



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: Transit Oriented Development Steering Committee
Date/time: Wednesday, May 23, 2018, 2:00 – 4:00 p.m.
Location: Metro Regional Center, room 301

Members

Mark Ellsworth, Chair
Councilor Bob Stacey
Alisa Pyszka
Lance Erz
Derek Abe

Absent

Puja Bhutani
John Southgate
Casey Baumann

Staff

Megan Gibb
Jon Williams
Pat McLaughlin
Joel Morton
Ashley McCarron
Laura Dawson Bodner
Jodi Wacenske (arrived at 3:00 p.m.)

Guests

Trina Whitman, BRIDGE Housing

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth welcomed those present and called the meeting to order at 2:04 p.m. He welcomed Mr. Lance Erz, Director of Real Property at TriMet, to the committee, and Ms. Ashley McCarron, OMA, to the TOD staff team. He welcomed guest Ms. Trina Whitman of BRIDGE Housing.

II. APPROVAL OF MEETING SUMMARY: APRIL 25, 2018

Chair Ellsworth asked if there were changes or corrections to the meeting summary. Hearing none, he asked if there was a motion to approve the April 25, 2018 meeting summary.

Action taken: Mr. Lance Erz moved to approve the April 25, 2018 meeting summary. Councilor Bob Stacey seconded the motion. The meeting summary was approved with two abstentions.

III. PRESENTATION: NORTH WILLIAMS APARTMENTS – BRIDGE HOUSING

Mr. McLaughlin noted that BRIDGE Housing worked on the Cornelius Place TOD project. Ms. Whitman said BRIDGE is grateful for funding opportunities for non-profit organizations given current funding challenges. She noted BRIDGE competed and won funding for the North Williams Apartments during the 2016 City of Portland Notice of Funding Availability (NOFA) process. In response to community desire for family sized units, the proposed unit mix will be nine one-bedrooms, 34 two-bedroom, and 18 three-bedrooms, for a total of 61 units. Multnomah County donated 1.1 acres of land. BRIDGE is working with the Portland Housing Bureau's Preference Policy as the project location is in a historically African American community suffering gentrification and displacement. Priority for tenancy will go to displaced families. 85% of those screened are communities of color; 55% of these are African Americans. The project will benefit from the expertise of a minority contractor, Colas Construction. Site challenges include a house sandwiched in the middle of the property on north edge, a commercial building that BRIDGE is hoping to keep

and zoning challenges. The property, a former battery manufacturing facility, is at NE Thompson, N Williams and NE Tillamook. The area is being rezoned for density and height requirements. There is some lead contamination and some remediation has occurred. The project is located in a pleasant neighborhood with close proximity to a hospital, downtown, employment opportunities, restaurants, and shopping. Nearby transit includes a frequent bus route on N Williams, bike routes, the Portland Street Car and MAX. Bridge is working with Impact NW to supply bus tickets as needed to residents, in addition to 14 annual bus passes for the first year.

The project will be 61 units in 5 stories. There will be an additional 10 foot setback on the south side. Conditional use asks for 14 more parking spaces than proposed. The current design includes use of warm materials, residential elements such as stoops and balconies, bike parking and a community art installation. Siding could be hardy plank with a wood appearance. The design will be completed within the next two weeks, additional community engagement will occur within six months to a year, and the construction start is planned for spring 2019 with completion in spring of 2020.

In answer to committee questions, Ms. Whitman said that garden space is not a priority for the community; rather, they requested gathering spaces. Outreach has been initiated with the Eliot Boise businesses and neighborhood with positive reception from the neighborhood association. Across the street, there is one story warehouse and retail.

Councilor Stacey asked for a visual of the east elevation. Chair Ellsworth thanked Ms. Whitman for her presentation.

IV. EXECUTIVE SESSION

Chair Mark Ellsworth declared an executive session pursuant to 192.660(1)(e), for the purpose of deliberating with persons authorized to negotiate real property transactions to discuss the Argyle Street Apartments project.

Members present: Chair Mark Ellsworth, Councilor Bob Stacey, Derek Abe, Alisa Pyszka, Lance Erz

Staff present: Megan Gibb, Jon Williams, Pat McLaughlin, Joel Morton, Ashley McCarron, Laura Dawson Bodner

Time executive session started: 2:38 p.m.

Time executive session ended: 2:53 p.m.

V. ACTION ITEM: ARGYLE APARTMENTS – REACH COMMUNITY DEVELOPMENT

Chair Ellsworth asked if there was a motion to authorize \$440,000 in TOD funding for Argyle Street Apartments with the following conditions:

1. Two 4 story buildings
2. 189 affordable units regulated at 30% to 60% of AMI
3. Not to exceed 60 automobile parking spaces.

Action taken: Councilor Bob Stacey moved, Mr. Derek Abe seconded the motion to authorize \$440,000 in TOD funding for Argyle Street Apartments. The motion was **approved** unanimously.

VI. STAFF UPDATES

Mr. Pat McLaughlin said the Elmonica property acquisition is scheduled to close on June 5. Next steps will include building demolition. Mr. Jon Williams said the project for the Gresham Civic SW parcel will be more than 330 units with 40% of the units at 60% AMI. The developer is looking at a partnership with Mount Hood Community College and a brewery. Mr. McLaughlin said he will be meeting with developers to get word out on the upcoming Milwaukie project in late summer. He reminded the committee that Metro has owned the property in partnership with the City of Milwaukie since 2005.

Councilor Stacey shared information about Metro's housing measure. June 7 is the target date for reference to voters for this \$600 million bond. The focus is on affordable housing with 40% in 0-30% AMI range, with production within 5-7 years. One of the benchmarks is housing 10,000 people. This version of the bond is dependent on a favorable vote on a state constitutional amendment. The projected number of units would change if the amendment does not pass. In answer to committee questions, he said there has been discussion on the affordable housing ecosystem's capacity to handle the amount of funding that would be generated. Clackamas Housing Authority has pledged 400 project related vouchers. Ms. Gibb added that 10% of bond funds would go to Metro for regional land acquisition. She indicated that there is a presentation available; contact her for more information.

VIII. ADJOURN

Chair Ellsworth thanked the committee for their work and adjourned the meeting at 3:10 p.m.

Respectfully submitted by-
Laura Dawson Bodner

Attachments to the record:

Items	Topic	Document Date	Description	Document Number
1	Cost per induced rider report	05/23/18	Document	05232018tsc-01
2	TOD financial report	05/21/18	Document	05232018tsc-02