Meeting: New affordable housing in Lake Grove – Meeting 3

Date/time: Tuesday, September 20, 2022, 11 a.m. to 1 p.m.

Place: Zoom

Purpose: Discuss qualities of successful developer

**Attendees**

Abbie Qi, Amara McCarthy, Carolee Dennis, Carolyn Krebs, Celess Roman, Eric Gibson, Erin Bateman, Gabi Corsaro, Helyn Trickey, Mark Puhlman, Mina Bacigalupi, Robert Shepherd, Scott Greenfield, Susan Bailey, Susan Crittenden, Willie Poinsette, Yoko Kinoshita

**Staff**

Andrea Pastor, Bayley Boggess, Choya Renata, Jon Williams, Scot Siegel

**Topics**

**11 a.m. Greetings**

Introductions and check-in

New members:

Mina Bacigalupi- neighbor and board member at Lake Oswego Transitional Shelter

Helyn Bradley- neighbor and journalist interested in helping project be successful

Gaby Corsaro- Oak Ridge Park apartments resident, senior low-income housing, retired. Writes and advocates for homeless issues.

Group agreements reviewed

**11:25 a.m. Community Review Committee**

Bayley talked about opportunity to participate in developer selection through community review committee, both to ensure that projects reflect the values statement, and the feasibility of the project. Workload is likely to be 2-4 hours for meeting, plus about 6 hours of reading ahead of time

**Questions:**

How will projects be scored?

*There will be a pre-determined scoring rubric*

Will we interview any of the developers?

*There may be an additional interview round for some proposers*

How many proposals do you expect to receive?

*Previous Metro bond projects have received about 5 proposals*

Is there a preference for local developers?

*Can’t have a distinct requirement that a developer be local, but we can talk about the qualities of relationships in community that we’d want to be able to see from proposers*

Review of themes from last meeting:

[jamboard](https://jamboard.google.com/d/1lXHa_VcziyE3nSMfMtafw5Q4XtX-B6LCAIU1qbzRhbY/viewer) link

**Questions on unclear notes left on jamboard**

Adding in thoughts of different resources that could be available to residents, sponsorships from other community members and organization, informative talks offered, the availability of storage, flexibility for households as family sizes change.

How are the schools going to absorb the extra children?

*Scot discussed how the school district coordinates its long term facilities plan. LO school district boundary line is nearby, so likely students would be focused to different schools.*

Is there someone there to answer questions from residents during the day? Who hires that person?

*Yes, there is usually a property manager that is hired by the owner-operator. Need to have quality, compassionate property management.*

**11:50 a.m. Qualities for a successful developer for this housing**

[jamboard](https://jamboard.google.com/d/1lXHa_VcziyE3nSMfMtafw5Q4XtX-B6LCAIU1qbzRhbY/viewer) link—page 5

**Questions**

Role of developer?

*Responsible for coordinating financing for project, working with design and construction team through construction period.*

How do they make their money back?

*Depending on the cost of the project, the developer is able to take a developer fee from the cost of the project up front.*

How long is affordability term?

*Projects remain affordable for 60 years under Metro housing bond*

Does Metro retain ownership of the land?

*It depends on the jurisdiction, but Clackamas County has been operating in a way that the developer takes ownership of the land at the end of the construction period.*

How do we ensure that the developer implements the values that are in the solicitation?

*The developer will work with Housing Authority of Clackamas County to get through a process of Concept Endorsement by lining up all their financing, and then put together their project, which is then reviewed.*

Once the project is complete and fully filled with residents, is there any recourse to the developer/owner if the housing project falls out of compliance with community values?

*We have good control of getting a project delivered. Once it’s built, there are lots of people with a financial stake in the project, who will ensure that the project is successfully run. But getting follow through on the values statement, it’s especially important to find a dev whose values are aligned with the values statement since there are fewer ways to ensure follow through on those.*

**Discussion – what qualities will help a developer create an effective project for this location and community?**

Is there a way we can incentivize developer to use the design track rather than following “clear and objective standards” track?

*We can require community engagement in the solicitation so that the creativity and community interest can be reflected in the design ahead of getting into regulatory process. That way the permitting can be streamlined and predictable.*

Would we have a developer that would consider vertical gardening on the outside of the building given the space constraints?

*When there’s something that we want, we try to identify the value that we’d like to see rather than stipulate the specific solution. So we can say that we’d like the space to be green and vibrant and let the developer figure out how to best achieve that.*

What have been some of the qualities of the developers for other Metro projects?

*Partnerships with community-based organizations and service providers*

*Creativity in design and sustainability*

Will there be an opportunity for the owner to rehab these units?

*Yes, there is an opportunity for the project to re-apply for tax credits from the federal government every 15 years that can help pay for necessary upgrades.*

**12:50 p.m. Review logistics and plan for next few meetings**

* Participants can continue to contribute to jamboard
* Please don’t rearrange sticky notes once Choya has started clustering around themes
* Survey results will be discussed next time and be incorporated into the draft values statement
* Choya will bring a first draft of the distillation of all the qualities and values that participants have mentioned so far.

**Next meeting**

Tuesday, October 4th, 11am-1pm

Zoom