



**Mid-Columbia
Community
Action Council**

Mid-Columbia Community Action Council Serving Hood
River, Wasco, and Sherman Counties
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MCCAC's The Gloria Center Overview

Mid-Columbia Community Action Council's The Gloria Center, currently under construction in The Dalles, will act as a navigation center, establishing a multi-agency service center as well as a permanent, centralized location for regional emergency services. The Gloria Center will also include a computer resource lab, a large community meeting room and classroom and community gardens. Since mid-2021, Mid-Columbia Community Action Council (MCCAC) has received over \$7 million in resources from federal, state and local funders for the project. Additionally, a community member has donated 2.6 acres of land that the Gloria Center will be sited on.

Main Gloria Center Building – Multi-Agency Service Center

The main Gloria Center building will be the service center. This building will house the offices of MCCAC and other community service providers. The services provided by MCCAC and its partners will be available to low-income community members from Wasco, Hood River, and Sherman Counties. MCCAC will be relocating from its current offices to the Gloria Center site to offer its full array of services including rapid rehousing, homeless prevention, shelter, case management, Veteran services, household utility assistance and home weatherization.

The other community service providers that will be co-located in the main Gloria Center building are:

The Mid-Columbia Center for Living (MCCFL), our regional behavioral health provider, will provide supportive services through Peer Support Specialists and Behavioral Health Case Managers. Additionally, 24/7 Behavioral Health Crisis Workers will be available for crisis response. MCCFL will have an office within the main Gloria Center building so the services will be onsite.

One Community Health (OCH), our region's Federally Qualified Health Center, will provide mobile physical health services through weekly staging of their mobile medical unit, La Clinica. La Clinica will be onsite at the Gloria Center every Tuesday from 9:30am-11am. Services provided include wellness checks, preventative care, COVID-19 testing and vaccination. Additionally, OCH will have an office in the main Gloria Center building with computers set up to provide telehealth physical and behavioral health care. When site-based services are inadequate, clients will be referred to the clinic which is within a mile of the Gloria Center.

Nch'l Wana Housing will be moving its entire offices from its current location to the Gloria Center. They will have two dedicated offices in the main Gloria Center building for the three-person team at Nch'l Wana Housing. Nch'l Wana will provide housing services to Native and Tribal community members in need of permanent housing and shelter. The services provided include case management, street outreach, hotel vouchers and housing placement.

The Oregon Human Development Corporation (OHDC) will also be moving its offices in The Dalles to the main Gloria Center building. OHDC will have three dedicated offices and will provide services onsite to agricultural workers and Latinx community members. These services include housing case management, homeless prevention, rapid rehousing, and workforce training.

The Columbia Gorge Health Council and Bridges to Health will be moving its entire regional offices from its current location to the main Gloria Center building. There will be four offices dedicated to the Health Council, the governing and administrative oversight of our regional Coordinated Care Organization (CCO). Additionally, Bridges to Health Community Health Workers will provide navigation services for clients, including assistance in accessing the Oregon Health Plan.

The Department of Human Services (DHS) regional office will be embedding a full-time eligibility specialist at the Gloria Center. The eligibility specialist will assist clients in accessing DHS programs such as Supplemental Nutrition Assistance Program (SNAP), Vocational Rehabilitation, Temporary Assistance for Needy Families (TANF) and Family Self-Sufficiency. DHS will have one dedicated office in the main Gloria Center building.

The Gloria Center – A Centralized Regional Location for Emergency Services

The Gloria Center has from the initial planning phase been envisioned through partnership and collaboration. As lead agency for this project, MCCAC has been intentional about centering partnerships with culturally specific and culturally responsive community partners.

In addition to its regular, on-going services, the Gloria Center is also designed to be able to provide expanded services to the community in times of crisis. Expanded services include, but are not limited to, emergency warming and cooling centers during severe weather events, emergency shelter in the event of wildfire evacuation, and a hub for community emergency operations in the event of an extended power outage.

Key community partners have identified the Gloria Center as a critical asset to the community and have prioritized integration of energy resiliency components to allow the center to serve as a centralized, regional location for emergency services. The Gloria Center project aligns with the City of The Dalles natural hazard mitigation plan. In addition, currently there are no dedicated locations for warming and cooling centers, or for emergency shelter, across Wasco, Sherman, and Hood River counties.

During severe weather events, our communities work to mobilize these services at a range of spaces from local churches to libraries to fire stations. However, lack of a consistent location for warming and cooling services means it is more difficult and time consuming to mobilize them during a time of need. Having a consistent, centralized location for regional emergency services will meet an important and lifesaving need for our region.

Site Plan of MCCAC's The Gloria Center



MCCAC NAVIGATION CENTER - SITE PLAN

SITE PLAN KEYNOTES

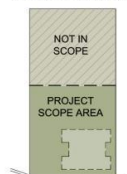
- (A) TRAILER PARKING
- (B) HYGIENE STATION
- (C) OUTDOOR GATHERING SPACE
- (D) SHELTER OFFICE
- (E) TRASH ENCLOSURE
- (F) COVERED BIKE PARKING (12)
- (G) FIRE DEPT. HAMMER HEAD
- (H) PARKING (29 STALLS TOTAL)
- (I) MAIN ENTRY
- (J) PEDESTRIAN ACCESS
- (K) GAZEBO (2 TOTAL)
- (L) NON-CONGREGATE FREE STANDING SHELTER (18 TOTAL)
- (M) COMMUNITY GARDEN
- (N) STORMWATER/DETENTION POND
- (O) COVERED PATIO
- (P) NAVIGATION CENTER

- (L) NON-CONGREGATE FREE STANDING SHELTER (18 TOTAL)
- (M) COMMUNITY GARDEN
- (N) STORMWATER/DETENTION POND
- (O) COVERED PATIO
- (P) NAVIGATION CENTER
- HIGHLIGHTED PROGRAM ELEMENTS:**
 - LARGE MULTI-PURPOSE ROOM
 - COMPUTER LAB
 - COMMERCIAL KITCHEN / FOOD PANTRY
 - MID-COLUMBIA COMMUNITY ACTION COUNCIL (MCCAC) OFFICES
 - COLUMBIA GORGE HEALTH COUNCIL | BRIDGES TO HEALTH (COHC) OFFICES
 - COALITION PARTNER OFFICES
 - SHARED MEETING ROOMS
- (Q) SHELTERED BUS STOP

PROGRAM INFORMATION:

SITE AREA:	110,750 SF (2.61 ACRES)
PROJECT SCOPE AREA:	59,621 SF
NOT IN SCOPE:	51,129 SF
BUILDING AREA:	13,750 SF

KEY PLAN (NTS):



MCCAC's The Gloria Center Project Financial Overview

Gloria Center Development – Capital Project Funding

Funding and Sources	
<i>MCCAC has secured the following funds for the project:</i>	
(\$700,000)	Donation of Site Property - In-kind contribution
\$1,500,000	House Bill 5006 from the 2021 Legislative Session
\$1,500,000	House Bill 5202 from the 2022 Legislative Session'
\$1,485,620	Oregon Housing and Community Services
\$500,000	City of The Dalles ARPA Funding
\$400,000	Wasco County ARPA Funding
\$400,000	The Oregon Human Development Corporation
\$200,000	Columbia Gorge Health Council
\$300,000	MCCAC Cash Contribution
\$100,000	Google – The Dalles Data Storage Center
\$50,000	Oregon Health Authority Planning Grant (Predevelopment)
\$1,250,000	Mid-Columbia Center for Living/Association of County Behavioral Health Providers
TOTAL-\$7,685,620 (does not include in-kind value of site property)	
Current Estimated Total Project Costs	
\$6,720,000	Construction
\$336,000	Construction Contingency
\$420,000	Owner Provided Costs (Security system, kitchen appliances, shelter office)
\$918,225	Soft Costs (Architectural fees, legal, environmental, building permits, SDC's, utilities, etc)
\$200,000	Development Consultant
\$44,863	Development Contingency
TOTAL-\$8,639,118 (does not include in-kind value of site property)	
Current Project Gap/Funding Needed	
\$953,498	

Gloria Center Operations – Future Operations & Program Funding

The Gloria Center will be owned and operated by MCCAC, with operations expected to launch early in 2024. MCCAC, as a private non-profit 501c3 organization, provides critical services to Wasco, Hood River, and Sherman counties through agreements with state and local agencies. Operations for the Navigation Center will be funded through grants, programs, and rent by partner agencies. Operating costs were developed after reviewing comparable properties, including a similar non-profit operated service center which pays all utilities for the partners/tenants. As owner/operator of The Gloria Center, MCCAC will have owner representation on site and will be able to provide constant oversight and ensure upkeep of the property.