



Northwest
Housing
Alternatives

13819 SE McLoughlin Blvd. Milwaukie, Oregon 97222

g.org

Grace Commons Owner / Architect / Contractor Meeting Oct 15, 2019

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

No.	Item	Notes	Action
	Schedule		
	Owner Mtgs	Every other Wednesday at 3:00pm at Grace: 10/29, 11/12	
	Capital Campaign	10/30 at 12:30 at NHA offices	
	Budget/Funding		
1.01	Funding Cycle	<p>10/15: A discussion occurred around the available files from the church to discuss outreach to date, desired population and capital campaign initial contacts. Work has occurred with Nick Fish and Chloe Eudaley's office, PHAME day with City Council, Neighborhood Association Land Use Group. It was recommended that work could occur with the Buseiness Association and Lloyd center, due to adjacent parking needs. Paddy tillet of Portland Parks and Rec was mentioned.</p> <p>Population to be served discussions have included Immigrant and Refugee families, providing on-site employment, integrated disabled population (i.e. no more than 25%), artists housing. It was discussed that Homeless or high needs population had not yet been discussed with the Congregation. Trelle and Destin were to attend Vestry meeting this night. Post Meetings it was communicated that NHA had been officially selected as the Developer to assist Grace Commons through the development process.</p>	NE to email Congregation Outreach Notes.

1.02	Prosper	<p>10/15: A discussion took place around Outreach that had occurred to date with Prosper and their representatives including Kimberly Branam that has a Daughter that attends the church. HDC had spoken with the URA Program Manager.</p> <p>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.</p>	
2.01	Predevelopment Budget	<p>10/15: Destin discussed it would be important to collect and track invoices, both to show Capital Campaign contributions to date, and to maximize reflection of real costs to develop. Partners were encouraged to send in invoices to Destin, and Destin would track expenses.</p> <p>A conversation was had around the provided table of anticipated predevelopment expenses and their schedule of expenditure as outlined. Brian indicated that the first step was to order up survey to get to the real and true site parameters</p>	
2.02	Capital Campaign	<p>10/15: Destin and Jenny met outside of the regular meeting to discuss capital campaign next steps, prior to an NHA/GraceCommons meeting. It was determined to collect Feasibility and Capital Campaign proposals, and start that feasibility process, with the thought to get into the Capital Campaign in March. The PHAME Gala is March 8 and may make a good announcement venue. GI mentioned that they will also have a Scholarship Campaign in Fall. There was a brief discussion on coordination between the partners on approaching foundations. There was a brief discussion that student activities could be coordinated to bolster the outreach of the Capital Campaign. This could include: art, podcasts, plays, and videos.</p>	
	Site Control		
1.03	White House Purchase	<p>10/15: Martin discussed that the purchase approvals were moving forward and that the Board was likely to approve funds for downpayment. The group was reaching out to 2 or 3 friendly investors to carry the remaining costs.</p>	Martin
1.04	Facilities	<p>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 visibly dilapidated. Current old houses on campus are well past useful life.</p>	

2.03	Diocese	10/15: There was a brief discussion about keeping the diocese in the loop	
	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 time to time at the site. There has been some indication that the neighborhood would like to see the White House stay viable.	
2.04	Guiding Principals	Destin led a discussion on documents found in the files, including a North Star statement and Mission statement. It was decided that the Partners wanted to go through a process of setting Guiding Principals and North Star statements. Trell was mentioned as a good person to lead that effort. A meeting was tentatively scheduled for 11/12 for that purpose.	
	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 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		

	Operations		

End of Notes