

## Grace Memorial Episcopal Church – Stewardship for the Next 100 Years

Sunday 10/14/18

**Context:** For several years the vestry has been thinking about how to get the funds we need to improve our campus and make it more functional. We have looked at running a capital campaign and have thought a lot about partnering with a developer in order to be sure our buildings meet our needs. Last winter the idea of affordable housing came up, and we realized that a partnership to create affordable housing on our property would offer Grace new opportunities for ministry as well as providing financial resources. When we talked about this as a parish last winter, the vestry perceived a lot of interest in the idea of affordable housing, and we are continuing to explore that possibility. We are pleased to continue the conversation with you.

### I. Format for Today's Session

- A. Opening: Fr. Martin, with concluding comment by Vestry Member Robin Gault
- B. Process agreements: Kirstin Greene, All
- C. Gathering of comments and questions to inform the discussion: Peyton Sned and Kirstin
- D. Next steps

### II. Some Background Information

#### A. Recap of Our Exploration of Development

1. Though earlier discussions date back to 2011, recent exploration began in late fall 2017 when the Vestry became aware that our site might offer possibilities to Holiday Park (which focuses on housing for seniors) and the Portland Housing Bureau (PHB)-- who were looking for sites to develop affordable housing. Given increasing maintenance and accessibility needs paired with better/additional programming and mission-related opportunities, Vestry members decided to initiate exploration of redeveloping some portions of the Grace campus for a range of needs and opportunities.
2. January letter from the Vestry and the Master Plan Committee to the Parish introducing the inquiry and announcing parish meetings for 2017 discussion of the possibilities 1/14, 17, 18, 21.
3. Based upon all information to date, Vestry approves motion to more formally explore possibilities with PHB at its January 30 meeting.
4. Follow-up parish meetings 3/11 and 3/18, written survey of parish participants through March 25.
5. Letter to PHB 4/24 asking for a formal exploration of possibilities.
6. Late June—we learn by phone – a call with a Mr. Karl Dinkelspiel, Affordable Housing Programs Manager at the City of Portland, that the PHB has put our conversation with them on indefinite hold due to the demands on their bond resources.

7. August: By way of recommendation from a lead staffer – Julie Livingston – at Portland’s housing authority Home Forward, held a discussion about potential new opportunities such as development partner and the forthcoming Metro regional affordable housing ballot measure.

Vestry members agree to submittal of a grant application to the Dioceses of Oregon for a space and concept design.

8. September:

Grace was awarded a \$10,000 grant for a concept on September 27. The first meeting with architects was October 11. The next meeting will be focused on the vision and guiding principles. Vestry and committee members also visited St. Francis Park Apartments. St Francis Catholic Church redeveloped a portion of their property for affordable housing.

## B. Survey Results

Survey results indicated an interest in moving ahead with these options. Of the 78 responses received, most (82%) said that the inquiry was headed in the right direction. These respondents indicated a six or higher on a nine point scale. Ten percent (10%) indicated a moderate level of support/concern in the range of four to six. Four respondents (5%) were concerned or very concerned, weighting in with votes between one and three.

## C. Infrastructure Needs and some projected costs

Vestry members have received estimates from certified contracting professionals for accessibility and renovation in the parish hall that would exceed \$1 million dollars. Estimates and plans are available in the process notebooks in the church office. Needs and wishes would increase that amount. An upcoming discussion this fall will be focused on those details and priorities.

## III. The Next and Other Possible Sessions

10/21: Vision, Guiding Principles and Sacred Spaces: we understand that to guide the work of the architect, it would help them focus their work if we can articulate a vision and guiding principles – desired outcomes for the process. As part of that discussion, what are some of the sacred spaces we should describe?

Grace Finances: current finances and how a development project might be handled.

The Right Mix: what parameters might be set on who our housing neighbors might be?

Parking: How might parking needs be met?

Partners in Development: who might our partners be and how might they integrate with one another so as to produce a campus which generated new exciting opportunities for us and the community?

A Culminating Summary Session including Any Next Steps