



506 SW Mill St. Suite 720, Portland OR 97201 (503) 725-9092 www.orsolutions.org

NAYA Generations Project
Working Group Committee meeting
February 27th 2014, 3:30 to 5:30pm
NAYA Family Center, 5135 NE Columbia Boulevard, Portland 97218

Attended by:

Rey Espana, Lynn Ward, Brian Carleton, Ross Cornelius, Oscar Arana, Jennifer Hoffman, Nick Christensen, Renee Moseley, Bob Alexander, Michael Mills, and Maha Al Yousufi Brown.

Key Points

- The need to better present the design work, which has been done to date on the NAYA Generations Project, to the project team.
- Start to address the ELC and the Long House as one component of the project in terms of the structure, and the programming.
- Identifying service providers for all the programs in the ELC and of NAYA Generations Project.
- What are the necessary programs needed to support the children and their families.
- Building a space to give support services that will help all family members for example: parental education, job placement assistance, and health care access.
- Mix use in ELC and Long House will require high level of coordination between the service providers.
- Best to present the wrap around services to the Lents community as economic development opportunity assistant more than social services.
- Revisit the NAYA Generations mission and purpose to include the definition of Cultural specificity.
- Clarifying the cultural specific to the Project team and the Lents community
 1. Native American cultural values for example, respect to the community and the environment, pride, and safe common place for gathering.
 2. Represent the Native American indigenous architecture
 3. Place to learn about the Native American culture(history, language, music, food etc)
- Due to parking and access issues, is it more beneficial to relocate the ELC/Long House to the east side of the site?

- Will Steele St. provide better entrance/ parking solutions to the site? Need to conduct a traffic study.
- Other options to increase parking spaces
 - I. Lease day time parking spaces from the Garden Villa Apartments complex (Westside).
 - II. Scheduling of class starting times.
 - III. Buy residential property (South side) to increase parking area.

Early Learning Center/ Long House

- ELC will require a different level of security.
- Due to the New Market Credit application the ELC/ Long House may be built 6 to 9 months after the IGC.
- Potential to have a full time nurse at the ELC
- The health services will be a small clinic similar to Zoom Care model that works with the Lents community.
- The wrap around services will be focusing on economic development and stability services.
- At the moment the programs housed at the ELC and the longhouse will require 30,000 sq ft.
- Number of parking spaces needed for ELC parental drop off, possible staggered start times
- Benefits of including K classrooms in ELC
 1. ELC will be considered as an educational Institution (mandate school).
 2. As a mandate school the ELC and the ICG site will be exempt from city’s grid connectivity requirements.
 3. ELC will qualify for PPS operational fund
- Estimated building cost of the ELC/Long House is 10.5 to 11 million dollars.
- Potential funding of the ELC /Long House funds will come from
 1. Federal and State New Market Credits (?)
 2. PPS contribution (?)
 3. PDC contribution (\$500,000)
 4. Funding gap estimated between 3.5 to 4.5 Million dollars

Preliminary cost analysis

In July 2013, LMC construction estimated construction cost to ELC and the Long House

Building	Size	Estimate Construction cost
ELC	(9 classrooms) two story at 18,900 square feet	\$6,835,202
Long House	Cultural community center and the wrap around service at 8,630 square feet	\$1,306,312
Soft cost for ELC and Long House	Fees for Permits, architects, engineers, lawyers etc	\$2,605,285
Total estimate cost		\$10,746,799

Intergenerational Community (IGC)

- IGC will be funded first due to the scheduling of Low Income Housing Credits application. Therefore there is a higher potential that the IGC will be built 6 to 9 months prior to the ELC and the Long House.
- The IGC will be self-contained housing operating on its own.
- The IGC will have temporary space for community room and area for support services.

Potential Sources of Funds for the IGC

Source	Programs	Maxim \$ Awarded	
Oregon Housing & Community Services Grants Equity	Low-Income Housing Tax Credits	\$8,087,581	
Oregon Housing & Community Services Grants Equity	LI Weatherization Program	\$ 174,439	
		Total OHCS Grants Equity	\$8,262,020
Non-OHCS Loans	Network for Affordable Housing (NOAH)	\$1,500,000	
		Total Non-OHCS Loans	\$1,500,000
Applicant Contribution	Deferred Developments Fee	\$300,000	
		Total Applicant Contribution	\$300,000
Portland Housing Bureau	Tax Increment Financing (TIF)	\$500,000	
Federal Home Loan Bank	Affordable Housing Program(AHP)	up to \$800,000	
Sponsor Contribution		\$100,000	
		Total Other Funds	\$1,400,000
Oregon Housing & Community Services Non Equity sources	Oregon Affordable Housing Tax Credits (OAHTC)	\$1,500,000	
		Total (OAHTC)	\$1,500,000

Deadlines

April 1:

- Finalize all decisions regarding the programming in the ELC/ Long House
 - (a) Number and type of classrooms.
 - (b) Size and components of programs in term of site capacity.
 - (c) What are the uses of each program and who operates them.
 - (d) Number of parking spaces needed.
 - (e) Settle the PPS/ NAYA lease and operational agreements
 - (f) PPS Kitchen requirement for ELC
 - (g) Decrease the size of the ELC/ Long House by 20%

April 15:

- The architect's team will begin finalizing the architectural drawing and renderings for the LIHTC application.

June 15 to 30:

- PPS and NAYA will complete a Memorandum of Understanding (MoU) of the operating/ lease agreements with NAYA to be included to the LIHTC application.
- The LIHTC application is due.

Area of consensus

- PPS to address classroom issues internally before Project Team engages with individual school principals and PTA members within Lents area about the ELC programs.
- Bob Anderson will be providing an architectural program summary for the Faubion School Early Learning Collaborative with Concordia College, as a template and reference point for our programming work.
- Carleton-Hart presented a first cut at a project schedule for both the IGC and LH/ELC, based on the deliverables outline, and the work group will be fleshing out a high level schedule for the Project Team, as well as detailed project schedule to help guide the development/entitlements effort.