

## Zoom Notes from 5/1 Open House:

From Me to Everyone: 05:20 PM

Erin Dey, Real Estate Development Director [erin.dey@devnw.org](mailto:erin.dey@devnw.org)

Skylar Yang, Development Associate (Finance) [skylar.yang@devnw.org](mailto:skylar.yang@devnw.org)

Adam Dallimore, Development Associate (Project Management)

[adam.dallimore@devnw.org](mailto:adam.dallimore@devnw.org)

From Shelly E, COS to Me: (Privately) 06:03 PM

Shelly Ehenger, City of Salem

From Me to Everyone: 06:03 PM

Name, Email, Telephone, Address, and email

From LJ to Me: (Privately) 06:03 PM

Do you need mine, or is this just the community members?

From Brandon to Me: (Privately) 06:03 PM

[Brandon Fahlman, bfahlman@gmail.com](mailto:bfahlman@gmail.com), 503-930-2786, 295 Patterson St NW Salem OR 97304

From Jen Crane to Me: (Privately) 06:03 PM

[Jen and Jason Crane](#)

From Shelly E, COS to Me: (Privately) 06:04 PM

Telephone: 503-540-2494; [sehenger@cityofsalem.net](mailto:sehenger@cityofsalem.net)

From Drew to Me: (Privately) 06:04 PM

[Drew Astolfi 808 782 3674, drewastolfi^7@gmail.com](#) 605 Madison St

From Eric and Cara to Me: (Privately) 06:04 PM

[Eric and Cara Bradfield](#)

From Paul Tigan to Me: (Privately) 06:04 PM

[Paul Tigan, paultigan@gmail.com](mailto:paultigan@gmail.com), 836 Church St NE, 303-845-2449

From Eric and Cara to Me: (Privately) 06:04 PM

[934 cottage st ne salem or 97301](#)

From [christopher@evergreensalem.org](mailto:christopher@evergreensalem.org) to Me: (Privately) 06:04 PM

[Christopher Bechtel, christopher@evergreensalem.org](mailto:christopher@evergreensalem.org), 503.371.1177

From Lori's iPad to Me: (Privately) 06:04 PM

[Lori Beamer, loribeamer.3@gmail.com](mailto:loribeamer.3@gmail.com), 5039106435, 885 Cottage St NE

From [leightraceygaynair](mailto:leightraceygaynair) to Me: (Privately) 06:04 PM

[Leigh Gaynair, 1915 Maple Ave NE, 541-948-9312, leigaynair@gmail.com](mailto:leigaynair@gmail.com)

From Eric and Cara to Me: (Privately) 06:04 PM

We have a few others trying to get in

From Amy Hamilton, Assistant Director for Marion County to Me: (Privately) 06:04 PM

[Amy Hamilton, amy.hamilton@devnw.org](mailto:amy.hamilton@devnw.org), 1868 Olympia Ave. NW Salem, OR 97304 503-779-2680

From Jen Crane to Me: (Privately) 06:04 PM

[Jen and Jason Crane, jjc0421@yahoo.com](mailto:jjc0421@yahoo.com), 503-508-8553, 895 Cottage Street NE

From Mary Anne Spradlin to Me: (Privately) 06:05 PM

Mary Anne Spradlin 208-305-6561 [spradlinmacn@hotmail.com](mailto:spradlinmacn@hotmail.com) own property at 850 Church St NE, live at 712 High Street SE Salem

From Lori's iPad to Me: (Privately) 06:08 PM

I would appreciate a list of operating projects. Thank you!

From skillernfamily to Me: (Privately) 06:15 PM

Thank you for hosting this open house. We appreciate it. Sam

From Drew to Me: (Privately) 06:18 PM

Several questions: Do you already own the property? How many tenants will you have? Is the income level 50 - 60% AMI? And why not 80% AMI/tax credits? Is there any layered subsidy? or is this just HOME & City funds? (behind that is a concern about this also serving Section 8).

From Paul Tigan to Me: (Privately) 06:20 PM

On DevNW: what percentage of projects that you started (housing development) do you still operate?

Any history of "flipping" projects after re-opening? Divesting in property after re-zoning?

From Drew to Me: (Privately) 06:20 PM

And overall I have a concern, and it's that I have my life savings in my house and I don't want to lose property value on my house as a result of living near a low income property. Can someone speak generally to that concern?

PS I know that's a lot!

From Paul Tigan to Me: (Privately) 06:28 PM

Is connecting your residents to your other services the purpose of having offices in the parsonage?

From Karen Saxe, Director of Financial Wellbeing to Me: (Privately) 06:29 PM

Hey Adam--you mentioned earlier that the contact info for the RED team was on the chat bar...but it's definitely not in mine, just a heads up

From Me to Everyone: 06:30 PM

Erin Dey, Real Estate Development Director [erin.dey@devnw.org](mailto:erin.dey@devnw.org)

Skylar Yang, Development Associate (Finance) [skylar.yang@devnw.org](mailto:skylar.yang@devnw.org)

Adam Dallimore, Development Associate (Project Management)  
[adam.dallimore@devnw.org](mailto:adam.dallimore@devnw.org)

From Karen Saxe, Director of Financial Wellbeing to Me: (Privately) 06:31 PM

Niiiiice-thanks!

Good luck!

From christopher@evergreensalem.org to Me: (Privately) 06:31 PM

One of the concerns from neighbors is that current drawings suggest 14-16 residences while only providing 12 total parking spots. Already Cottage Street is busy, sometimes full. If some residences have two residents, there is easy potential for 20 adults, which could mean at least 8 additional cars on the street...and that's without accounting for DevNW employees working at 925 Cottage. Since DevNW wants to provide support, not stress, to the current neighbors, how can you address this?

From Virginia Stapleton to Me: (Privately) 06:32 PM

[Virginia Stapleton](#)

From skillernfamily to Me: (Privately) 06:32 PM

Sam Skillern, 1255 Cottage ST NE, 97301, Grant Neighborhood Association co-chair,  
[sam@salemLF.org](mailto:sam@salemLF.org)

From christopher@evergreensalem.org to Me: (Privately) 06:32 PM

Oh yeah...address: 1075 Capitol St NE Salem 97301

From Virginia Stapleton to Me: (Privately) 06:33 PM

Sorry. Virginia Stapleton 750 Capitol St NE [electvirginiastapleton@gmail.com](mailto:electvirginiastapleton@gmail.com)

From Micole Olivas-Leyva to Me: (Privately) 06:33 PM

Hey Adam, I am not sure if you need staff contact info but mine is Micole Olivas-Leyva  
955 Bryan Ct. Silverton, OR 97381. My phone is 503-884-5336.  
[molivasleyva14@gmail.com](mailto:molivasleyva14@gmail.com)

From Dustin Purnell to Me: (Privately) 06:39 PM

Dustin Purnell, [dustinpurnell@gmail.com](mailto:dustinpurnell@gmail.com), 503-689-6157, 941 Cottage St NE

From Drew to Me: (Privately) 06:40 PM

Total number of units? And can you talk about tenant selection/screening process at some point?

From Shelly E, COS to Me: (Privately) 06:40 PM

Great presentation Adam. Can I get a copy of the PPT? Thanks.

From Aaron Terpening to Me: (Privately) 06:41 PM

Open House Attendee: Aaron Terpening, 1270 Church Street, NE

From christopher@evergreensalem.org to Me: (Privately) 06:43 PM

Adam, you mention that 14 is max that you could 'maneuver' into 905 Cottage. I know that the neighbors would love to know the minimum. As I've relayed to Erin a couple times, neighbors are concerned about high density on the spot.

Btw, I'm the pastor of the church, and I've lived in the neighborhood for 8+ years. So I have a double stake in the deal. If you address these questions that I've entered, I'd be glad if you didn't use my name...just mention the questions anonymously. Thanks!

From skillernfamily to Me: (Privately) 06:45 PM

Q&A: In Grant we are huge advocates of historical preservation and we would desire to see the exterior remain as is. Especially the windows. Would the existing windows stay or just the openings, with new window glass? If so, would it be 'paned' or fake? Thank you.

From Krista Hoffman to Me: (Privately) 06:48 PM

[krista Hoffman](#)

206.954.6977, [kristahoffman@gmail.com](mailto:kristahoffman@gmail.com), 1060 Cottage St NE

From Mary Anne Spradlin to Me: (Privately) 06:51 PM

I am concerned about the amount of parking that will be available for the residents.

From Paul Tigan to Me: (Privately) 06:51 PM

What is the proposed zone change? Commercial? Why commercial? What does it allow you to do there?

From Lori's iPad to Me: (Privately) 06:52 PM

Has there been conversation with Grant Elementary about their capacity for a potentially significant increase in students with 14 families added at one time.

From Aaron Terpening to Me: (Privately) 06:53 PM

This property is not blighted and the neighborhood is quite healthy. How does this location meet your mission as opposed to the many locations in our City, even in nearby areas in desperate need of revitalization?

From Lori's iPad to Me: (Privately) 06:55 PM

As a side comment, I am extremely excited about your work!

From leightraceygaynair to Me: (Privately) 06:56 PM

The safety measures taken for the residents and neighbors is important to me. The type of security and monitoring will be a concern. Will the residents since they are part of a "program" have more lenient or more stringent eviction perimeters?

From Eric and Cara to Me: (Privately) 06:58 PM

Why trying to rezone to Commercial Office and not Multi-Family? Will you be combining the tax lots into one tax lot?

From Paul Tigan to Me: (Privately) 06:58 PM

Is there something that would keep you from demolishing the building after you rezone it and own it? A covenant? Funding source from the sale?

From Eric and Cara to Me: (Privately) 06:59 PM

If have 14 units, how many tenants are expected all together?

From Mary Anne Spradlin to Me: (Privately) 06:59 PM

but once the property has been rezoned anything can happen within the new zoning

From Aaron Terpening to Me: (Privately) 07:01 PM

One our Neighborhood Association goals is to preserve single family housing. What impacts to the viability of the project would result if the parsonage was retained as housing?

From William & Terri to Me: (Privately) 07:02 PM

Bill Hekman, 7622 Liberty Rd S, Salem, OR 97306 503-580-8664, wehjr2@gmail.com

The property is on the edge of the neighborhood as far as any traffic from the tenants

From Eric and Cara to Me: (Privately) 07:04 PM

If the Commercial Office zoning is successful, and DevNW closes on the property, but in scoping more for the project it becomes apparent that it won't pencil out, will DevNW sell the property?

From skillernfamily to Me: (Privately) 07:05 PM

In Grant we are not adverse to multifamily, we have a fair amount already. That particular corner has two apartment complexes nearby and an assisted-living facility. Plus smaller 3 to 6-unit houses as apartments. Can this project pencil at 6 or 8 units?

From Dustin Purnell to Me: (Privately) 07:10 PM

In the presentation, there is a lot of language around "doing our best to maintain exterior of building" and the plan is a "work in progress" and that "nothing is definitive" at this point. Again, "we are hoping to maintain windows as much as we can." When will things be definitive?

From Paul Tigan to Me: (Privately) 07:10 PM

How do you egress out of a third story window? Ladders etc be added?

From leightraceygaynair to Me: (Privately) 07:11 PM

This is Leigh...I believe my question was covered within other explanation. Thank you.

From Virginia Stapleton to Me: (Privately) 07:12 PM

I understand that you want to have your offices onsite but why would you take up a whole house for offices when a family could use it? Why would you not just use one of the proposed apartments for an office? Thank you.

From Dustin Purnell to Me: (Privately) 07:14 PM

Do your plans have to be finalized before you apply for re-zoning?

From Olivia Dias to Me: (Privately) 07:20 PM

Pre-Aps are semi public and have to be requested via a Public Records request

From skillernfamily to Me: (Privately) 07:25 PM

What kind of salvage efforts will be undertaken to repurpose flooring, beams, trim, etc.?

Great job fielding the questions and moderating Adam.

Great job fielding the questions and moderating Adam. Thank you

From Eric and Cara to Me: (Privately) 07:25 PM

but if rezoning is successful, and the project doesn't pencil, will you sell?

From Drew to Me: (Privately) 07:26 PM

Signing off. Not thrilled that you can't tell us exactly how many or who you all want to house here. I don't doubt the sincerity of the group though. Appreciate the effort that went in to doing this via Zoom.

From Eric and Cara to Me: (Privately) 07:26 PM

why Commercial office zoning?

and not multi-family zoning?

From Aaron Terpening to Me: (Privately) 07:27 PM

is there another way to submit questions?

From Me to Aaron Terpening: (Privately) 07:27 PM

[adam.dallimore@devnw.org](mailto:adam.dallimore@devnw.org)

Did I miss any questions from you?

From Aaron Terpening to Me: (Privately) 07:28 PM

Question above about your mission alignment with our thriving neighborhood

From Paul Tigan to Me: (Privately) 07:28 PM

We appreciate your transparency. Thank you!

From Aaron Terpening to Me: (Privately) 07:29 PM

We can address the question via NA meeting. No need to lengthen this conversation now.

From Me to Aaron Terpening: (Privately) 07:30 PM

Will do - email me. Thx

From Jen Crane to Me: (Privately) 07:30 PM

Thanks so much. You guys did a great job, we appreciate your efforts to be transparent!

We are excited!

From William & Terri to Me: (Privately) 07:31 PM

Thank you, great presentation

## **Summary**

First DevNW introduced themselves, their history, values, expansion, and presence in Salem. Emily Reiman (CEO of DevNW) discussed the role of Neighborhood Economic Development Corporation (NEDCO) prior to its merge with Willamette Neighborhood Housing Services (WNHS) to create DevNW. She also discussed the history of WNHS in Oregon. Erin Dey (Real Estate Development Director) introduced the development team and stated that the purpose of the meeting was to inform the community about DevNW plans to acquire, rezone, and build affordable housing units and some DevNW office space at 905 and 925 Cottage St NE.

Adam Dallimore (Development Associate) then discussed the specifics of the project, outlining what the site would look like (floor by floor). He stated that the façade of the buildings would remain in tact. He also mentioned that there will be accommodations for ADA access. Furthermore, the site's design would add another floor to the interior of the building.

Jodi Erickson (Asset Manager) then discussed the DevNW property management of our sites as well as the screening process for future tenants.

Erin Dey finished out the meeting by opening the (virtual) floor up to questions. There were numerous questions around the site design, parking, impact on the neighborhood, number of units, and preservation of the structures (full list of questions above). Each question was answered to the fullest that DevNW could offer. The number of units largely depends on funding sources and the financial feasibility of the project. Parking will not be an issue since the property is within 1/4<sup>th</sup> of transit and the property is not within a historic district.

DevNW thanked everyone for attending and the meeting ended at 7:30PM.