

From: Emily Reiman <emily.reiman@devnw.org>

Sent: Monday, June 22, 2020 9:09 AM

To: Cara Kaser <CKASER@cityofsalem.net>; Tom Andersen <TAndersen@cityofsalem.net>; Brad Nanke <BNanke@cityofsalem.net>; Jackie Leung <JLeung@cityofsalem.net>; Matthew Ausec <MAUSEC@cityofsalem.net>; Chris Hoy <CHoy@cityofsalem.net>; Vanessa Nordyke <VNordyke@cityofsalem.net>; Jim Lewis <JLewis@cityofsalem.net>; Chuck Bennett <CBennett@cityofsalem.net>

Cc: Erin Dey <erin.dey@devnw.org>; Shelly Ehenger <SEhenger@cityofsalem.net>

Subject: Letter Re: Proposed HOME Allocation for DevNW Project at 905/925 Cottage St NE

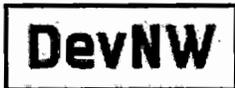
Hello Mayor Bennett and Councilors,

I'm pleased to send you the attached letter in support of our proposed HOME allocation under consideration tonight. I wanted to share with you, directly, about why we're excited about this project, and also address a few concerns raised by the Grant Neighborhood Association.

We are very grateful for the City's support for affordable housing development!

Best,

Emily



—
Emily Reiman

DevNW // Community LendingWorks // CEO

» [Where to find us](#)

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NEDCO and Willamette Neighborhood Housing Services have merged to form DevNW! Together, we're committed to *developing thriving communities*.

In light of recent events and the state's recommendations to contain the spread of COVID-19, DevNW offices will be closed to the public until further notice. We continue to operate and are available to our clients and partners remotely via email, and tele/video conferencing.

A la luz de eventos recientes y recomendaciones del estado para contener la proliferacion de COVID-19, oficinas de DevNW permaneceran cerradas al publico hasta nuevo aviso. Continuamos ser disponible a nuestros clientes y socios remotamente por correo electronico y conferencia de video.



DESARROLLANDO COMUNIDADES PRÓSPERAS

June 22, 2020

Mayor and City Council
City of Salem
555 Liberty St SE
Salem, OR 97301

To the Mayor and Councilors,

I am writing in support of the proposed allocation of HOME funds to DevNW's proposed affordable housing project at 905 and 925 Cottage Street NE, and to address certain concerns raised by the Grant Neighborhood Association.

The project at 905/925 Cottage would convert a church into 14 units of affordable housing (below 60% AMI) and would convert the parsonage house (currently rented as two units and not used as a parsonage) into DevNW's new Salem office. The project would create much-needed affordable housing in a high-opportunity area within walking distance to services and jobs. It would also allow DevNW to provide extensive services both to the adjacent tenants and the wider Salem community from a permanent location (we currently rent our office space).

DevNW believes in this project for a number of reasons. 1) The addition of 14 units of affordable housing is in line with the City of Salem's Consolidated Plan, and is directly responsive to the current housing emergency in Salem and across Oregon. 2) The conversion of an existing church – during which we will preserve the footprint and the vast majority of the exterior features of the building – ensures that this much-needed housing is added to the neighborhood with virtually no impact on the aesthetic characteristics of the neighborhood. 3) At 14 units, the project is small enough to be 'right-sized' for the neighborhood, and 3rd party assessments have shown no impact on parking, congestion, or traffic. 4) The addition of these units in a well-established neighborhood close to good schools, jobs, and services, ensures that we're providing the same quality-of-life benefits so appreciated by the Grant Neighborhood Association to low income members of our community.

This project clearly meets 5 of the 6 goals outlined in the 2020-24 Con Plan. The affordable housing portion of the project directly addresses the first three goals: Support Efforts to End Homelessness, Expand Affordable Housing, and the CHDO Set-Aside. Locating our office on-site also accomplishes goals 4 and 6: Provide Support for Public Service Programs, and Promote Economic Development.

devNW.org



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Springfield, OR 97477

257 SW Madison Avenue #200
Corvallis, OR 97333

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DESARROLLANDO COMUNIDADES PRÓSPERAS

Because the potential conversion of the parsonage into our office appears to be of particular concern to the neighborhood association, I'd like to address a couple of points:

- Our office would provide an array of services, both to residents of the church building and the community at large, including: financial literacy classes/counseling, first time homebuyer classes/counseling, matched-savings programs, foreclosure prevention services, credit-building services, connection to community resources, etc.
- In our experience, it has often alleviated community concerns when an affordable housing provider has offices on-site, to ensure high quality property management. Part of our intention in relocating to the site was to reinforce our commitment to the project and the residents there.
- It has never been our intention to use a future office (at this project or anywhere) for the primary purpose of lobbying; as a 501c3, we cannot have lobbying as a primary purpose, nor has it ever been more than a tiny fraction of DevNW's work. We do, participate in coalition-building and advocacy around affordable housing, asset building, homeownership, foreclosure prevention, and other topics key to community development, and having an office location near both Oregon Housing and Community Services and the Capitol Building is certainly helpful.

DevNW is excited about this project, and the additional affordable housing that it will bring to Salem. We are grateful to the City of Salem for your support.

Sincerely,

Emily Reiman

CEO

devNW.org



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