



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee
Date: December 18, 2019
Time: 2:00 – 3:00 p.m.
Place: Metro, room 370 A/B

Members

Chair Mark Ellsworth, Alisa Pyszka, Councilor Bob Stacey, Puja Bhutani, John Southgate

Staff

Ash Elverfeld, Laura Dawson-Bodner, Yessenia Amador, Ashley McCarron, Pat McLaughlin, Megan Gibb

Guests:

Rose Ojeda, Jessica Woodruff, Lucy Corbett, Oscar Arana

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. PRESENTATION: GOING 42

Mr. Oscar Arana, Director of Community Development at the Native American Youth and Family Center (NAYA), introduced himself. NAYA is part of the Living Cully initiative, a partnership with four other local nonprofits. One of the main goals of the initiative is to preserve and develop affordable housing.

Mr. Arana referred to the efforts of the city to steer development in certain areas of Portland. One of them is in the Cully neighborhood. He referred to maps showing NE 42nd Avenue and the Going 42 site, NAYA's location and NAYA's other affordable housing project, Nesika Illahee. Construction on the latter will be completed in January of 2020. The Prescott Project, also nearby, received an award through the City of Portland's affordable housing bond. One of the strategies is to create more housing opportunities close to NAYA so the community can easily access services.

Mr. Arana shared the history of NAYA. Created in the 1970s, it has grown to be a full service wraparound service agency. Nesika Illahee will be the first tribal preference project in the city of Portland. NAYA partnered with the Confederated Tribes of Siletz, allowing funding from their Indian Housing Block grant to create the tribal resident preference. 20 of the 59 units have Siletz tribal member preference with secondary preference to other federally recognized tribal members. This model will be used for the Going 42 project.

As Mr. Arana explained that the design for the exterior of the project is inspired by the Siletz tribe's cultural plank houses. Simple, functional construction, warm colors and materials, orientation and nature are concepts that play out in the exterior and interior design. Ms. Lucy Corbett of Community Development Partners (CDP) points out that all three projects - Nesika Illahee, Going 42 and Prescott Project - are co-developed and co-owned by CDP and NAYA. All are using the same contractor and build on lessons learned.

Ms. Corbett explained the development will feature 56 units ranging from studios to three bedrooms. Income levels are 30-60% AMI. Amenities include a large community room on the ground floor and an art studio. They put these more public and active use spaces on the 42nd Ave side, which will keep that area pedestrian friendly and activated. On the north side there are five artist loft units. NAYA helped organize several listening sessions and heard that art was really

important, so they created studios and want to maintain an art focus. Other uses of the ground floor are the office, lobby, bike storage, gallery space and eight parking spaces. They are working on a roof garden and examining different options, but are hoping to go with one that allows planter boxes, a children's play area and drum circle area- all informed by the focus groups.

They have a 9% tax credit award, a couple other grant funds from State of Oregon to fill gaps and a permanent loan of \$2.5 million to be finalized in closing. For the Indian Tribal Block Grant, the tribe has the authority to use those funds as they choose on or off the reservation. Nesika Illahee and Going 42 are unique as it is not typical that a tribe allocates funds to a non-profit to create housing away from the reservation setting. Ms. Corbett added that Nesika Illahee is the first in the nation, that they're aware of, that layers low income housing credits and the Indian housing block grant.

They're currently on schedule to close in June 2020, with a 13 month construction timeline after that.

Mr. Arana said that there used to be more tribal members in the Cully neighborhood, but in the last ten years the native community has been decreasing all across Portland. In Cully, the population decreased from 800 to 200.

III. PRESENTATION: LAS ADELITAS

Rose Ojeda, Director of Real Estate Development for Hacienda CDC (Hacienda) introduced herself. Las Adelitas used to be the Living Cully Plaza and before that it was the Sugar Shack. One of her focuses at Hacienda has been on asset management and operations, how people are going to live in this development and engage community very early on in the process.

Hacienda is a Latino-led community development organization that came together in the early 1990's in response to a problem property, The Galaxy Apartments. The original Galaxy apartments have been split up and are all different projects now, divided in the Cully neighborhood. They have continued to expand developments in Cully. Also, they're partnering with CDP on a project in Rockwood, working on a small ADU project, as well as re-developing some original Galaxy apartments.

Hacienda has already received a \$16.2 million award from PHB through the affordable housing bond program. They also received \$2 million in funding from the State of Oregon through bonds, specifically for the community spaces. The community spaces will be larger than the physical housing developments because there's such a tremendous need for community space around Killingsworth and Cully.

Hacienda is located directly across the street from Las Adelitas, which has the Ortiz Center next door with a public health clinic through Multnomah County social services. They anticipate a lot of people crossing the street between facilities.

The plan is to develop 141 units of housing, all affordable housing, including studio to three bedrooms. 15 units of permanent supportive housing. They are partnering with Cascadia Behavioral Health to be the service provider for those units. There's an agreement with another provider who works with very low income individuals who would be homeless, after discharging from hospitals for some kind of chronic illness. There will be three units for that population.

Las Adelitas has 7,000 square feet of community space. They're including a permanent space for their Portland Niños program within it. They also plan to create an event hall with food warming spaces and a plaza adjacent to that event space.

The parking garage will be on a platform within a garage, entrance will be coming from Cully Blvd. There's another space on the property for a commercial space to be built in the future.

The cost is 54 million at the moment. It's a challenging site with the shape, soil conditions and parking design. They are currently working on design development, approaching 30% completion of it. Over the last year Ms. Ojeda has been talking to community about parking needs and looking at innovative approaches to transportation, including a car share program and shuttle service.

Ms. Ojeda said that they are looking at ways to slow down traffic by working with PBOT. Trimet needs access to a section bordering the property, so there's a lot of negotiating to go through with Trimet and PBOT. The bus stop will stop right in front of Las Adelitas and they're asking to have layovers there as well. Hacienda is hoping for an island to slow down traffic but is uncertain that Trimet will allow it.

Ms. Puja Bhutani asked questions about the site plans. She would like to see more information on the ground floor layout of the building, showing where the garage is in relation to the streets. Asking that it show where the active areas are located around the building and what they look like from the street. How do those active areas relate to the transit around the site? Ms. Ojeda offered to send plans once the design is further along as they're only about 30% complete with them. Jon Williams will send the ground level plans out to the committee before the next meeting with Las Adelitas and the committee.

IV. APPROVAL OF MEETING SUMMARIES

i. SEPTEMBER 25

Chair Ellsworth asked if there were any changes to the meeting summary for September 25. Hearing none, he asked if there was a motion. Councilor Bob Stacey moved to adopt the meeting summary. Chair Ellsworth seconded the motion. The motion was **approved** unanimously.

ii. OCTOBER 23

Chair Ellsworth asked if there were any changes to the meeting summary for October 23. Hearing none, he asked if there was a motion. Councilor Bob Stacey moved to adopt the meeting summary. Chair Ellsworth seconded the motion. The motion was **approved** unanimously.

V. STAFF UPDATES

Staff are continuing to talk about interim uses of the TBN site at 74th and Glisan, including talks with Metro PES, and some local nonprofits to occupy the space. Metro signed an MOU with Beaverton for going forward on the Elmonica site at 170th and Baseline. Furthermore, they are continuing to explore with the City and A G Spanos Corporation for a land swap that would allow for a mutually beneficial agreement to have the TOD project be closer to the transit station. Staff have been busy finding property for the housing bond. Megan Gibb has been looking for another member for the committee.

VI. ADJOURN

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

Respectfully submitted by-
Ash Elverfeld