



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: TOD Steering Committee  
Date: February 26, 2020  
Time: 2:00 – 4:00 p.m.  
Place: Metro, room 301

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## **Members**

John Southgate, Derek Abe, Lance Erz, Councilor Bob Stacey, Puja Bhutani, Madeline Baron, Mark Ellsworth

## **Staff**

Ash Elverfeld, Yessenia Amador, Joel Morton, Patrick McLaughlin, Megan Gibb, Jonathan Williams, Patrick Dennis

## **Guests:**

Destin Ferdun, Guy Benn

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

Mark Ellsworth called the meeting to order at 2:01 p.m. Megan Gibb announces new member, Madeline Baron, as well as Tai Dunson-Strane replacing Casey Baumann. Lance Erz introduced Guy Benn, Trimet's new TOD program manager, who will be Mr. Erz' alternate.

## **II. APPROVAL OF MEETING SUMMARIES**

### **i. January 22**

Mr. Ellsworth asked if there were any changes to the meeting summary for January 22, 2020.

Mr. Ellsworth has one change to denote, change the active chair to Mr. Southgate in the meeting summary's adjourned section. With that change the meeting minutes were seconded by Councilor Stacey. The motion was **approved** unanimously.

## **III. INFORMATION ITEM: NWAH – BLOCK 162 (Susan Emmons)**

Destin Ferdun introduces himself and provides a brief introduction of Northwest Housing Alternatives (NWAH) a 501(c)(3).

The Susan Emmons is two buildings with 146 units between them at NW 18<sup>th</sup> and NW Hoyt, taking up a full city block in length and a half city block in depth. The neighborhood has been fighting development and got the building midblock to be deemed historic. NWAH will be doing an adaptive reuse of that historic building. There will be 48 regulated studio units within the reuse building for permanent supportive housing for seniors through the Coordinated Entry program. The adjacent building is a six-story, 96 unit building for the general population with 30 units regulated at 30% AMI.

Mr. Ferdun imparted that there is a critical need for this high density building in the neighborhood. The stadium is right there, street car is very close, light rail and a couple of bus routes as well. A high level of transit users are expected from the workforce population and people moving into the workforce amongst their residents. It's a 40 million dollar project with the additional costs that come from French doors along with other historic building requirements. They are partnering with Northwest Pilot Project and Carleton Hart Architecture.

## **IV. 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 RiverPlace II, Going 42, and 304 NE Dekum projects.

**Members present:** Mark Ellsworth, Councilor Bob Stacey, Lance Erz, Derek Abe, Madeline Baron, Puja Bhutani, John Southgate

**Staff present:** Megan Gibb, Jon Williams, Pat McLaughlin, Joel Morton, Yessenia Amador, Ash Elverfeld, Patrick Dennis

**Time executive session started: 2:30 p.m.**

**Time executive session ended: 3:27 p.m.**

#### **V. ACTION ITEM: BRIDGE – RiverPlace II**

Chair Ellsworth asked if there was a motion to authorize \$500,000 in TOD ULI funding for RiverPlace II to support the following eligible costs:

- Seven-story building, including underground parking
- Approximately 178 units, 176 of which will be restricted to households with incomes at or below 60 percent AMI
- Approximately 3,000 square feet of ground floor commercial space
- Approximately 67 parking spaces

**Action taken:** Mr. Southgate moved to recommend authorization of \$500,000 in TOD ULI funding for RiverPlace II. Ms. Bhutani seconded the motion. The motion was **approved**.

#### **VI. ACTION ITEM: Going 42**

Chair Ellsworth asked if there was a motion to authorize \$300,000 in TOD ULI funding for Going 42 to support the following eligible costs:

- Four-story building
- 56 residential units regulated at 30% to 60% of Area Median Income.
- Eight off-street parking spaces

**Action taken:** Ms. Bhutani moved to recommend authorization of \$300,000 in TOD ULI funding for Going 42. Mr. Abe seconded the motion. The motion was **approved**. John Southgate expressed his hesitancy to approve the project based on the inflated developer fee. Mr. Williams said that there will be an intention to return to the committee with a recommendation for developer fee standards that are consistent with PHB standards or are entirely new.

#### **VII. ACTION ITEM: 304 NE Dekum Street**

Chair Ellsworth asked if there was a motion to authorize \$150,000 in TOD ULI funding for 304 NE Dekum to support the following eligible costs:

- Four-story building
- 39 residential units including 34 residential units regulated 60% of Area Median Income for 60 years.
- Zero off-street parking spaces

**Action taken:** Mr. Abe moved to recommend authorization of \$150,000 in TOD ULI funding for Going 42. Mr. Southgate seconded the motion. The motion was **approved**.

#### **VIII. STAFF UPDATES**

Staff has opted not to pursue the acquisition of the site at 47<sup>th</sup> and Barbur due to site constraints. Metro's RID program is looking at whether they can use the TBN site temporarily.. Mr. Williams, Mr. Morton, and Mr. McLaughlin have been working with Verizon about their lease hold on the site.

Staff are working with PHB on this site for its next development, December 2021 is when the solicitation would go out. Staff are working internally on an engagement strategy for the TBN site. For the Elmonica site, a land swap has been offered by a private developer. The swap would get us directly across the street from the Elmonica station.

**IX. ADJOURN**

Chair Ellsworth adjourned the meeting at 3:37 p.m.

Respectfully submitted by-  
Ash Elverfeld