

Meeting minutes

Meeting: TOD Steering Committee
Date/time: Wednesday, February 28, 2018, 2:00 – 4:00 p.m.
Place: Room 301, Metro Regional Center

Committee members present: Chair Mark Ellsworth, Derek Abe, Casey Bauman, Puja Bhutani, Alisa Pyszka, John Southgate, Bob Stacey

Staff: Megan Gibb, Ashley McCarron, Patrick McLaughlin, Joel Morton, Jon Williams, Lucy Folau, Jodi Wacenske

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth called the meeting to order at 2:00 p.m. and welcomed committee members and staff. Chair Ellsworth then asked everyone present to introduce themselves.

II. APPROVAL OF MEETING SUMMARIES: JANUARY 24

Chair Ellsworth asked if there were any changes or corrections to the meeting summary. Hearing none, he called for a motion to approve the January 24, 2018 meeting summary.

Action taken: Councilor Bob Stacey moved to approve the January 24 meeting summary; Mr. Casey Bauman seconded the motion. The meeting summary was **approved** with two abstentions: Ms. Alisa Pyszka and Mr. John Southgate.

III. PRESENTATION: TRANSITION PROJECTS/HDC-LOW INCOME SINGLE ADULT HOUSING (LISAH) CONCEPT

Mr. Pat McLaughlin introduced George Devendorf, Executive Director, who provided an overview of Transition Projects' creation of LISAH. He said there are two fundamental challenges that have led to the building of the LISAH concept: the 'affordability' of affordable housing and the deficit of affordable units in the Portland area. Developing the SRO model, embracing a co-housing model and going small will help to achieve cost savings during construction, and in the long term, achieve deep affordability during operations. Modular construction, using SROs and building densely on less commercially attractive land make this replicable. He said that Meyer Memorial Trust is a partner and that neighborhood associations are critical partners. He concluded, saying that it is important to support folks who are disconnected and isolated from support structures.

Lydia Slocum, Finance Project Manager, presented the proposed project. The land consists of three pieces, one of which is on a large cul-de-sac on North Hunt/North Columbia with sizable frontage on North Argyle. Zoning is R-1. The project will consist of SRO units (125-130sqft) and small studios (260sqft); occupants will have access to a shared kitchen. Transition Projects worked with the City of Portland on this plan. 36 people in six units in 3 buildings will maximize density. There will be a community room, shared laundry facilities and an office for the manager. Outdoor spaces will put priority on pedestrians, bicycles and mass transit; parking will be minimal.

The total project cost is \$11.7 million. Meyer Memorial Trust and Wells Fargo are committed sources. Lydia said they are applying for the 90% low income housing tax credit, and with an award from the state, the project will be fully funded. Construction cost savings will be achieved by using efficient and well-built modular units which will also provide operational savings on maintenance. The modular units are assembled off-site so are not reliant on weather, saving three months construction time. The project will fund a full time on-site building manager and a residence services staff person. The project has not had any push back on density; the neighborhood association sees it as a way to balance the gentrification that has been occurring.

She continued, saying that these parcels are undesirable for traditional development. The flexibility of the modular approach can be adapted to difference sizes and shapes of land. The layout of the two and three story buildings will create a buffer between the adjacent industrial area to the north and the residential area to the south. The property is located close to the Kenton/North Denver Avenue (Yellow) MAX station and the #4 bus route.

IV. PRESENTATION: HUGH DEVELOPMENT – 1935 NORTH KILLINGSWORTH

Mr. Jon Williams introduced Mr. Andrew Clarke and Mr. Nathan Kennedy of Hugh Development, saying that this proposal could be the first TOD project to meet the City of Portland's new inclusionary zoning requirements. Ms. Carrie Strickland presented the Overlook project, located on North Killingsworth and Denver Avenue. There is parking on the north side, retail spaces on the Killingsworth frontage, a courtyard area, and a large amount of bicycle parking. There is a bus stop at the corner of Killingsworth and Denver. It is a four minute walk to the Interstate MAX station. New sidewalks will replace the previous service station curb cut along the frontage.

The design calls for three stories of residential above the retail level. The main entry and lobby will be on Killingsworth. Parking access and garbage access will be at the north end of Denver Avenue. The floor plan includes 36 units of one bedroom, two bedrooms and studios. There is an elevator. Natural light comes in to the corridor on the west side.

She explained that the inclusionary requirements provide these options:

- 1) 15% of the units at 80% AMI
 - 2) 8% of the units at 60% AMI, or
 - 3) Combine either option with reconfiguration (based on a bedroom count instead of a unit count).
- The City prefers option #2 with reconfiguration. The development team is headed towards meeting the requirement at the deeper level of affordability and offering larger family-sized units by counting two bedroom units instead of two one-bedrooms. The unit mix is based on doing one affordable studio unit and one affordable two bedroom unit.

She continued, saying that the units are not huge so access to natural light and the quality of the spaces is very important. The studio units will be 490 sq ft, the one bedroom units range from 490 - 640 sq ft and the two bedrooms are 890 sq ft. Pocket doors divide the living space from the sleeping space and when left open give the impression of a larger space. There is a window in the sleeping space.

A number of businesses have expressed interested in renting the retail space. Regarding acceptance of and transitioning to higher density buildings in a residential area (next to a single

family residence), there is a residential zone and the property line at the edge of the bicycle enclosure. The building is set back 11 feet from the property line, the neighbor's driveway is fronting the property line, the house is about 15 feet and there is approximately 26 feet between buildings with a five foot landscape buffer. There is a commercial building on the other side of the property.

Ms. Strickland concluded, saying that they plan to submit the design application in March. One challenge is that construction pricing is elevated, so everything needs to be efficient.

V. PRESENTATION: NORTHWEST HOUSING ALTERNATIVES – 9745 NE GLISAN STREET

Mr. Jon Williams introduced Monika Elgert and Nikolai Ursin of Northwest Housing Alternatives. They explained that the proposed project is four stories and 155 units (studios, one and two bedrooms) and is located in Hazelwood with easy access to the Gateway transit center (.25 mile). The project will serve a workforce population. All the units will be affordable at 60% AMI and will rent for \$750 - \$960. They said they are applying to Oregon Housing and Community Services for financing (4%) and plan to start construction soon.

With building modifications, they have been able to increase the number of units to 159 (102 studios, 51 one bedrooms, and 6 two bedrooms). This will be a four story, wood frame, all residential building on a long, narrow site that extends from NE Glisan to NE Irving. As required by PBOT, the pedestrian/bike path will border the property on the east side with a 10 foot right of way. There are some ground floor amenities limited to residents: community space, two offices, a lobby mail area, laundry services and bike parking. There is a small outdoor gathering area to the east with a transparent fence for privacy, safety and security. It is adjacent to a small parking area. The parking requirement is zero at this location because of the affordable housing and access to light rail.

VI. EXECUTIVE SESSION

Chair Mark Ellsworth declared an Executive Session pursuant to 192.660(1)(e), for the purpose of providing a land acquisition update.

Members present: Chair Mark Ellsworth, Derek Abe, Casey Bauman, Puja Bhutani, Alisa Pyszka, John Southgate, and Bob Stacey.

Staff present: Megan Gibb, Ashley McCarron, Pat McLaughlin, Joel Morton, Jon Williams, Lucy Folau.

Time executive session started: 3:10pm

Time executive session ended: 3:50pm

VII. ACTION ITEM: WILLOW CREEK CROSSING

Chair Mark Ellsworth asked if there was a motion to authorize \$500,000 in TOD funding for the Willow Creek Crossing project with the following conditions:

1. Six-story building / approximately 68 feet tall

2. 121 income-restricted housing units earning below 60 percent AMI
3. Approximately 100 automobile parking spaces
4. Approximately 2,350 square feet of commercial space

Action taken: Councilor Bob Stacey moved to approve and Ms. Alisa Pyszka seconded the motion to funding for the Willow Creek Crossing project. The meeting summary was approved with one abstention: Mr. Casey Bauman.

VIII. STAFF UPDATES

Ms. Megan Gibb noted that she is trying to determine a new TOD SC meeting time that will work for everyone.

Mr. Jon Williams noted that interviews with developers were concluded for development of the southwest parcel of Gresham Civic. On the northwest parcel, he anticipates making a recommendation of Wood Partners. The northwest parcel hinges on what happens with the southwest parcel.

Mr. Pat McLaughlin reported that on the Milwaukie property, they are refining the RFQ with release anticipated in April. On Elmonica, located at 170th and Baseline, the Phase I environmental review has been completed with the excavation of tanks. Phase II will focus on locating and eliminating possible gas leaks. He is hoping to close in March or it could be extended due to processing the PPA.

IX. ADJOURN

Ms. Gibb said that at the next meeting there could be four to five action items on previously discussed projects. Chair Ellsworth adjourned the meeting at 4:00 p.m.

Respectfully submitted by
Lucy Folau

Attachments to the record:

Items	Topic	Document Date	Description	Document Number
1	Cost per induced Rider Report	02/28/2018	Document	02282018tsc-01
2	TOD Financial Report	01/31/2018	Document	02282018tsc-02