



Camillus
House

Open the door to hope

July 31, 2009

Dear Friends of Camillus:

Welcome to the first issue of *Progress Notes*, our newsletter about the new Camillus House Center, which will keep you abreast of our campaign progress, construction status and programmatic growth.

Since 1960, Camillus House has served the needs of persons who are poor and homeless in Miami-Dade County, Florida. Camillus House operations have been based in a small building on the corner of Northeast 1st Avenue and 8th Street for nearly half a century. Although we now house more than 1,000 persons per night in more than a dozen facilities and more than 50 apartments, the Northeast 1st Avenue site remains the true heart of our institution.

Despite this attachment to our original site, the Brothers of the Good Shepherd and the Board of Directors of Camillus House have aspired — since 1984 — to relocate to facilities designed to meet the special needs of our clients and guests. We have sought to operate in a larger, more modern surrounding where we could serve a larger segment of the chronically homeless population.

This goal is now within reach!

As you will read in this newsletter, corporations, foundations and individual philanthropists have heeded our call and have generously supported our OPEN THE DOOR TO HOPE capital campaign. We encourage others to demonstrate their community spirit by helping us realize our dream of a new and improved Camillus House Center. Together, we can end chronic homelessness.

Warmest regards,

Bob Dickinson
Chairman of the Board of Camillus House

Paul R. Ahr, Ph.D.
President & CEO of Camillus House

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PROGRESS NOTES

A REPORT ON THE CAMILLUS HOUSE, INC. OPEN THE DOOR TO HOPE CAPITAL CAMPAIGN

Miami, FL

Number 1

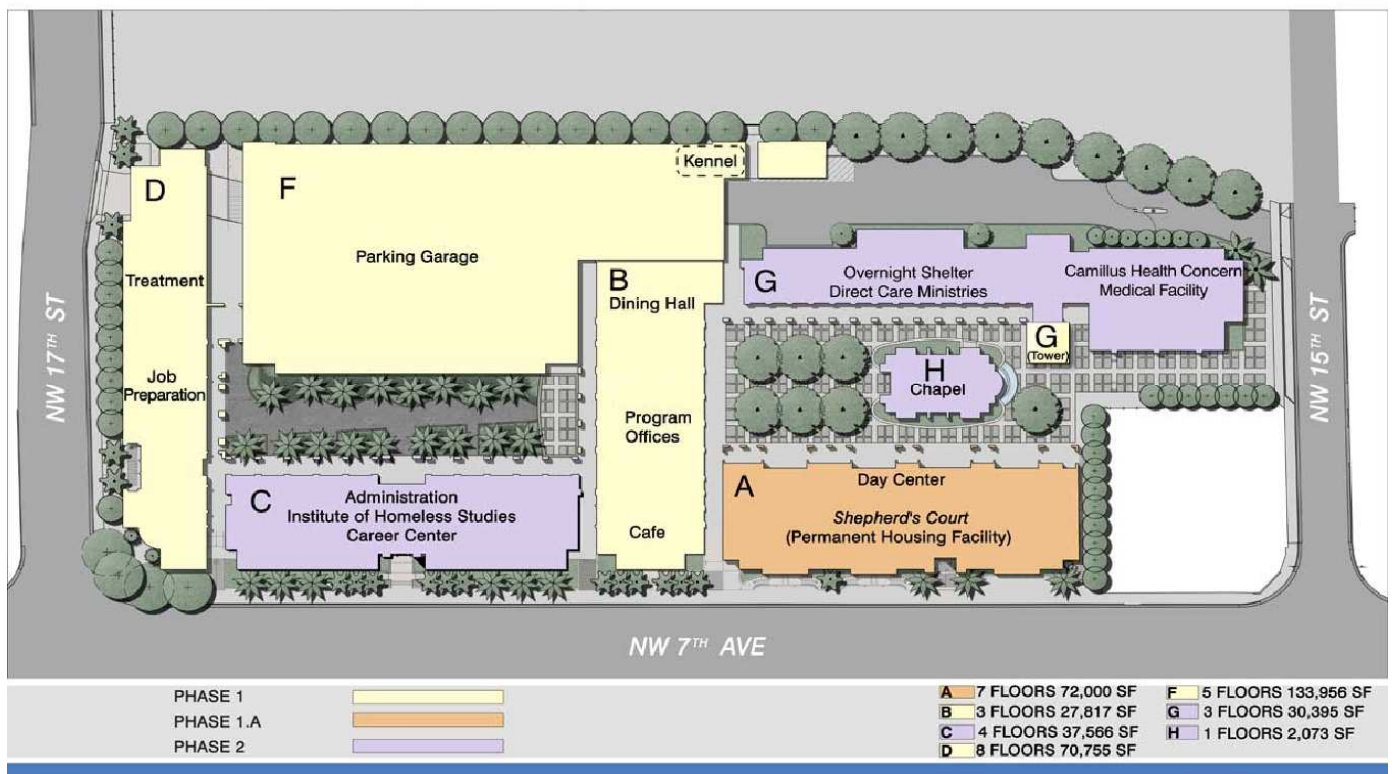
July 31, 2009

CONSTRUCTION UPDATE

The Camillus House Ad Hoc Committee on Construction of the New Camillus House Center is awaiting proposals from the five General Contractors selected to bid on this project. The firms bidding on the 260 bed main treatment and job preparation buildings are: Arellano Construction • Beauchamp Construction • Coastal Construction Current Builders • Stiles Construction. Bids are due at Camillus House on August 5, 2009.

Total Project, Phases and Individual Buildings

According to Committee Chairman Tony Cabrera, the bids will cover both the cost for the entire project, as well as costs for each building. On the Committee's recommendation, the Camillus House Board of Directors has endorsed proceeding in a 2-phase construction timetable.



Rendering by Wolfberg Alvarez

Phase 1: Phase 1 construction (Buildings B, D and F, the Camillus Tower and both courtyard areas on the site plan above) will allow us to move completely out of the Camillus main shelter at 726 NE 1st Avenue. Medical, medical health and substance abuse treatment as well as job training dormitories and offices will be built in Building D. Building B will house the kitchen, 250-seat dining room and offices for staff serving persons residing in our Courtyard program. The Camillus Tower will serve as a sign to all who pass that the Ministry of the Brothers of the Good Shepherd remains strong in Miami.

Over, please

Construction Update continued:

Shepherd's Court (Phase 1.A): The 80-unit Shepherd's Court apartment building (Building A) is being developed by Biscayne Housing Group. Selection of a General Contractor will be handled separately, but in consultation with Camillus House leadership. Construction is expected to commence in 2009, and be carried out simultaneously with Phase 1 projects.

Phase 2: Phase 2 construction (Buildings C and G) will allow for the further expansion of critical services for persons staying in our Courtyard as well as treatment and job training opportunities.

Going Green: Our new campus will incorporate many "green" components as we seek to be certified by the Leadership in Energy and Environmental Design (LEED) program. They include:

- Photovoltaic solar panels will provide on-site renewable energy.
- Waterless urinals and efficient plumbing fixtures will reduce water usage by at least 35%, saving 1,800,000 gallons of water annually.
- Landscaping incorporates native and drought-resistant plants and a drip-irrigation system using well water, reducing water needs by 80% and saving 700,000 gallons annually.
- A centralized chiller system serving the entire campus provides significant efficiencies and reduces energy consumption.

FUNDRAISING UPDATE

To date, pledges and one-time donations to the Open the Door to Hope Capital Campaign total \$25,843,883 toward our private sector goal of \$40,000,000.

Recent contributors include:

Jo Anne & Gregory Swienton	\$1,000,000
Burger King Foundation	\$250,000
Publix Super Markets	\$250,000
Amaturo Family Foundation	\$100,000
Greenberg Traurig/Cesar L. Alvarez	\$100,000
Frances & Sevilla- Sacasa	\$50,000
Suzanna P. Tweed Foundation	\$50,000
Anonymous	\$25,000

Did You Know...

- Once fully operational the new campus will allow Camillus House to end chronic homelessness in Miami-Dade County within eight years.
- Objective research on a stratified random sample of Miami-Dade County residents documents that 87% of respondents report a positive view of Camillus House versus a 1% negative perception. The remainder had a neutral or no opinion.

ECONOMIC IMPACT

The construction of the New Camillus House Center will:

- directly create 300 construction jobs (including \$12 million in wages over 20 months)
- indirectly induce 210 jobs in the community (paying annual wages of about \$3 million).

When fully operational, the New Camillus House Center will:

- employ approximately 200 staff on-site, including 96 new, permanent full-time equivalent jobs;
- indirectly create 38 new jobs in the community.

These 134 new jobs represent annual salaries totaling over \$4.5 million starting in 2011.

When fully operational, an average of 100 individuals per year will graduate from Camillus' treatment and job training programs as fully-employed, tax-paying members of the community, totaling 800 or more during the first 8 years.

In hiring staff for the new campus, Camillus House has publicly stated our commitment to giving first priority to low-income persons in the surrounding community.