

# Meeting minutes



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

Meeting: TOD Steering Committee  
Date: May 29, 2019  
Time: 1:00 – 3:00 p.m.  
Place: Metro, room 301

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## **Members**

Mark Ellsworth, Casey Baumann, Councilor Bob Stacey (arrived at 1:15 p.m.), Puja Bhutani, Alisa Pyszka, Betty Dominguez

## **Staff**

Megan Gibb, Jon Williams, Pat McLaughlin, Laura Dawson Bodner, Joel Morton, Jes Larson, Valeria Vidal

**Guests:** Jilian Sauvage Felton, CPAH, David Stephenson, Guari Rajbaidya, SERA Architects

## **I. CALL TO ORDER, WELCOME AND INTRODUCTIONS**

Chair Mark Ellsworth called the meeting to order at 1:04 p.m. and asked for introductions.

## **II. PRESENTATION: CPAH CEDAR GROVE**

Ms. Jilian Sauvage Felton, Director of Housing Development at CPAH, began her presentation on the Cedar Grove Project. CPAH has the Red Rock Creek Commons project, previously approved by this committee. She said the Cedar Grove site, located at the corner of NW Murray and NW Cornell Road, was acquired through an RFP and was owned by Washington County. CPAH has an ENA with the County. The project will be 44 units with 30 parking spaces. There are two bus lines that run adjacent to the property. This affordable housing project is using Parks SCDs so a pocket park with a water feature will be included in the plan. Unit configuration will be 26 one-bedrooms, 4 studios, 7 three-bedrooms and 7 two-bedroom units. All units will be at or below 60% AMI. Eight will be reserved for project based vouchers (30% AMI or below) for formerly homeless families. The property is close to a grocery store, high school, library and restaurants. A resident services coordinator will be funded for twenty years. After school programs and other community services in addition to an eviction prevention program will be offered. Amenities will include two community rooms, bike storage, a play structure and access to the small parks space.

CPAH plans to close on construction in October, with plans for completion in 2020. Financing has been lined up. Vouchers are on the family sized units. The budget is \$14.9 million, which includes the land donation and soft costs. CPAH is coordinating with property management company IPM and have partnerships with Unite Oregon and Washington County to implement an affirmative marketing plan. There will be a selection process with screening criteria to honor a commitment to house the most vulnerable. In the past, they used a first come first serve system but now will have an online sign up which will then be used to create a randomized list.

Chair Ellsworth and Councilor Stacey thanked Ms. Sauvage Felton.

## **III. 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 Proud Ground 5020 Condo project.

**Members present:** Mark Ellsworth, Casey Baumann, Councilor Bob Stacey, Puja Bhutani, Alisa Pyszka, Betty Dominguez

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

**Time executive session started: 1:25 p.m.**

**Time executive session ended: 2:04p.m.**

#### **IV. ACTION ITEM: PROUD GROUND 5020 CONDOS**

Chair Ellsworth asked if there was a motion to authorize \$400,000 in TOD funding for 5020 Condos with the following conditions:

- Six story building
- 40 affordable residential condominium units which will have deeded resale restrictions at the 60% AMI (13), 80% AMI (13), and 100% AMI (14) levels in perpetuity
- 24 unrestricted condominium units
- Approximately 1.948 square feet of ground floor commercial space
- 14 onsite parking spaces.

**Action taken:** Councilor Stacey moved to authorize with the above conditions and contingent upon closing on construction loans with PHB and OHCS within the next 12 months. Chair Ellsworth seconded the motion.

The motion was **approved** with one abstention.

#### **V. PRESENTATION: GRESHAM CIVIC SW PARCEL DESIGN REVIEW**

Mr. Jon Williams invited guests from SERA Architects to present design drawings on the Gresham Civic SW project. Mr. Guari Rajbaidya said that design changes since they had previously presented to this committee include activating the plaza and opening up the ground floor units on both sides (to the street and to the interior area). In addition, they opened up a breezeway leading to the MAX platform and split one building into two buildings. Based on input from the City of Gresham, they improved the play area. All ground floor units on each side now open to the woonerf. An entry and a workout room now open onto the breezeway. Fire access remains at 26 feet in width and more landscaping was added.

The project has increased from 400 units to 437 units in building B. The height of some of the building B was increased from five stories to six stories. There is retail space for various uses including community space and a microbrewery.

Committee members' comments included:

- Look at the demographics of people who will be living in these spaces. Affordable buildings need to have at least two community spaces.
- What is the interface with the MAX platform and could it be improved?
- Will murals be included in the breezeway?
- Could flexible seating be utilized in the plaza areas to bring people together?

Additional discussion focused on the breezeway, the exterior cladding and community spaces and outdoor deck areas.

#### **VI. 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 TBS site.

**Members present:** Mark Ellsworth, Casey Baumann, Councilor Bob Stacey, Puja Bhutani, Alisa Pyszka, Betty Dominguez

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

**Time executive session started: 2:34p.m.**

**Time executive session ended: 3:00 p.m.**

**VII. ADJOURN**

Chair Ellsworth adjourned the meeting at 3:00 p.m.

Respectfully submitted by-  
Laura Dawson Bodner

Attachments to the record:

Item	Topic	Document Date	Description	Document Number
1	TOD Cost per induced rider report	05/28/19	chart	052919tsc-01