Meeting: New affordable housing in Lake Grove – Meeting 1

Date/time: Tuesday, August 23, 2022, 11 a.m. to 1 p.m.

Place: Zoom

Purpose: Build relationships, understand basics of project, create foundation for our work together

**Attendees**

Abbie Qi, Amara McCarthy, Carolee Dennis, Carolyn Krebs, Celess Roman, Cindy Garcia, Kate Meyers, Ken Sandblast, Lindsay Campagna, Mark Puhlman, Robert Shepard, Scott Greenfield, Susan Crittenden, Willie Poinsette, Yoko Kinoshita

**Staff**

Andrea Pastor, Choya Renata, Jonathan Williams, Scot Siegel

**Next meeting**

September 6th 11 a.m. – 1 p.m.

Location: Zoom

Choya welcomes and introduces the project as part of the regional affordable housing bond.

Objectives: getting to know each other, build foundation for future conversations on the qualities of the project to make it successful for people living there.

Team and process are committed to meeting housing needs and advancing racial equity. Most the apartments will be for households who make between 30% and 60% of area median income; the lower end of that range is around $22,000 for a household of one, or $32,000 for a household of four. Around 40% of the apartments will be for households with even lower income, between zero to 30% AMI. This group will be a place to practice equity whenever possible.

* Engagement of diverse and impacted people
* Equity in construction
* Marketing and lease up reaches those most impacted

We’re seeking multitude of perspectives to understand community needs.

Active facilitation and participation and may call on people. No pressure!

Goals: relationships, foundation for working together, concise statement of values to help HACC.

Our goals for this meeting:

* + create relationships,
  + understand the project and the process
  + set the foundation for working together

Our goals for this process:

* + concise statement (less than one page) of values and qualities important for new affordable housing to be built on Boones Ferry in Lake Grove, to help the Housing Authority of Clackamas County choose a developer
  + strong relationships to help the developer, once selected, in future community engagement at the design phase
  + Finish in 5-6 meetings by end of October

Individual introductions

Susan - lifelong resident, worked at Powells but is now retired, lives by Oak Grove and Hillside Village, two low income housing developments. Interested in LO transitioning to a city that provides this type of housing for low income and people of color.

Carolyn - 25 year resident of area, lives in Lake Forest neighborhood, on board of NA, will be bringing perspective from neighbors to share with this group. Involved in city projects.

Cindy- works for CC social services, excited there will soon be housing for low income families.

Scott - works in affordable housing as a loan originator and is excited to be involved in this work. Lives in area, about 2 miles away. Looking to understand racial equity priorities and tenant and community perspectives for the project.

Ken - practicing land use planner, lives in neighborhood, on planning commission in LO and involved in redevelopment of Boones Ferry, president of business association. Looking forward to participating and hearing others perspective. This project is for the entire community of LO, not just for Lake Grove.

Amara - invited for lived experience. Originally from DC, lived in River Grove, raised two kids in LO, went through a lot of hardship. Here to encourage creation of new housing because it’s been a great place to raise kids.

Willie - lived in LO for 36 years, came from East Coast living in housing projects, arrived in LO, is retired principal. Would like people who work here be able to live here if they want to. It’s a beautiful place and I want it open to all, including people who look like me.

Lindsay – has worked off of Boones Ferry since 2018, giving her perspective as someone who can’t afford to live in LO but travels there daily for work in service industry.

Robert - asked by Celess to provide perspective on houselessness. This is all new to him, but happy to be here.

Carolee - lived and worked in LO for over 30 years, seen a lot of changes, raised 2 kids in a house with one bathroom for 4 people. About community and different perspectives, but also about neighbors. There’s a huge need and it can bring to LO something that’s been needed for a long time.

Abbie - LO Chinese Council, does volunteer work, serve cultural belonging committee in LO school district. This will attract people interested in a great education for their children. Also a realtor so she has seen housing prices going up and sees how important affordable housing is.

Mark - retired nurse practitioner, lives in LO on sustainability advisory board, would like to see new affordable housing in LO and have it built in a sustainable way.

Celess- community and school navigator at Clackamas Service Center, helps folks get connected to resources in community. Want our chronically homeless and most vulnerable folks to have affordable housing and opportunities.

Kate - chair of Lake Forest NA

Yoko - Lake Grove NA member, happy to be part of project

Scot - city’s community development director, welcomes everyone

Andrea Pastor - Metro site acquisition team member

Jon Williams – Metro project manager for site acquisition

May have a few other members join us before meeting two and there are a few people who couldn’t make it today.

**Group agreements**

Have each person share how we would like to be together.

What’s important to you in terms of how we behave with one another.

Share the mic

Speak from your own experience

Respect for everyone’s experience

When people are using chat to have side conversations it’s hard to concentrate

When there’s discomfort, let it be accepted because that’s where you grow from

Respect people’s privacy

Details and personal stories stay confidential, but themes and values can leave

Be open to changes that don’t satisfy everyone’s wishes but move us along in a better direction

Group consented to agreements via thumbs up

**Reviewed project timeline**

**The property**

* + 1.4 acre site
  + Located at Boones Ferry and West Sunset Drive – formerly construction staging area
  + Currently owned by City of Lake Oswego, under contract by Metro
  + West Lake Grove – Office Commercial (WLG-OC) district zoning
  + Around 50 apartments to be built here

**Purpose of the group**

Help HACC, City of Lake Oswego and Metro create a statement of community values on what we should be looking for in developer proposals for this site

* + Statement will be included in RFQ and responsiveness will be considered in reviewing proposals
  + Some things this committee may want to see, we may not be able to find a developer able/willing to provide (our funds can only go to housing)
  + If we do our work well we can provide ideas that inspire developers and that they are willing to commit to in exchange for getting this opportunity
  + Once they commit to their proposal and it is selected, we can hold them to the elements they include in their proposal (including things from this process!)

Design is out of scope, values may relate to bedroom size and how families are being served and that has a relationship to how the building is built.

*Question: Can we have an impact on the most important families to serve, right?*

Yes, the statement of values can play into unit configuration so long as the overall bond program goals are met – half the apartments must be two or more bedrooms. The goals in the bond came from community engagement in 2017-2018.

We’re looking to provide info that will be helpful to developer for them to serve the community as best as possible, so information about what type of unit will be valued by community that’s important to capture.

Scot Siegel-

City is owner of site. Council has prioritized need to build affordable housing for many years.

Close to beginning update to city’s housing needs analysis. City hasn’t had any new affordable housing since Oakridge Apartments about a decade ago. Council interested in regional housing bond’s focus on family housing is consistent with city’s goals. City, Metro and HACC will develop solicitation that will go before Council in December. We will seek ways for the solicitation to meet the community’s needs, priorities and values.

This is one of 4 housing developments. 100 units on Marylhurst campus, prospective development by Habitat for Humanity nearby (23 townhome units proposed) plus north anchor project. 10% of units are targeted for 80% AMI households.

Housing Authority of Clackamas County

* + Receives funding from Metro regional affordable housing bond
  + Oversees development solicitation in coordination with City
* Anticipated milestones
  + Will choose developer in winter/spring 2023
* Goals: develop housing that meets the needs of
  + Existing and future residents, while supporting diversity equity and inclusion
  + Clackamas County housing production goals as described in local implementation plan

Choya- note to participants to please raise questions around any jargon that staff use

Questions or comments:

1. *Once the developer is chosen, the city will go through the land use process, and neighborhood meeting with the developer, and review commission, is that correct?*

Yes, the permitting process is a public process as you’ve described it.

There are two other elements to community engagement: a neighborhood meeting, and a survey. Those are broader opportunities for people to chime in who can’t participate in this process.

* Timeline- August-October
* HACC will issues solicitation in early 2023
* Selection committee will weigh how each proposal meets the criteria in the solicitation
* Once developer is chosen, there is more community engagement by the developer to see how well they did in applying the information in the solicitation in their design.
* Construction will likely start by summer or fall 2024

Questions:

*Will this statement of values apply to other affordable housing projects being* *constructed*?

Mercy Housing – already went through community engagement-privately owned property

This is a different process because it’s a publicly owned property. This property is unique. The values statement will inform this particular project, however the housing element of our comprehensive plan is going to be updated and this can inform that process also.

*Is this kind of community input new in LO or Clackamas County?*

Usually when it is a public agency initiated project there is this kind of community engagement.

There is community engagement that is required of projects that are funded by public resources. This is typically done through neighborhood meetings-but this can miss the perspective of people who will live in this housing.

**Discussion**

*Why is affordable housing important in your community and what are your hopes and dreams for this project? What are you excited about? What needs do you see in your community?*

Looking at 50 units that can assist us in the fight against global warming. Electrify the entire thing, solar, stoves that aren’t using fossil fuels, save trees, build from ground up with that in mind.

Happy to think that people who work in service industry would be able to live in LO. Great place to live, safe, private, beautiful.

Excited to have housing affordable to families so they can take advantage of good schools. We have 2 shelters in LO but nowhere for families who have vouchers to move into. Unfair that living here is not an option for everyone.

Hopeful that we can pick a developer that can create an out-of-the-box community that can change the view of AH in this community. Something that can benefit our schools. Some place that people think, “I could live there.” Excited to just go beyond the idea of what I think people see as affordable housing or worker housing and start seeing the benefit of becoming more interesting and more diverse.

Want to see examples of other bond-funded projects such as Rockwood Village, Tukwila Springs in Gladstone.

People’s definitions of sustainability don’t necessarily align, for some people it means survival.

I’m excited for people to live under tree canopy in LO. 71 people died in Portland of heat last summer, neighborhoods with more trees are cooler. In Portland it was hard to stay cool, meanwhile in LO we were able to have the meeting outside and stay cool under the trees.

Excited to have more housing period, especially with affordable options. Anything to alleviate the long waitlists that are years long.

Excited and wanted to be here today. I wanted to be here to hear the voices. My story and my passion. I’m one of the founders of Respond to Racism in LO and housing is an issue. We were blessed to have someone step up and help us get a house here, and I’m just ecstatic that finally some affordable housing is going to be here.

Really excited to lower the barrier to housing, lower the time to get in, prioritize fixed incomes in referral process.

*Will it be similar set of prioritization for waitlist?*

The waitlist for new housing opens within a couple months of construction opening. Once we know who will be the developer, we will know a bit more about what their process for renting up will be. There is a goal to lower barriers in terms of the process being fairly straightforward. We have expectations around equitable lease up. People who are currently houseless hear about those opportunities through various service providers. We don’t want the information only going to people who can conventionally find out about this housing. Working on practices and guidelines for how that happens so that property managers and owners can try to make that work better.

**Logistics - Choya**

Please let me know if there are people who should be part of this group who aren’t here. We can add more people at the next meeting.

Stipends- $150 for each meeting that you attend. Will send out forms. You can do them on the computer or print out and send them back. Please look for forms in email. If you need paper copies, let Choya know.

Language access- if you know someone who would like to participate but needs interpretation/translation. We can do that.

*What to expect in meeting 2?*

Get into more depth. What are the qualities and values that you want to see in this new housing that will make it successful for this community? Tuesday September 6th from 11-1. Should have all the invites in your calendar. Will get reminder email, and one with notes and recordings.

*What is lingering for you? Something you learned, or you’re still thinking about? Questions?*

Really excited that we have a really good group of people. Hope we can solve some issues for people getting into housing.

Want to see housing be successful and thrive. Hope we can have an open and safe space to talk in this space.

Everything covered in this meeting is new to me. Appreciate the opportunity.

Inclusion not exclusion, no one wants to be judged by a community that can be judgy. Want the neighborhood to be welcoming.

Hopeful that the neighborhood can be welcoming if the right developer can be picked. Is there some diversity in the developer. Want it to be exciting for the neighborhood.

I’ve been impressed with the group of people here. Diverse in a lot of different areas. I’m so focused on houseless families that I hadn’t thought of people who work in LO who can’t afford to live here.

People in the neighborhood are concerned about it being safe for families since it’s on busy Boone’s Ferry. How can we make these units more affordable beyond just the rent. Importance of the property manager is something we need to articulate. Waitlist times, ability to connect with referral agencies.

Thankful for this meeting. Initially there were hearings and people in the community were concerned about the “kind of people” they thought were going to be tenants. That hurt me. So I’m happy to be on the call.

Property manager input, would like to learn more about how they’re chosen. Group would like to have influence over them