



PLANNING, INFRASTRUCTURE, & ECONOMIC REVITALIZATION (PIER)

PROPOSED PROJECT PROPOSAL FORM

Instructions: Please complete all fields and email the completed form and attachments to pier@hcs.oregon.gov **no later than 11:59 pm on Wednesday, March 5, 2025**. Once received, you will be contacted regarding the next steps in the project evaluation and selection process. This proposal form is the first step in the selection process. If your project is selected, a full application must be completed and submitted to Oregon Housing and Community Services (OHCS).

Learn more about the PIER program on the [ReOregon website](https://reoregon.org).

Project Information		
Project Title:	Disaster & Extreme Weather Preparations by the YMCA	
Primary Contact Name and Title:	Brad Russell, YMCA Executive Director	
Phone Number:	541-772-6295 x121	
Email address:	brussell@rvymca.org	
Project Lead Organization Name:	YMCA of Medford, OR (dba Rogue Valley Family YMCA)	
Type of Eligible Organization:	☐ Public Entity ☒ Non-Profit	
Amount of PIER Funds Requested:	\$2,500,000	
Type of Project		
☐ Planning	☒ Infrastructure	☐ Economic Revitalization
Project Description		
Describe how your project will benefit the long-term recovery of Jackson County. The Jackson County community must be the primary beneficiary of the proposed project.		
The Rogue Valley Family YMCA serves 12 towns in Jackson County including where the Almeda Fire devastated the towns of Phoenix and Talent, as well as, where the South Obenchain Fire impacted the area near the towns of Eagle Point, Shady Cove, and Trail. Our project will benefit the long-term recovery and prepare for future disaster and extreme weather response. If a future disaster crosses into other counties then YMCAs in Ashland, Grants Pass, and Klamath Falls can be called up for an even larger response especially in rural areas. Although we are requesting \$2,500,000, we have the ability to both scale up and scale down the request depending on available funding and agreed upon projects.		

Project Summary

1. Project purpose, area of benefit, and a description of the proposed activity:

The project purpose is to continue our existing efforts to develop the Elk Trail Outdoor School & Community Center serving the Upper Rogue area of Eagle Point, Shady Cove, Trail, and Prospect. We will also develop the main YMCA facilities serving Medford, Phoenix, Jacksonville, and Central Point. More specifically, the Elk Trail facility will store platform tents, cots, and a generator that can be used throughout the county, in addition to finishing the dining hall, bathrooms, and showers. A supplemental document is attached titled "YMCA Elk Trail Facility - Development Phases." The Elk Trail facility has additional plans to cooperate with the local fire station eventually building out a rural sub-station. A supplemental document is attached titled "YMCA Elk Trail Facility - Fire Substation Proposal." The main YMCA facility will use the Elk Trail cots when needed and also develop a donated house as the entire campus converts to an emergency shelter in conjunction with the City of Medford and other emergency services.

2. Project delivery summary (i.e., how the work will be done and those responsible for or involved in completing the project):

The work will get done with the existing, professional YMCA staff and volunteer structure with Jackson County permits already secured. The YMCA board of directors has an active facilities committee and the YMCA management team has an active safety and disaster response committee led by Holly Hawley, a 25 year professional. The YMCA's Executive Director, Brad Russell, has been a non-profit professional for 34 years with well established partner organizations throughout Southern Oregon. Those partners worked together in previous crises. The YMCA's Associate Executive Director, Gary Taylor, has been a non-profit professional for 24 years. He has a background in search & rescue and partners with the disaster response community. Gary Taylor will lead the effort in the Upper Rogue while Brad Russell will lead the effort in Medford with help from well-established and trusted contractors and vendors.

3. What are the project's anticipated outcomes and how your goals will be measured?

Both the Elk Trail facility and the main YMCA facility will be able to house up to 150 people comfortably expanding to over 300 people in extreme situations. Goals include:

- 1) Acquiring 10 platform tents, 150 cots, and a generator
- 2) Completing the Elk Trail dining hall, bathrooms, and showers
- 3) Completing the donated house at the main YMCA campus with bathrooms and showers

The YMCA seeks both quantitative and qualitative data to evaluate project success. We take pride in the quality of programs offered and consistently seek feedback from the participants. During each program, we invite participants to complete a program evaluation and we also do check-ins during our special events.

Resiliency and Long-Term Recovery

1. Does the project mitigate loss of life or property in the face of current and future natural hazards? If so, how?

We believe our project will mitigate the loss of life and be a hub for mitigating loss of property in future natural hazards. The two facilities have been and can be a center for disaster response by numerous agencies. For example, during the South Obenchain Fire, the Elk Trail facility was an airbase for helicopter wildfire operations and is one of the only large group gathering point.

2. Explain how the project will support long-term recovery needs within historically underserved communities who have lacked adequate investments in housing, transportation, water, and wastewater infrastructure prior to the disaster.

The YMCA has a long history of assisting and involving underserved communities. Throughout the Covid-19 pandemic and the 2020 wildfires, the YMCA distributed approximately \$585,000 helping over 4,500 youth and families each year. This project will not only prepare two of the highest underserved communities in Jackson County but also it will be a catalyst for economic development in those areas. The Elk Trail facility and the main YMCA facility has existing infrastructure for emergency housing, transportation, water, and wastewater infrastructure. This funding would better prepare these two strategically located facilities in Jackson County especially adding a generator.

National Objective

All Infrastructure and Economic Revitalization projects funded with Community Development Block Grant Disaster Recovery (CDBG-DR) must meet the Low and Moderate Income (LMI) National Objective or the Urgent Need National Objective.

Low and Moderate Income (LMI) National Objective: Project or program has a limited clientele or a defined service area that is primarily residential, and at least 51% of the households within that service area are LMI. Ways to qualify: **OR**

Urgent Need: Project or program meets unmet needs that have a particular urgency, including addressing existing conditions that pose a serious and immediate threat to the health or welfare of the community. Project leads must also describe how the project responds to the disaster-related impact as described in the CDBG-DR impact and unmet needs assessment.

Please describe which national objective your project will meet, and how it meets LMI or Urgent Need.

The YMCA project has a defined service area that is primarily residential with at least 51% of the households that are LMI. Since the YMCA's founding in 1944, we have assisted low and moderate income youth, teens, adults, older adults, and families. We have received numerous prior grants targeting and assisting this demographic.

Estimated Project or Program Budget	
Activity	Estimate
Administration/Personnel	\$250,000
Project Construction (All Other Non-Personnel Expenses)	\$2,250,000
Program Delivery (All Other Non-Personnel Expenses)	\$0
Other: Platform tents, cots, and generator = \$450,000	
Other: Elk Trail facility dining hall, bathrooms, and showers = \$1,050,000	
Other: Main YMCA facility renovations, bathrooms, and showers = \$750,000	
Other:	
Total:	\$ 2,500,000

NOTE: The table above is for available estimates at time of project proposal. If your project is selected to move forward for OHCS to review, all funding for your project must be fully detailed and disclosed later during the application process to ensure budget accuracy and no duplication of benefits (DOB).



Elk Trail Outdoor School Project

Fire District 4 Substation Concept Proposal

Elk Trail Outdoor School Vision:

Development of the donated Elk Trail School and purchased neighboring Elk Trail House into a fully functioning outdoor organizational camp and community center. This includes renovating the current classrooms into sleeping quarters, creating large group meeting spaces, and dining hall with commercial kitchen.



Development Strategy: This project will follow a “**Funded First**” strategy, meaning we will only move forward with each phase as the funding has been secured. This can result in a longer process for final development but leaves our YMCA in a healthy financial position at the end of this project.

Insurance Issues as of December 2023: The YMCA learned that as a result of the fire protection maps and our distance from the nearest station that our fire insurance coverage costs would be doubling for 2024. One main factor was our distance to the nearest response station. We have learned from our neighbors on Elk Creek Road that we are not alone and many are also struggling with these increased insurance rates.

Jackson Country Fire District 4 Substation Concept: We propose that the YMCA and Fire District 4 work together to create a substation with a fire engine to be constructed at the Elk Trail Outdoor School Site (591 Elk Creek Road, Trail, OR 97541). This new station would reduce the response time from an insurance company’s standing for our location and we believe this would also benefit our neighbors as well. Conversations with Chief, Travis Crume, have confirmed that the site is currently located between the Shady Cove Station and the McGregor Park substation and could be a good expansion point for the district.

Current Concept Highlights:

- The YMCA would allocate the land at our property with a long-term lease including utilities
- The YMCA and Fire District would work together to seek funding for the construction of a substation and purchase of a fire engine (grants and other governmental funds)
- Fire District would manage the substation
- Proposed final concept could include housing for Fire District employees if this helped with staffing
- YMCA benefits with reduced insurance costs and shared infrastructure upgrades

Today’s Request: Vote to accept the development of this shared station concept, allow Fire Chief, Travis Crume, and YMCA Associate Executive Director, Gary Taylor, to work on the development of this project.



Elk Trail Outdoor School Project

Fire District 4 Substation Concept Proposal

Other YMCA Camp Fire District Partnerships:

YMCA of the Rockies, Colorado

East Grand Fire Protection District- YMCA allocated land for a substation

Julie Watkins – CEO, 970-586-4444 ext. 6001



YMCA Frost Valley, New York

Claryville Fire Department - Has a YMCA owned substation on their property

Tom Holsapple – CEO, tholsapple@frostvalley.org



YMCA Contacts:

Gary Taylor

Associate Executive Director

gtaylor@rvymca.org

541-210-6147

Brad Russell

Executive Director

brussell@rvymca.org

541-772-6295 x121

Mike Shipley – Crowfoot Road Property Owner

Y Board Member & Elk Trail Facility Chair

mike.shipley@sandsheating.com

541-210-2946



Elk Trail Project (House & School) Capital Campaign & Development Phases

Vision: Development of the donated Elk Trail School and purchased Elk Trail House into a fully functioning outdoor organizational camp. This includes renovating the current classrooms into sleeping quarters, creating large group meeting spaces, a dining hall with commercial kitchen.

Development Strategy: This project will follow a “**Funded First**” strategy, meaning we will only move forward with each phase as the funding has been secured. This can result in a longer process for final development but leaves our YMCA in a healthy financial position at the end of this project.



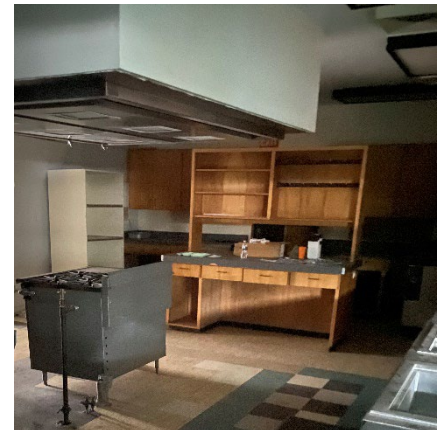
Suggested Phases

Estimated Cost*

P1: Curb appeal, group gathering space, and commercial kitchen

\$500,000*

- Remodel house to include vacation rental space and two bunkrooms sleeping 14 *(grant secured)*
- Complete water treatment upgrade *(grant secured)*
- Cupola (bell tower) replacement and roof repair *(grant secured)*
- Have As-Built plans drawn for cafeteria and kitchen *(Mike Shipley will donate this)*
- Dining hall (former cafeteria)
 - All doors functional
 - Replace windows
 - Repair drop ceiling and light fixtures
 - Renovate the two offices into staff sleeping quarters by adding a window and flooring
 - Obtain occupancy permit
- Current kitchen functional
 - Minimal facility repairs needed
 - Get walk-in fridge functioning *(Mike Shipley will donate this)*
 - Purchase needed appliances such as stove and ovens
 - Obtain permit to operate the kitchen
- Improve outdoor window coverings (not just unpainted plywood)
- Possible demolition of staff break room which would formally separate school and cafeteria to clearly delineate into separate buildings
- Clean up grounds
 - All glass and debris removed
 - Remove overgrown vegetation
 - Professionally remove the 3 big trees endangering the building





Elk Trail Project (House & School)

Capital Campaign & Development Phases

Suggested Phases

Estimated Cost*

P2: Open the current gymnasium for use

\$85,000*

- Basic remodel so we can occupy and use the gym
 - Full clean-up of indoor spaces
 - Replace broken windows (largest estimated expense)
 - Electrical power restored
 - Replace light fixtures as needed
 - All doors functional

P3: Capital Fundraising Campaign (operating budget to raise big money)

\$50,000*

P4: Main School Building Renovation

\$7,000,000*

- Major renovation as outlined in Pinnacle Architecture feasibility study
 - Classrooms converted to sleeping spaces
 - Gender neutral bathrooms added
 - Office spaces converted as outlined
 - ADA accessibility
 - Required parking added



P5: New Gymnasium (Replace the current structure as recommended)

\$8,000,000*

- Complete replacement as outlined in Pinnacle Architecture feasibility study
 - Gym space
 - Meeting space
 - Gender neutral bathroom and showers
 - Outdoor/indoor stage

*All costs are estimated from the Pinnacle Architecture feasibility study from 2021 with estimated inflation