



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee
Date: March 27, 2019
Time: 2:00 – 4:00 p.m.
Place: Metro, room 301

Members

Mark Ellsworth, Derek Abe, Casey Baumann, Lance Erz, Councilor Bob Stacey, John Southgate, Puja Bhutani

Staff

Megan Gibb, Jon Williams, Pat McLaughlin, Laura Dawson Bodner, Joel Morton (by phone)

Guests

Shelley Devine (TriMet), Jeanna Woolley (JM Woolley & Associates), Diane Linn (Proud Ground)

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth called the meeting to order at 2:03 p.m. and welcomed committee members and guests.

II. EXECUTIVE SESSION

Chair 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 Red Rock Commons project and the Gresham Civic NW project.

Members present: Mark Ellsworth, Derek Abe, Casey Baumann, Lance Erz, Councilor Bob Stacey, John Southgate, Puja Bhutani

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

Guest: Shelley Devine

Time executive session started: 2:05 p.m.

Time executive session ended: 2:46 p.m.

III. ACTION ITEM: RED ROCK CREEK COMMONS

The committee discussed the Red Rock Creek Commons project. Comments included:

- Is there sufficient space in the bike storage room to remove a bike from the rack, and roll it out of the room?
- Could staff request more detail on future plans for trail improvements?
- Social spaces for communities are important. Could there be a connection made between open spaces and the outdoor spaces? The indoor space needs to be larger.
- Look at what different funds can support. This could be a useful policy discussion for the future taking into consideration the bond program and with other jurisdictions.
- Create recommendations of what the TOD program would like to see in projects; share with funders.

Mr. Pat McLaughlin said he would share committee members' comments with the development team.

Chair Ellsworth asked if there was a motion to authorize \$200,000 for Red Rock Creek Commons with the following conditions:

- Four-story building
- 48 total housing units, include 47 units income restricted to households earning 60 percent AMI and below
- Approximately 24 dedicated parking spaces on site.

Action taken: Mr. John Southgate moved, Councilor Bob Stacey seconded the motion to authorize \$200,000 for Red Rock Creek Commons with the above conditions. The motion was **approved** with two abstentions, Puja Bhutani and Casey Baumann.

IV. ACTION ITEM: GRESHAM CIVIC: NW PARCEL DDA

Chair Ellsworth asked if there was a motion to authorize staff to enter into a Disposition and Development Agreement with Wood Partners providing for a transfer of the NW Civic site with a land value write down to \$1,000 for construction of a to-be-named project with the following conditions:

Eight buildings

- Two five-story buildings (A&B)
- One four-story building (C)
- Four three-story buildings (D,E,F,G)
- One single story building (H)
- 318 apartment units
- 22,000 square foot plaza with public access easement
- Approximately 8,507 square feet of commercial space (excluding live/work)
- Approximately 335 vehicle parking spaces

Action taken: Mr. Casey Baumann moved, Mr. John Southgate seconded the motion to authorize staff to entire into a Disposition and Development Agreement with Wood Partners with the above conditions. The motion was **approved** unanimously.

Mr. Williams said he would relay the committee's comments to the development team.

V. APPROVAL OF MEETING SUMMARY: JANUARY 9, 2019

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 January 9, 2019 meeting summary.

Action taken: Councilor Bob Stacey moved to approve the January 9, 2019 meeting summary. Mr. Derek Abe seconded the motion. The meeting summary was **approved** with three abstentions: Puja Bhutani, John Southgate and Chair Ellsworth.

VI. PRESENTATION: 5020 CONDOS

Chair Ellsworth welcomed guests Jeanna Woolley and Diane Linn and invited them to present on Proud Ground's proposed project, 5020 Condos.

Ms. Linn said the 5020 Condos will focus on affordable condominiums with a preference policy for people who have historical ties to North/Northeast Portland. There will be 64 units on 6 floors. Of these, 41 units will be permanently affordable at 60% to 100% of Area Median Income and the 23 units will be unrestricted. The location of the project will be the corner of N Interstate and N Alberta on the MAX line. There will be 1,900 square feet of commercial space and an enclosed play area. There will be 14 parking spaces, most tuck under.

Project partners include Proud Ground, Jeanna Woolley, Carlton Hart Architects, LMC Construction, Housing Development Center and Habitat for Humanity. There will be a collaborative equity focus. The waitlist will be 75% people of color. African American Alliance for Home Ownership, NAYA, Hacienda and Portland Housing Project will be involved. All 2-3 bedroom units will be regulated for affordability.

Ms. Jeanna Woolley explained that the organizations will work with families who want affordable ownership. Registration to be on the list will be opened in April. Outreach is occurring with African American organizations. The goal is to get people to return to the region they left because of racist policies. A community land trust model and shared equity model will be used. Owners can sell at any time. The community land trust will prevent displacement. Habitat will provide sweat equity.

Ms. Woolley continued, projecting that construction would start end at the end of 2019. Unit sales would start in 2021. Once qualified, individuals would have two years to get mortgage-ready. A goal of this project is to create and prove a model that can be replicated.

Funding sources include TIF - \$5 million, LIFT - \$1.6 million, Fed - \$200,000. Fundraising is continuing. 24 units will be market rate. Costs will be shared.

Ms. Gibb requested design renderings.

Ms. Devine said shared space would include 1,900 square feet of commercial space, bike storage and repair on the NW corner of building and a play area in the back. In answer to a question about community engagement, she explained that they have been working with preference policy families for over 3 years. She said there will be a condo association. Neighborhood amenities include Patton Park which is two blocks away. This will not be permanent supportive housing but Proud Ground will be on site as well as a condo association management company experienced in working with low income families. The condo association will do a reserve study on design and decreasing maintenance needs to keep condo fees down.

She continued, saying that Proud Ground started in 1998. They have built 300 homes, and did not lose a single home during the recession.

Ms. Gibb suggested they share information with Dana Lucero's program and with the City of Gresham.

Chair Ellsworth thanked the guests.

VII. STAFF UPDATES

Mr. Pat McLaughlin said that abatement was completed at the Elmonica site. Tear down will occur in two weeks. Negotiations are underway for an MOU with the City of Beaverton regarding an RFQ for a developer. The TOD program will provide the land and Beaverton will contribute Housing Bond funds.

Mr. McLaughlin said that phase one due diligence is being completed at the TBN site.

VIII. ADJOURN

Chair Ellsworth adjourned the meeting at 3:47 pm.

Respectfully submitted,
Laura Dawson Bodner