



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

Affordable Housing Opportunities in Faith Communities

Request for Proposals from Faith Organizations

Pilot Program: Offering pre-development services for affordable housing on faith-owned sites

Faith communities play a role in providing affordable and safe housing for many Portlanders. As part of the City of Portland's effort to address the housing crisis, the Bureau of Planning and Sustainability (BPS) is launching a pilot program to explore opportunities for faith communities to develop new affordable housing units on their properties. The program will also uncover and address barriers to developing affordable housing on faith-owned property.

The City is requesting proposals from faith communities to explore development opportunities for affordable housing constructed on their properties. Up to *five* proposals will be selected for a pilot program under this program. **Organizations from the selected proposals will receive one-on-one assistance from architects and development consultants to determine:**

- The types of housing development that can fit on the site.
- What might be financially feasible.
- City policies or regulations that would need to be addressed.
- A roadmap for the faith organization to develop the housing.

Pilot program services could include:

- Concept development
- Conceptual building designs
- Conceptual site plan
- Financial analysis (development pro forma)
- Financing options
- Conceptual project timeline and steps in development process

*The pilot program services will be provided **free of charge** through a grant from Metro regional government and managed by BPS. Selected faith organizations will be required to*



City of Portland, Oregon | Bureau of Planning and Sustainability | www.portlandoregon.gov/bps
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devote time to work with the design and development teams *but do not have to fund the pre-development services*. Please note this program is currently only considering proposals for permanent and long-term affordable housing. Proposals for pods and temporary shelters will not be considered.

Application Process

We are seeking a variety of projects, so we encourage all faith communities that are taking steps toward development of an affordable housing project — whether in the very beginning stages or further along — to apply.

To be considered for the design and development services, please fill out the attached application form. You can also complete the application online. All applications will be evaluated against several criteria, including location, land availability, project size, development type, land use zoning, diversity of faith communities, organizational capacity and readiness.

To find the downloadable application, or to fill out the application online go to: <https://www.portlandoregon.gov/bps/78009>

Applications can be submitted by email, hard copy, or through the online SurveyMonkey application. Submit email copies to nan.stark@portlandoregon.gov

Submit hard copies to:

Nan Stark, BPS

1900 SW 4th Avenue Suite 7100

Portland, OR 97201

⇒ **Applications are due by Friday, January 18, 2019**

Pilot study selection will be made by mid-February. The pre-development studies must be undertaken in Spring/early Summer 2019.

Have questions, need help or a hard copy of the application? Contact the Project Manager, Nan Stark, 503-823-3986 or nan.stark@portlandoregon.gov

Portland Maps

To learn more about your property, including zoning, permits, and assessments, go to <https://www.portlandmaps.com>.

Application for Affordable Housing proposal on Faith-owned property
Please complete the application using this form or in a separate document, using as many pages as needed to answer questions 1-4.

Organization Name: Grace Memorial Episcopal Church

Site Address: 1535 NE 17th, Portland OR 97232

Contact Information

Name: Nancy Entrikin

Address: 3014 NE 47th Avenue

Phone: 503-720-7209

Email: nancy.entrikin@gmail.com

Project Proposal: In 2-3 sentences describe your project, including approximate number of units, building type, and if the project will serve a specific demographic (such as seniors and/or families).

Grace Memorial Episcopal Church (GMEC) owns the city block located between NE Weidler and NE Halsey and NE 16th and NE 17th. We intend to develop our block to include 80-100 units of affordable housing that would primarily serve families and refugees with 20 units being reserved for Quad, Inc. residents, a 202 program with project based vouchers. The ground floor would provide space for GMEC ministries and also for our non-profit partners: Grace Institute, PHAME and Oregon Children's Theatre.

Project location: *please attach a map indicating project location or describe the location.*

1. Project size desired or anticipated (approximate size of land, square footage of building, number of units)

THE GRACE COMMONS PROJECT:

The Grace Commons Project will create a new vibrant center for the arts and over 100 units of new affordable housing by redeveloping the underutilized Grace Memorial campus at NE 16th and Weidler near the Lloyd Center.

Grace Commons is situated in a well-served location with a high opportunity score, supporting development of new affordable housing serving a mix of severely disabled and underserved families and households. The ground floor will provide offices and shared use facilities for secular organizations offering equitable and inclusive arts and performance programs, as well as new parish offices.

PARTNERS: **Grace Memorial Episcopal Church**, land owner and project sponsor. Established in 1908 as “a parish for all people in the heart of the City of Portland,” Grace offers a variety of meal and outreach programs.

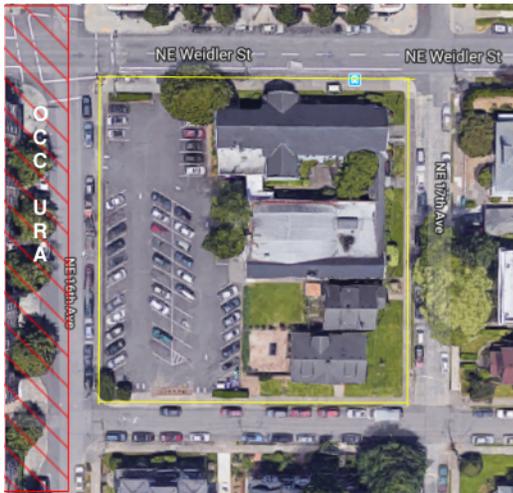
QUAD Inc., developer and housing operator. A non-profit organization serving the disabled community, dedicated to advancing the rights and independence of severely physically disabled adults through the provision of low-cost accessible housing and support services that promote self-reliance and self-sufficiency in all aspects of daily living.

Grace Institute, a secular extension of Grace Memorial, offers art classes and programs including a city-wide, summer arts camp for children. Grace Institute nurtures the human spirit through the arts, fostering intercultural appreciation and understanding in an open and inclusive community.

PHAME, a fine and performing arts academy serving adults with intellectual and developmental disabilities for 34 years. PHAME empowers individuals with intellectual and developmental disabilities to lead full, creative lives through arts education and performance.

Oregon Children’s Theater, offering classes and shows for children for over 30 years, creating extraordinary theater for young audiences and transforming lives through educational and inspiring storytelling and performance, with a focus on inclusivity and social equity.

THE SITE:



The site is a full block, zoned RH with 4:1 FAR and 75’ height with capacity for 100+ units of affordable housing over ground floor activities. It is adjacent to, but not currently included in, the Oregon Convention Center Urban Renewal Area.

While the Development Team has not been formally selected, Walsh Construction and Carleton Hart Architects have been involved in planning and pricing to date; the Housing Development Center is anticipated to be the Development Consultant for the project.

2. Does your organization have a project committee in place?

YES

3. If yes, describe the makeup and expertise on the committee.

The Grace Campus Development Committee consists of 14 people. 7 Parish members and the following members with particular expertise.

Martin Elfert, Rector, GMEC
 Paddy Tillett, Principle, Zimmer Gunsul Frasca
 Ross Cornelius, Client Services Manager, Walsh Construction,
 Curt Germundson, Executive Director, Quad Inc.
 Andrew Eshelman, Senior Warden, GMEC,
 Ashley Smith, Executive Director, Grace Institute
 Jenny Stadler, Executive Director, PHAME

4. If no, what are your plans for bringing forward the concept to the organization/ congregation?

5. What options are you planning for funding the project?

The affordable housing project will be funded with a combination of tax credits and Metro and PHB (GAP financing) Bond Money. The ground floor will be funded by monetizing the land value and with capital campaigns. Placing our block in the Convention Center URA would also allow for funds from Prosper Portland.

6. How will your proposal take into consideration the City’s equity goals? You can refer to this document as a guide: <https://www.portlandoregon.gov/phb/article/660447>

I have included separately statements from GMEC and our non-profit partners that includes our space needs and equity statements. After the first of the year we are forming a new committee that will write an equity statement for Grace Commons as a whole.

On the charts below, please indicate the type or types of projects your organization would like to develop:

Type of approach for Affordable Housing development	Priority / required for our participation	Possible / would consider	Not likely / would not consider
Sell property with permanent affordable housing development requirement (deed restriction, covenant, etc.)	[]	[]	[x]
Lease land with permanent affordable housing development requirement	[x]	[]	[]

Partner financially with affordable housing developer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manage, maintain, operate affordable housing development after built	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Develop affordable housing, own long-term and manage/operate/maintain (could include consulting with fee-based developer)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (describe) _____ _____			
Don't know yet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type of tenancy / operations	Priority / required for our participation	Possible / would consider	Not likely / would not consider
Rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeownership / owner-occupied	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

People Served	Priority / required for our participation	Possible / would consider	Not likely / would not consider
Senior housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Families	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Permanent supportive housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Veterans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (describe)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Types of buildings / development	Priority / required for our participation	Possible / would consider	Not likely / would not consider
Apartments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Townhouses / rowhouses	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use with residential (such as commercial or faith-based uses on first floor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cluster cottages	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Convert / remodel existing building for multiple apartments or condo units	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (describe)			
<hr/>			
<hr/>			
Don't know yet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>