

Notes from August 8th meeting with Martin, Nancy, Rick Grimshaw (Vice Chair, Board of Trustees), and Mike Stone (Diocesan Treasurer).

Martin and Rick talked in May about the Dioceses possibly moving to new Grace facility. They need about 5,000 square feet and the Diocese has a staff of around 10 people. The committee that will be in charge of all this hasn't formed yet, but will be formed around the time of convention. Rick likes the Grace site and the Bishop is leaning more to space in Trinity's new office parking structure building. All options are open including some suburban options.

Rick brought us up-to-date on what happened since May. George Schnitzer has offered to buy the Bishop's Close. The Kerr Family donated the close to the Diocese. The two remaining Kerr family members have given permission and Elk Rock Gardens is also on board as they will be allowed to remain at the Close. The terms of the deal are that the Diocese will be able to continue operating at the Close for 2-3 years with the possibility of up to 5 years.

The Diocese has about \$5,000,000 from the sale of the Close. Rick would like to remain a part of our process and is going to ask the Board of Trustees for \$10,000 for us to complete our space plan. Their next meeting is around mid-September. He asked for some documents to share with them, and I have forwarded him our short form proposal to PHB and also the Proposal from Carleton Hart Architecture for the space plan.

Notes from August 9th Tour of St Francis Park Apartments on 12th and Stark. Martin, Robin, Phillip, Becky, Jenny, Ross and I met with Trell Anderson Who manages and develops properties for Catholic charities. They have 700 affordable housing "doors" in the Tri-County area. There are 106 units at the St. Francis Apartments.

We asked Trell how long it was from the idea to the completion of the St. Francis project and he said it was 5 years. Ross mentioned that we are probably two years into the same process.

Trell gave us several pointers.

1. What is the Parish's vision and just as important, what can we live with.
2. Have structured ongoing monthly meetings during the process.
3. Be open and committed to the project.
4. Parish should decide mission.
5. St. Francis had three guiding principles that everything referred back to:

Dignity and Respect
Nature and Environment
Social Justice and Equity.

6. Use outdoor space to integrate the two populations with structured programs.
7. Have two entry/exit points. One For Grace, GI and Phame and one for the apartments.
8. Trell thinks residents would step forward to volunteer.

St. Francis was driven by a desire to serve the homeless population in their community.

We talked about the complexity of building affordable housing. Their money came from many sources and the sources of the money govern how the apartments are used. 5 units are reserved for the victims of domestic violence, 20 units are set aside for homeless people, 3 units are for families with children with disabilities and 11 units are dedicated "HOME" units. I can't remember what that is.

The crucial role that Home Forward played in putting this project together was their technical financial models that balances all these different types of apartments and the rent they provided in a complicated model to come to a result that fits the vision of the Parish.

We learned that no more than 30 of the 106 units have a car. What can we learn from this?

The St Francis Apartments originally had 36 parking spaces, but they were taken out because the cost was \$1,000,000 and they didn't have the money in the end.

They also got a grant from Metro to redo the park.

That's all I'm going to write about our meeting, but if you are in the area, walk around and take a look. The apartments are very nice. Not the style we would want, but good for their setting.

Finally on this, I will say that St. Francis Catholic Church practices what they believe in on a scale that I've never witnessed.

Other business:

I briefed the members in attendance about the meeting with Rick Grimshaw from the Diocese. We also discussed some possible interest from Oregon Children's theatre in joining our project. Jenny has connections with them, and they are losing their space on Sandy. There would be excellent synergy between PHAME, GI and Oregon Children's Theatre. Jenny will approach them with this possibility

We need to have a meeting the end of the month and set up a regular monthly meeting time.

I will share some of this content with the congregation on Sunday and let them know the notes from our meetings will be available in a notebook that I will entrust to Jackie.

That's probably enough for now.

Nancy