



**OREGON HOUSING *and*
COMMUNITY SERVICES**

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY

Project Name:	Gussie Belle Brown Apartments		
City:	Salem	County:	Marion
Sponsor Name:	Green Light Development (GLD) & Seed of Faith Ministries (SoFM)		
Urban/Rural:	Urban	Total Units:	120
# Rent Assisted Units:	N/A	Units by Size & Affordability:	24 1-BDRM @ 30% AMI 6 1-BDRM @ 60% AMI 30 2-BDRM @ 60% AMI 54 3-BDRM @ 60% AMI 6 4-BDRM @ 60% AMI
Funding Request		Funding Use	
LIFT Request:	\$17,850,000	Acquisition	\$3,785,356
Expected 4% LIHTC Annual:	\$1,937,536	Construction	\$29,326,136
OAHTC		Development	\$9,651,800
Expected Conduit Bond Request:	up to \$22,000,000	Total:	\$42,763,292

PROJECT DETAILS

Project Description:	<p>Gussie Belle Brown Apartments is a new construction rental development located in Salem's Northeast neighborhood consisting of nine three-story garden style residential buildings and one single-story community building. The site design includes outdoor amenities such as a dog run, basketball court, playground, EV stations, and a full solar array. Individual unit amenities include electric forced air heating and cooling, a dishwasher, microwave, patio or balcony, and in-unit washer/dryers.</p> <p>This is the first phase of an expected two-phase development that will include a co-located early childhood education or daycare center as part of phase two. Construction is anticipated to begin in June 2024.</p>
Partnerships to Serve Communities of Color:	<p>Green Light Development has signed a co-developer agreement with Salem-based, Black-led church, Seed of Faith Ministries. SoFM has been serving the Salem community in various ways for over 25 years, creating and guiding programs to serve and shelter houseless individuals and families. SoFM's leadership has a long track record of assisting people in moving into transitional housing, utilizing partnerships across different community organizations to provide affordable housing, employment opportunities, food, daily living</p>



	<p>needs, and healthcare. These existing partnerships will be critical to bringing stability and prosperity to future residents. As the co-developer of this development team, SoFM is bringing the lived experience of their leadership in serving the Salem community to this development, both through leading outreach efforts and by coordinating resident referrals for up to 25 of these new apartment homes.</p> <p>Additionally, Mid-Willamette Valley Community Action Agency (MWVCAA), and affiliated service provider Evergreen Community Partners (ECP) will be engaged to provide culturally responsive resident services, based on survey feedback from residents upon lease-up.</p>
Reaching Underserved Communities:	<p>GLD and SoFM have held listening sessions with members of the Black community in Salem and with SOFM's congregation in Salem. Since 1978, the Black incarceration rate in Oregon has increased by 79%. Early listening sessions have shown a pattern of families of incarcerated inmates moving to Salem, as it is the location of the maximum-security Oregon State Penitentiary. Families move to Salem to provide emotional support, maintain family ties, and continue with a consistent visitation schedule.</p> <p>The development team has heard from community members that the lived experience of the Black community in Salem is a story of enduring and persisting even with the lack of opportunity. To counter that, and in response to feedback that certain property management companies are biased against minority renters, a formal Request for Proposal (RFP) will be issued before a property management company is selected. The interview panel will include members from the SoFM community.</p>
MWESB Target:	<p>Green Light Development has hired Rubitone Development Services, a MWESB Construction Specialist firm, that will assist this project in achieving 30% MWESB/SDVBE owned subcontractors.</p>
Alignment with Statewide Housing Plan:	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing
<p>The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement, and engage MWESB organizations.</p>	
<p>This development will need to conform to all OHCS underwriting standards. The primary risk is with the current construction environment relating to cost escalations, subcontractor labor, and interest rate increases. Enough contingency/escalation was built into the construction budget to mitigate risk of inflation.</p>	



Rendering of Gussie Belle Brown Apartments