



# Meeting minutes

Meeting: TOD Steering Committee  
Date/time: Thursday, January 5, 2017, 11:00 a.m. - noon  
Place: Room 270, Metro Regional Center

---

## **Committee members**

Alisa Pyszka  
Derek Abe  
Councilor Carlotta Collette  
Puja Bhutani  
John Southgate

## **Staff and guests**

Megan Gibb  
Jon Williams  
Pat McLaughlin  
Jodi Wacenske  
Joel Morton  
Laura Dawson Bodner  
Jessica Woodruff, REACH CDC  
Lucy Corbett, REACH CDC

## **I. Call to order, welcome and introductions**

Chair Councilor Carlotta Collette called the meeting to order at 10:02 a.m. and welcomed committee members and guests.

## **II. Presentation: 72 Foster**

Pat McLaughlin introduced guests Jessica Woodruff and Lucy Corbett from REACH CDC. Ms. Woodruff began with an introduction to Reach CDC, a nonprofit corporation that focuses on multi-family affordable housing developments. They've expanded into Washington and Clark Counties and focus primarily on TOD and high opportunity areas in Hillsboro, Beaverton, Portland and Vancouver. Currently the organization has a goal of starting 800 new affordable housing units by 2019.

They are developing 72 Foster on a property formerly owned by PDC in partnership with the Asian Health Service Center, a community medical service organization located at SE 92<sup>nd</sup> and Foster Road. She noted that there are no organizations in Oregon that build targeted affordable housing for the Asian community. REACH typically provides services in the buildings they own, but in this case the Asian Health Service Center will provide services such as meals, exercise and classes.

Ms. Pyszka asked about target population for this project. Ms. Woodruff responded the focus is on the Asian community because of REACH's partnership with the Asian Health Service Center. They have found that their clients can have difficulty getting into housing because of language or other barriers, particularly if there is a high demand for affordable housing. The Center's role will be to communicate early and often and provide, for example, translation services.

Ms. Corbett added that they are near the end of the design development phase. The property is just less than one acre in size and was part of the PDC parcel where the Mercado now exists. The lease from Portland Housing Bureau will be one dollar per year for 99 years. The project will include

8,300 square feet of retail, some of which will include venting for restaurants. The project will include a bike room, offices and a community room. The upper four stories will contain 101 units of housing. There will be 35 parking spaces for residents, one more than the required minimum. An existing Centurylink easement led to the incorporation of a breezeway through the building. Neighbors in adjacent single family homes will have a buffer of trees and parking space between them and the building.

The façade will be brick, wood and hardy plank siding of similar but varying colors. There are step backs along Foster Road. There will be a courtyard adjacent to the community room that will boast movable seating, play space and event space. In response to community feedback, designers moved a parking entrance off SE Harold to SE 71<sup>st</sup> Avenue. There will be festival lighting to activate the space at night.

REACH plans to build on a place making strategy with the Hacienda CDC and the Mercado with the goal of strengthening the Mercado and 72 Foster retail businesses. Health services will be located in the housing portion. The intent is to attract businesses that will complement those at the Mercado.

A stakeholder group, facilitated by the Asian Health Service Center, has reviewed and influenced the design over time. The residential unit mix includes 66 studios and one, two and three bedroom units. The three bedroom units came as a result of the stakeholder group's desire for an intergenerational building, and the ability to move within the building as family size changes.

Ms. Bhutani noted that with no balconies, the open outdoor space is important and that the layout was well done. She wondered about the long façade along Foster Road. She asked to see drawings of how it is articulated.

Mr. Southgate noted that there are elements of open space and lighting and asked if there was other intentionality in design that relates to the target population.

Ms. Corbett reiterated that the committee's feedback was incorporated into the design. Examples include adding storage space, attempting to make living spaces in the studio units more private, offering variations of the studio floor plan, incorporating high quality ventilation systems for cooking, feng shui placement of kitchen appliances and less structured programming in the community room. A second, smaller community space on the fourth floor overlooks the Mercado.

Ms. Pyszka and Ms. Bhutani expressed interest in REACH's work with stakeholder involvement. Ms. Woodruff responded that public community process is part of their strategy and helps to illuminate the neighbors' concerns. In this particular project, the Asian Health Services Center convened a 10-12 member focus group that has provided design feedback to REACH and the architect, Holst, at specific stages of the project. Ms. Woodruff noted that this process will inform their future projects, including one that will be built in north/northeast Portland.

Ms. Woodruff said that they will use low income housing tax credits and PHB gap funding. With expected changes from the new administration, Metro's support is even more important. The project is on schedule. REACH plans to close financing in late July or early August with construction completed and an opening estimated for the fall of 2018. The retail spaces will open at the same time. Steering committee members commented positively on the project. Chair Collette expressed appreciation to the speakers for their presentation and on the role of community input.

**III. Staff Updates**

Ms. Gibb postponed the updates until the January 18 meeting.

**IV. Adjourn**

Chair Collette adjourned the meeting at 11:50 a.m.

Respectfully submitted by

*Laura Dawson Bodner*

There were no attachments to the record.