



Grace Commons Owner / Architect / Contractor Meeting Oct 2, 2019

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| X | Nancy Entrikin (Grace) | | Curt Germundson (Quad) | X | Destin Ferdun (NHA) |
| X | Martin Elfert (Grace) | | Jenny Stadler (Phame) | X | Nikolai Ursin (NHA) |
| X | Jeanne K (Grace) | X | Sharon Loomis Malin (G.I.) | | |
| X | Ross Cornelius (Walsh) | | | | |
| X | Brian Carelton (CHA) | | | X | Avril Johnson (Grace) |

| No. | Item | Notes | Action |
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| | Schedule | | |
| | Vestry Mtg | Meeting 10/15 @ 6:00pm Destin and Trelle to attend | |
| | Owner Mtg | NHA to take over invitations, meeting every 2 weeks until workplan is developed. Next meeting to focus on capital campaign, fund raising and outreach. Wednesday at 3:00pm is proposed for meeting time. | |
| | Budget/Funding | | |
| 1.01 | Funding Cycle | 10/2: There was a short discussion about Destin’s preconceived notions about Housing Funding opportunities. Destin indicated that he anticipated that the Oregon Housing 9% LIHTC Funding round in Jan 2021 was the best bet, but that one could track the next funding round in spring of 2020 at Portland Housing Bureau as well. The PHB funding has current known risks and might not align well to desired population service, but more discussion was needed. Nancy indicated that the Congregation had supported a specific program and population presented to them She indicated she could dig up the document(s) that outlined what the Congregation has agreed to, to date. Discussion of previous interest by QUAD in project, including potential benefits of rent and service subsidies, PSH qualification, addition to inclusion theme of GC project. Discussion of artists setaside and viability, community facility eligibility. A more focused discussion of targeted populations in lieu of changing funding environments and acceptability to parish was suggested. | NE to email Congregation Outreach Notes. |
| 1.02 | Prosper | 10/2: Destin led a quick discussion of the URA and contact with Prosper. It was decided that any contact to Prosper from NHA should wait until after formal vestry selection of NHA. Suggest that the plan for outreach to elected and officials be coordinated with the larger Outreach effort planned for the next team meeting. Jenny has been in lead with capital campaign and outreach to pols; important to coordinate efforts with NHA and other team member outreach. | |
| | Site Control | | |
| 1.03 | White House Purchase | 10/2: Avril lead a discussion on White House purchase status. It is assumed to be a break even endeavor if rented as 4 units of | RC to call Kathy S. |

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| | | housing. The current thought is to approach the Grace Foundation for the majority of the anticipated 30% down and have 3-5 patient investors for the remainder. The foundation will have a preliminary discussion this coming Sunday. No offer has of yet been accepted by seller. Due diligence Inspector David Rankin is waiting for the call. Seller wants a residential due diligence period. House has been on the market since April. The House would provide about 4500sf of office/storage space if converted, potentially more depending on programming. Discussion of qualitative benefits, including maintaining parish membership during construction, potential for clergy/staff affordable housing, support of neighborhood association for GC project, less constraints on design of the GC project, long term benefit of ownership by the parish in a 10-year lookback. Elevator was quoted as costing 200-300K not including sprinkler, structural, alarm, permits etc. NOAH was approached about purchase but could not support as they need 5 units or more. Destin indicated for purchasing like this he would typically reach out to Kathy Swift at Heritage, then a CDFI institution or large social investors such as the nuns. | |
| 1.04 | Facilities | 10/2: Existing Facilities were discussed. There is no impending impact on facilities known, however the group acknowledged that the spaces other than the church proper are becoming visably dilapidated. Current old houses on campus are well past useful life. | |
| | Land Use | | |
| 1.05 | Zoning | 10/2: Destin led a discussion about the impending changes to the residential zoning code and some of their effects on the project. The proposed change would introduce a base 4:1 FAR with bonuses to 6:1 FAR, and create a Design Overlay. The Design Overlay will most likely increase both construction costs and will definitely increase design costs. Next steps is NHA and CHA review of the proposed changes. Hold off on engaging land use consultant (as previously proposed by HDC), let CHA/NHA take lead. Project is on the radar of Portland Planning/Nan Stark. Review zoning changes as they evolve. | |
| | Reports/Surveys | | |
| | Legal | | |
| | Outreach | | |
| 1.06 | Neighborhood Association | The neighborhood Association meets from timte to time at the site. There has been some indication that the neighborhood would like to see the White House stay viable. | |
| | Design | | |
| 1.07 | Programming | 10/2: Brian and Nancy led a discussion on the review and reduction of spatial needs from 23K to about 20K including factor for circulation and structure. Brian or Nancy will forward NHA a | BC to email NHA current program |

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| | | copy of the program as it currently sits. Next step would be a Proximity Diagram by CHA | |
| 1.08 | Parking | 10/2: Ross lead a discussion on parking that tracked to the provided memo. Discussed 75 spaces available off hours across the street in the Condo building, as well as Envoy car sharing, and contacts with Al Nickerbar (sp?) for parking advisement and coordination. | |
| | Construction | | |
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| | Operations | | |
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End of Notes