



**Chinook
Development
Group LLC**



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**Scott
Edwards
Architecture**

What makes a Condo?

Condominiums have long been an affordable entry point for homeownership. However, declines in Oregon's Condo development over the past 20 years have eliminated this equity option for workforce and BIPOC families. Oregon's construction defect liability laws, while protecting buyers, create uncertain standards and legal risks that discourage developers from building condominiums.

Condo Components & Challenges

- Oregon laws have incentivized legal action against builders, architects, and engineers for problems that the builders could otherwise fix. No “Right-to-Repair” provisions are available for builders and developers to repair defects.
- Oregon’s ten-year warranty statutes have opened more opportunities for defects to be identified, particularly as the line between natural wear and tear and errors of craftsmanship become blurred over time.

The absence of standardized definitions for construction defects has led to diverse interpretations among experts, resulting in inconsistent litigation outcomes. Construction defects may encompass a range of issues, including problems related to workmanship, design, defective materials, as well as inconsistent process application and material installation detailed in architectural and engineering plans used in the construction of condominium buildings.

Structural Systems

Structural design and proper oversight during construction can ensure level flooring, quality framing and other characteristics to avoid foundation cracks, roofing defects, or wall cracking.

Mechanical, Electrical, Plumbing Systems

These systems significantly affect the occupant’s experience in the building. Design, operation and maintenance of these systems can ensure they do not lead to significant inconveniences throughout the building.

Roofing Detailing & Water Management

Roof design, material selection and slope can all impact the lifespan and create potential building longevity issues. Roof failures resulting in leaks that damage the interior of a top-floor condo units are a common example of a construction defect affecting multiple units.

Windows & Doors

Quality of exterior windows, doors and their installation can impact performance. These may not close correctly, or eventually leak, especially after years of building settling.

Openings

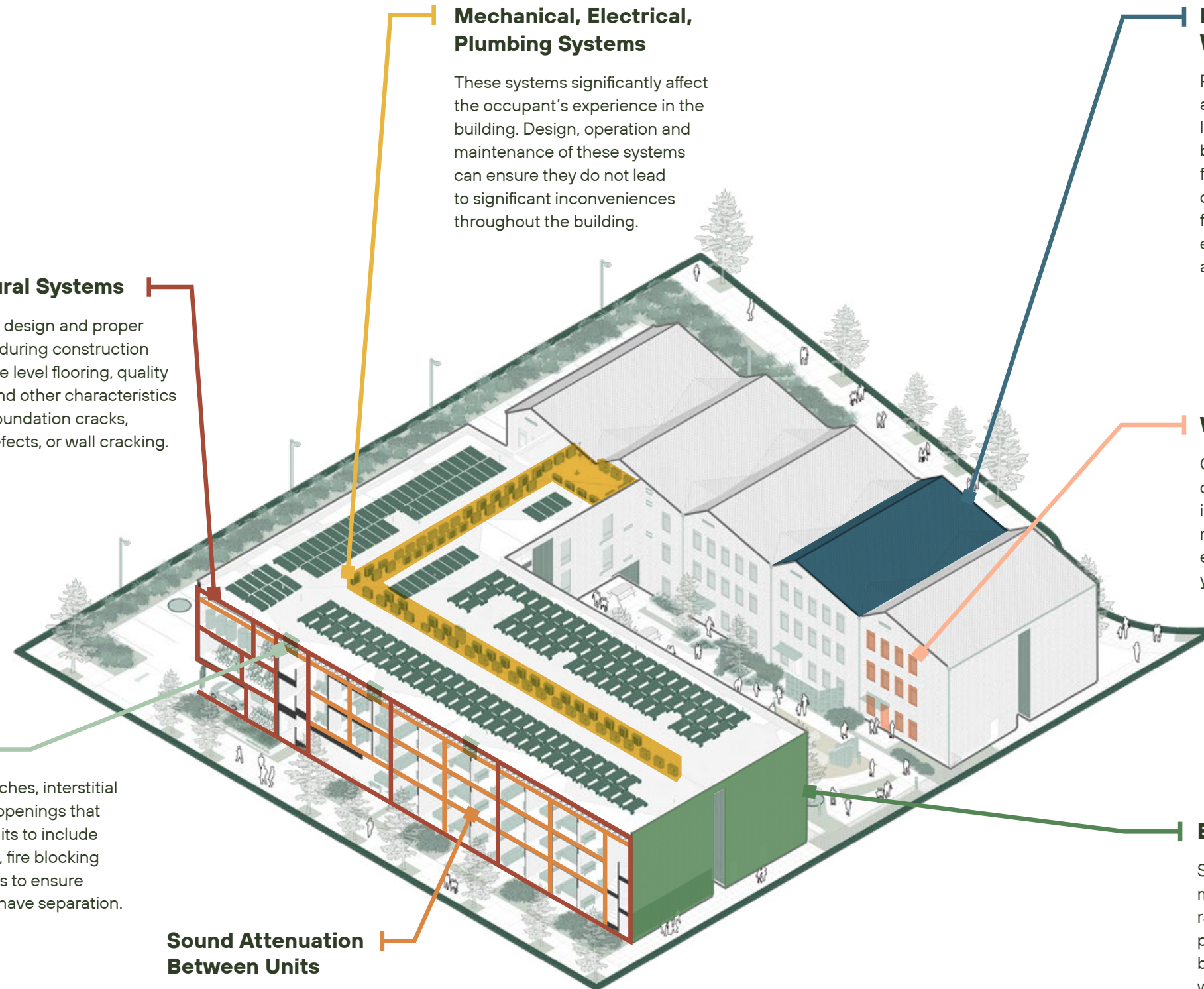
Design access hatches, interstitial spaces and other openings that impact multiple units to include sound attenuation, fire blocking and other elements to ensure neighboring units have separation.

Sound Attenuation Between Units

Sound attenuation to stop noise transfer between units can impact quality of life for residents. Design, construction, and testing to code requirements can minimize future claims.

Exterior Waterproofing

Selecting durable exterior materials and designing with a rainscreen or other detailing best practices can give a more robust building envelope to prevent water intrusion, leaks or other issues. Product selection utilizing manufacturers that have extended warranties and field inspections may help to reduce future claims.



Solutions

New Laws & Regulations

- New liability laws that clearly define “adverse effect” to mean that the building must adhere to Oregon’s engineering and construction standards and building codes in effect at the time of construction.
- Laws should specify that a defect must either cause physical damage, significantly impair building performance, or pose an unreasonable safety risk. Revisions to Oregon condominium statutes are long overdue.
- Improved Construction Standards & Accountability programs: Oregon mandated “Course-of-construction” defect discovery inspection and mitigation programs specific to affordable workforce condominium construction.

Reducing Claims & Dispute Resolution

Graduated Statute of Limitation instead of a ten-year period to address all repairs:

- **One Year** to identify and raise litigation for defects caused by faulty workmanship or materials,
- **Two Years** for defects caused by heating, cooling, electrical, or plumbing systems, and
- **Six-Ten Years** for “major construction defects” such as foundation or roof defects, etc.

Class Action Waiver prohibiting condo homeowners from participating in or filing a class action lawsuit.

Oregon Affordable Housing Warranty Program (OAHWP): Funded by construction permit fees, licensing fees, and home sales, this program will require qualified condo owners to file all claims directly through the OAHWP. This initiative will establish a streamlined process for homeowners to seek redress while giving builders the opportunity to resolve issues through a “Right to Repair” provision, subject to specific stipulations. If builders fail to make timely repairs, OAHWP will step in to cover the costs, ensuring that defects are addressed swiftly and without additional financial burden on qualified condo homeowners.

Building Maintenance Cooperative

Create a clear, cooperative maintenance agreement between Homeowners, the HOA, and Developers that defines roles for maintenance, inspections, record-keeping, and repairs.

The agreement should include early detection of construction defects or wear-and-tear, a streamlined repair and mitigation process, and a clear localized conflict resolution pathway, ensuring prompt action to prevent further damage and foster collaboration in property upkeep.

Benefits

Implementing these reforms can impact the following:

- Create clearer pathways for addressing construction defects.
- Lower builders’ insurance costs
- Encourage the development of affordable condominiums.
- Allow qualified condo homeowners to settle and release claims in exchange for repairs or cash settlements.
- Foster a greater acceptance of repair offers and reduce the likelihood of litigation.
- Support a revitalization of Oregon’s affordable housing market for condominiums.
- Reduce water consumption: By transitioning to multifamily units like condos, Oregon can reduce water consumption by up to 40% per family unit. This is because condos require less maintenance for individual lawns, plant watering, and amenities such as vehicle washing, cleaning walkways, patios, and roofs. This approach will help support sustainable living while addressing affordable housing needs in the community.

For more information about condominium and multi-family developments reach out to:

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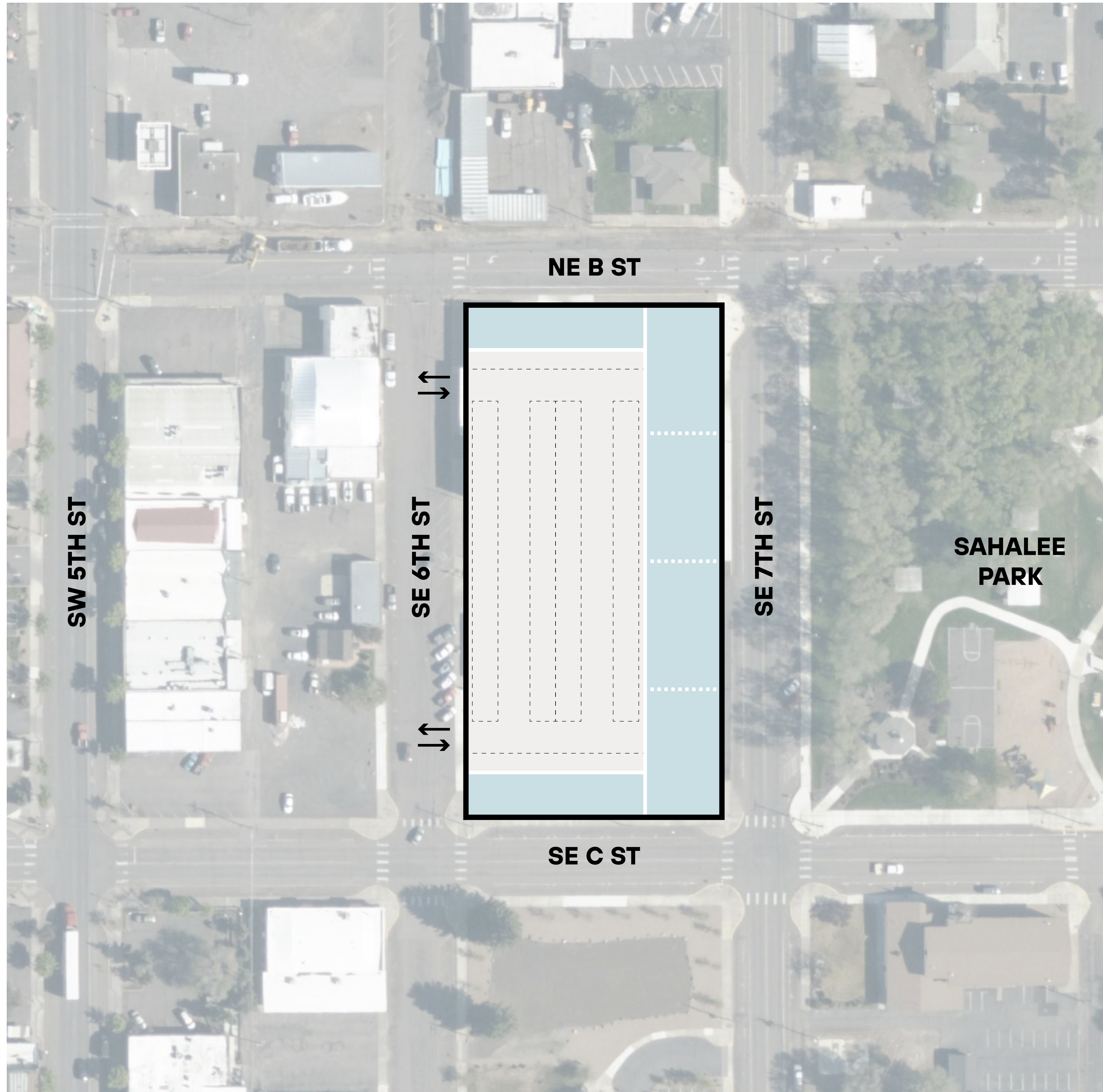
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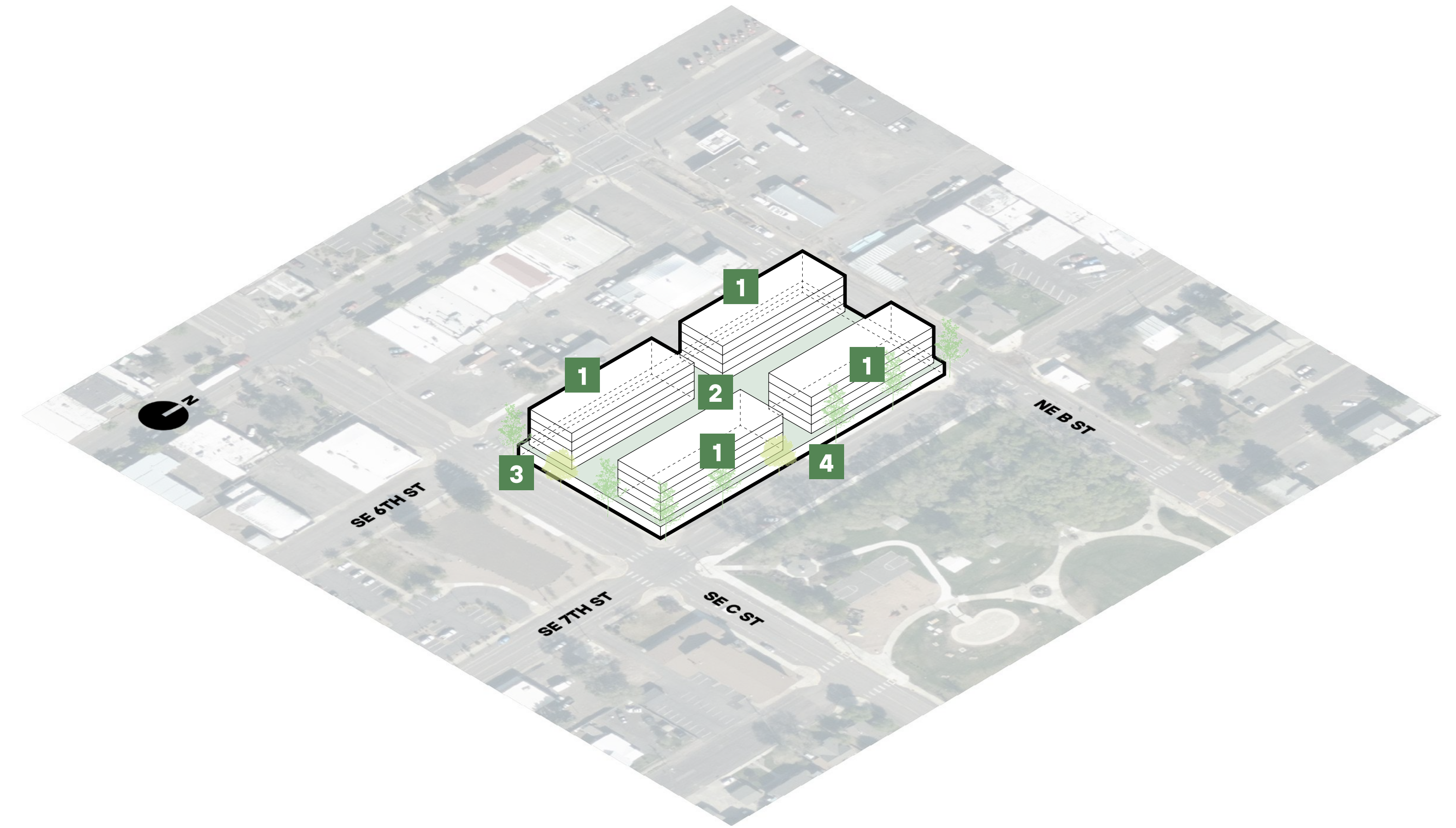
Project Inspiration



Site Plan & Massing Diagrams



■ Ground Floor Commercial/Retail □ Parking (Building Above)



1 Multi-family Housing:

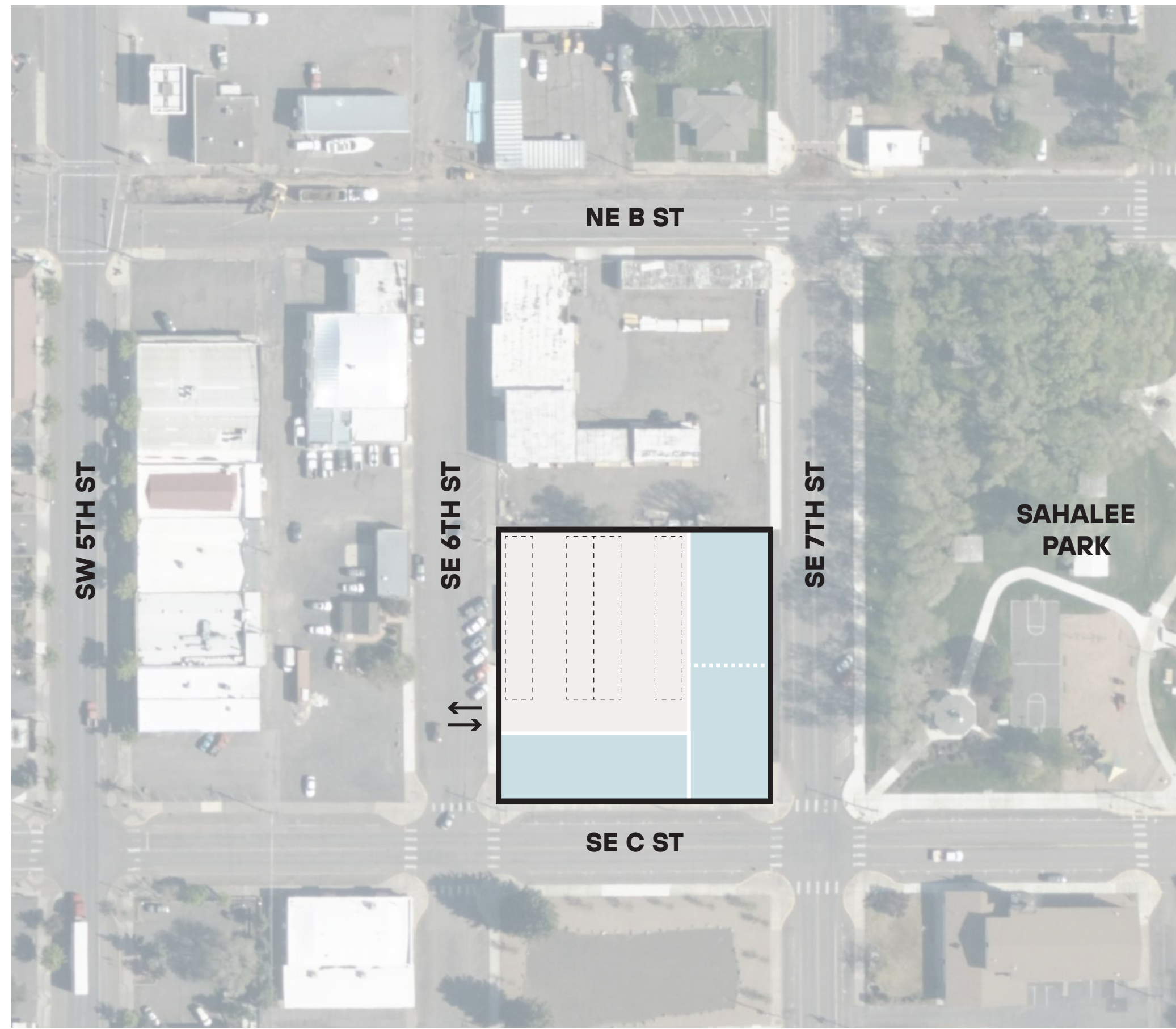
4-stories
 135-160 total units
 +/-150,000-170,000 SF
 50%-50% split market
 rate to affordable housing

2 Courtyards at second floor

3 Potential relocation of the Madras USPS

4 Ground floor retail along SE 7th Street

Site Plan & Massing Diagrams : Half Block



- Ground Floor Commercial/Retail
- Parking (Building Above)



- 1 Multi-family Housing:**
 4-stories over 1-story of parking and retail
 65-80 total units
 +/- 75,000-85,000 SF
 50%-50% split market rate to affordable housing
- 2 Courtyard at second floor**
- 3 Potential relocation of the Madras USPS**
- 4 Ground floor retail along SE 7th Street**

Madras Infrastructure Improvements



Upgrades Include:

- Roughly 1/2 mile of infrastructure upgrades
- Upgrade existing 6" Steel Water Main
- Upgrade will match the specifications of the recent upgrade on B Street.
- Addition of pressure reducing valves

Balancing individuality & community

Scott Edwards Architecture provides architecture, interior design, and planning services for multi-family and mixed-use developments throughout the Pacific Northwest. Our designs balance individuality and community by creating comfortable, inviting homes, amenity and commercial spaces that meet resident needs. Our firm's multi-family and mixed-use work includes affordable housing, market-rate housing, supportive housing, senior living, retail, fine and casual dining, and more. Each place is contextualized within its neighborhood and concertedly connects residents and visitors to outdoor spaces.



Outpost 44 • Bend, OR



Mahonia Crossing • Salem, OR



The Ella Marie • Portland, OR



Nueva Esperanza • Hillsboro, OR



West Village • Beaverton, OR



Fried Egg I'm in Love • Portland, OR



Cypress at Triple Ridge • Redmond, OR



Viewfinder • Tigard, OR



The Mary Ann • Beaverton, OR



Novus Apartments • Portland, OR



Sparrow Bakery • Portland, OR



KELLCON

With more than 200 years of collective team experience, the ideology behind Kellcon's inception cultivates exponential growth in Central Oregon and surrounding areas. Exemplifying our community-centric philosophies, fostering recurring client partnerships, and garnering a senior-level and collaborative team experience assures individualized, unique, successful outcomes on each project. The work showcased here represents Kellcon's collective experience in Madras, Central Oregon, and the multi-family market sector.



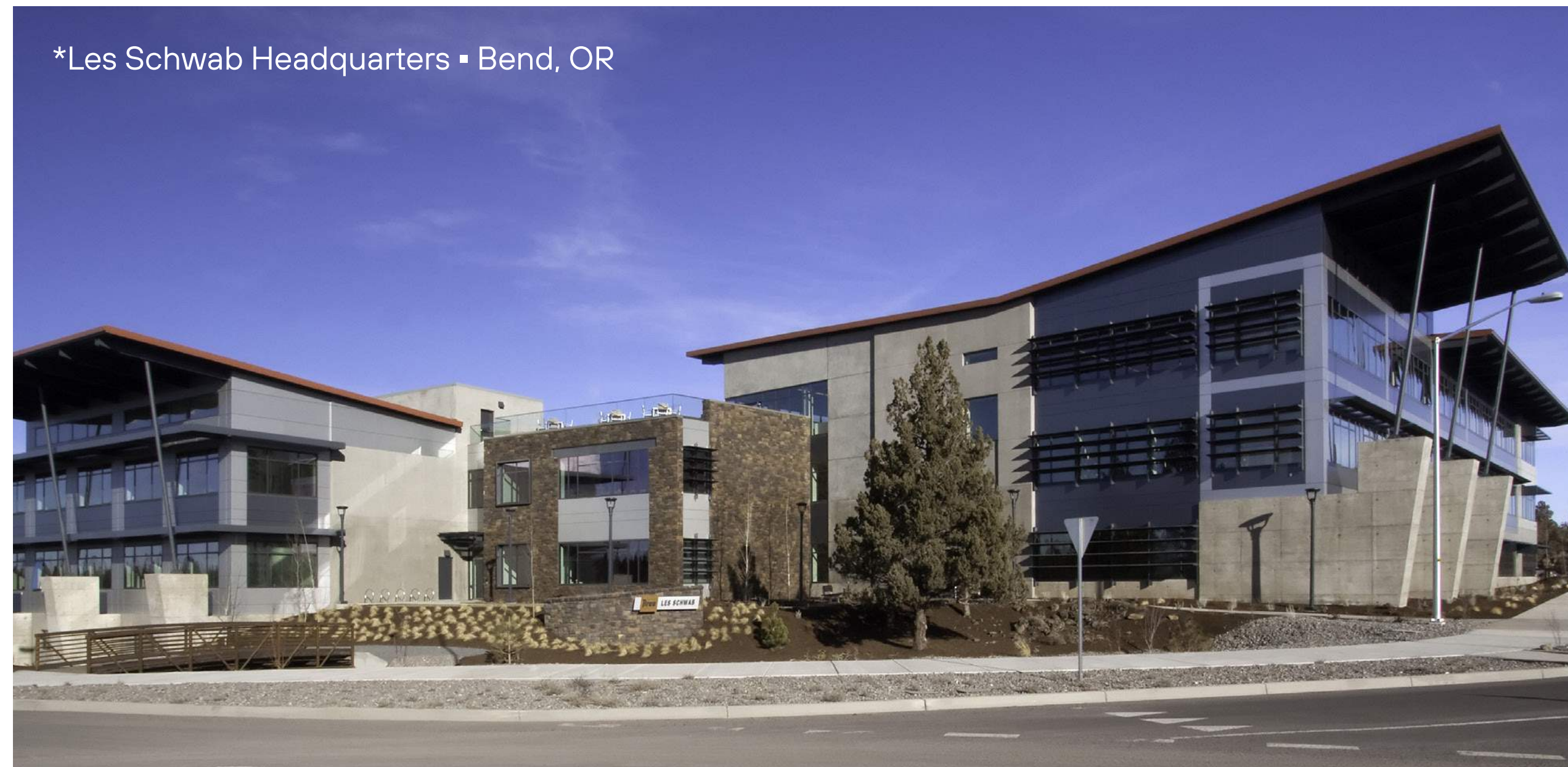
*Legacy Landing Affordable Housing • Bend, OR



*Mountain Shadows Condominiums • Paradise Valley, AZ



*Jefferson County Courthouse • Madras, OR



*Les Schwab Headquarters • Bend, OR



*St. Charles Emergency Department • Madras, OR



*Rolling Sage Affordable Housing • Madras, OR



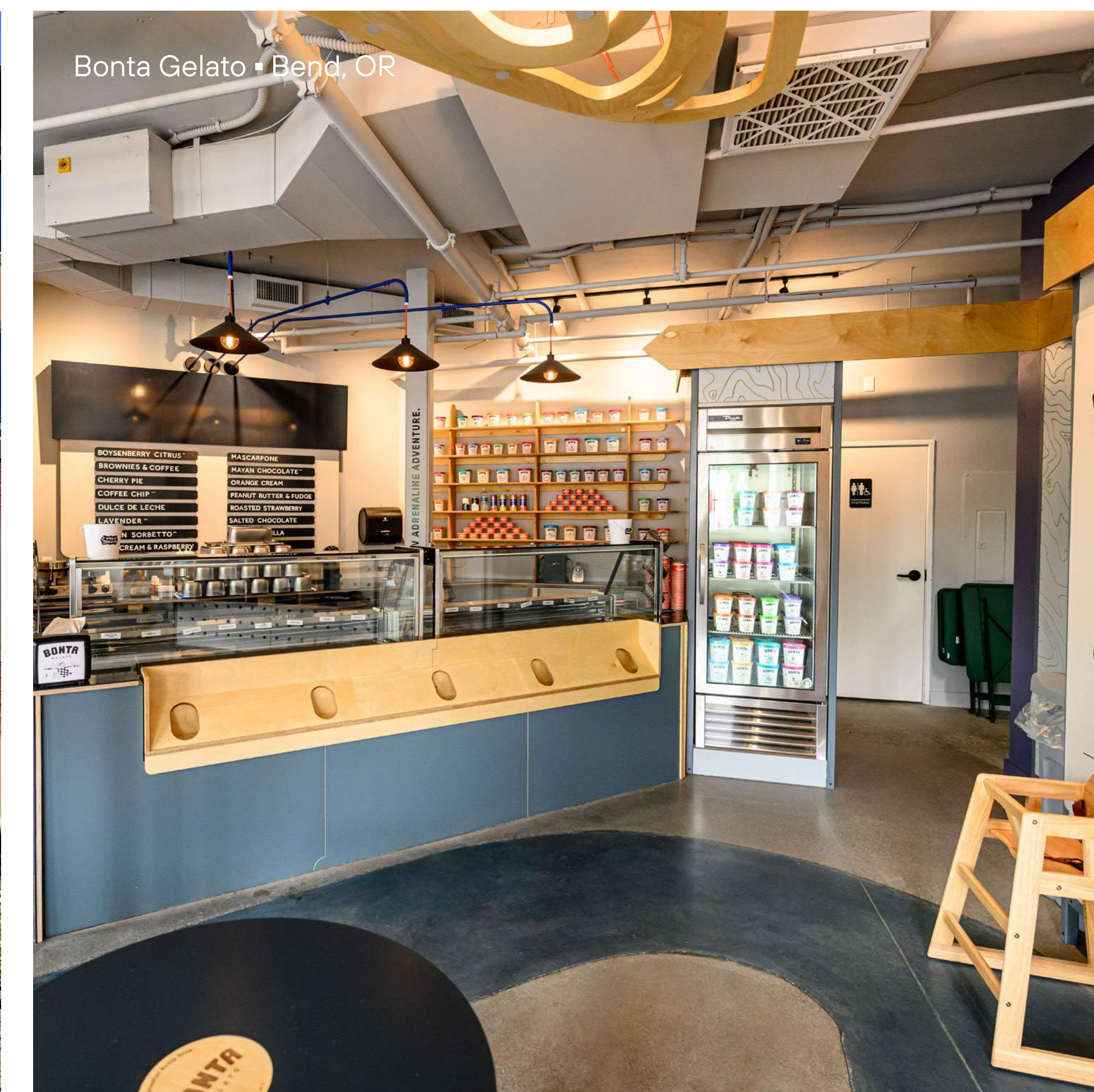
*COCC Health Careers Center • Bend, OR



*OIT Dormitories • Klamath Falls, OR



*Touchmark • Bend, OR



Bonta Gelato • Bend, OR



Life & Time • Bend, OR (with SEA)



Dear Irene • Bend, OR



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