

Grace Campus Development Committee Meeting  
July 5th, 2018

The GCDC meeting began with a discussion of Mark Bello's concern about the DOT easement on 16th. Mark has addressed this with both Paddy and Ross in the past year.

Ross suggested that this setback is in a category of many things we will have to do once we begin a project. There will be an Early Assistance Meeting with the City of Portland that will be a first look at what we will be dealing with to develop the lot. If we were to hire a surveyor at this point it would cost \$2,000.00+. Ross thinks it's likely that we will be able to proceed in any case. We may need to set back our buildings, but it will be one of many issues that the developer will work through. And they will be the ones who pay for the surveyor.

Next, we talked about the status of the project with the Portland Housing Bureau. Karl says our site is complicated. The Bond Attorney, Harvey Rodgers, is a very conservative attorney who the City hired to make sure the City is not violating any provisions of the bond. Karl has encouraged we pursue other options.

Ross shared with us that unlike with the Bond Measure, most affordable housing is a mosaic of different financiers, tax credits and developers. Oregon passed a law in 1907 because the City was hoodwinked by a private developer and left holding the bag for a telegraph project. The use of private money is restricted in public use because of the 1907 amendment. The legislature is referring a measure to the voters this fall that would change the amendment and allow private money to flow to public housing projects. Private investors could then take advantage of tax credits. (It was noted that tax credits are less valuable since the latest tax bill that lowered the corporate tax rate.) If the measure passes, there will be a lot more money available for affordable housing and things will begin to happen quickly. [\(This paragraph is my understanding. Help me Ross if I didn't get it right.\)](#)

Additionally, Metro has passed an affordable housing measure valued at \$632,000,000.

### **Proposal from Home Forward**

Julie Livingston (who has taken the lead at Home Forward from Jonathon Trust, who was bumped upstairs) approached Ross a few weeks ago with a proposal. Previously Jon had told us that they would have to take a pass on Grace because they were concentrating on the East County. However, things have changed.

Julie (who is also the chair of the Portland Design Commission) is working with a developer who has purchased land in the Lloyd Center area to build apartments. Because of the February 2017 law requiring 20% affordable house in new apartment buildings, he is looking for a site in the vicinity where he could build affordable housing. This is acceptable to the City and in the end is less expensive for the developer than buying out the affordable housing which is around \$100,000 per unit.

Julie is proposing that we partner with the developer. The affordable housing would have to be built before the apartments. In this scenario, there would be no bond money, it would be financed by the developer. Ownership was discussed, and Home Forward would be the owner with a small ownership of the developer.

We talked about what kind of housing would be built. Julie is mainly interested in housing for hard to house families. Mainly single women. Ross suggested that including retired people

could create a better balance. Julie is also talking about Permanent Supportive Housing. Questions we had: How would this be staffed, managed and maintained.

### **Proposal from the Diocese**

Martin has been approached by Rick Grimshaw who is on the Board of Trustees of the Diocese. Most of you know that the Diocese has sold the Bishops Close and the offices have 5 years to find another location. They are interested in housing the Diocese offices in any development we undertake on our block. Ross knows from previous discussions with them in his capacity at Trinity that they need 5,000 square feet and 14 parking spaces.

Finally, in the body of the email this is attached to there is a date Julie can meet with us to further discuss this proposal. Also, we talked about a tour with Paul Parker to completed Home Forward projects. From the sound of her response, Julie will help arrange this.