shuttles will be leased and operated should the public system be insufficient. The area is also served by bike trails and connections.
6. **Security:** OHOH facility will operate under a security plan developed by the homeless outreach staff of the Portland Police Bureau Central District. This includes necessary,

**alarms, telephones and lighting. A 24/7 trained security and de-escalation staff will be used on-site. Paid staff will be supplemented by trained volunteers. It is our plan to utilize “Assertive Engagement” practices in the administration and operation of the facility, following a strict code of conduct regime.**

- 7. Service Coordination with Other Partners: During the past six months OHOH consultants have met with dozens of prospective partners and have established clear lines of communication with them. With limited exceptions, for the initial shelter operation, we do not intend to have more than a few partners on-site. The exceptions are: NW Acute Care Specialists; Portland Police Bureau (visits and only when needed); R2D2; OHSU School of Dentistry (one day per week); food service providers for deliveries only; independent contractors: security, 24/7, management, training, volunteer coordinator, janitorial and clean-up (occupants and volunteers), service/benefit navigator.**

**For purposes of transitional, supportive and permanent housing placement, we would intend to utilize PCRI, JOIN and Homes First Development. For home ownership, we will work with the Portland Housing Center.**

**8. Oregon Harbor of Hope has sponsored three community meetings in Northwest and Downtown Portland and conducted dozens of interviews with non-profit organizations serving, in part, the needs of the homeless. OHOH consultants and board members have identified more than 100 volunteers from the faith community, business and industry as well as homeless advocacy organizations. Many of these are peer advocates with the ability to offer volunteer training, to be assisted by OHOH professional consultants with extensive training and experience in managing homeless facilities.**

**Conclusion: Oregon Harbor of Hope is prepared to begin making temporary improvements to the former NIKE indoor track championship facility, currently partially-used as a warehouse for industrial pumps. The need to provide shelter in Portland is overwhelming and this facility, with appropriate approvals can house as many as 300 people, in six-month stages, keeping them dry, healthy and able to restore themselves to a productive life.**

**Attachments:**

**Oregon Harbor of Hope T-1 Budget  
Description of the Duties of the General Manager**

## **Page Seven: Proposal**

**Resume and References of Ibrahim Mubarak**

**Description of Board of Director Responsibilities**

**Oregon Harbor of Hope Business Plan**

**Internal Layout of Shelter Space**

**Rendering of External Portion of Building**

**Documentation Drawings of Doors, Windows, Sanitary  
Modules and Location of Fire Exit Doors (Temporary)**