



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: TOD Steering Committee  
Date: June 24, 2020  
Time: 2:00 – 3:00 p.m.  
Place: Virtual meeting

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## **Members**

Mark Ellsworth, Tai Dunson-Strane, John Southgate, Derek Abe, Lance Erz, Alisa Pyszka, Madeline Baron

## **Staff**

Ash Elverfeld, Laura Dawson Bodner, Yessenia Amador, Joel Morton, Patrick McLaughlin, Megan Gibb, Jonathan Williams

## **Guests:**

Robin Smith, Bill Syrios, Dan Steffey, Amanda Perkins, Greg Whitely, James Lerman, Matthew Neish, Guy Benn, Casey Baumann

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

Mark Ellsworth called the meeting to order at 2:07 p.m. and asked the guests to introduce themselves.

## **II. PRESENTATION: Andrea Court**

Mr. Pat McLaughlin introduced Bill Syrios from Stewardship Properties, which started 30 years ago in Eugene and then expanded to six states in the Midwest. He and Mr. Greg Whitely worked on rehabbing naturally occurring affordable housing, including a 38 unit project located next to a large piece of land being developed into a senior housing complex by Gardner Capital. This was Stewardship's introduction to affordable housing.

Mr. Syrios said that low-moderate housing is needed here and Andrea Court is a good start. Mr. Dan Steffey talked about the vision for the project. He explained that Stewardship has been developing housing for over 25 years. This project will make use of the agricultural worker tax credit, bonds, energy efficient incentives and SDC waivers but they still have a financing gap. Their partner Engage, which recently expanded into Oregon, will offer resident services.

Ms. Amanda Perkins gave an overview of the project. There will be 33 apartments that include 9 units for agricultural workers in two energy efficient buildings featuring bike space and a variety of unit sizes. There will be limited parking. The location is very near a TriMet stop and 3 blocks from the Springwater Corridor. It is 1.5 miles from the MAX line. Partners include an equity investor, CB Construction and Otak. Mr. Matt Neish said the site went through a zoning code change and is zoned multi-family housing. The buildings will be energy efficient, exceeding code by 5-10%, and will have split systems, efficient appliances and LED lighting. The team is considering an Energy Trust of Oregon grant.

Mr. Syrios noted that they would be in construction very soon if it weren't for the COVID epidemic.

Ms. Alisa Pyszka asked about using agricultural worker housing credits – where do they see agricultural workers working? Robin Smith responded that 122<sup>nd</sup> is near an agricultural zone and that there are 122 farms and nurseries in the area. The team received a letter of support from Multnomah County Agricultural Board and another letter of support. Mr. Steffey added that there are 8,200 households engaged in agricultural at work in the county. Mr. Jon Williams asked if before COVID, was there concern about the size of the project as far as getting an investor on board? Mr. Steffey responded that projects of this size have brought investors in with some frequency but that

now there is a little more resistance towards smaller projects. Legislation is moving through Congress to stimulate more market credits.

Mr. John Southgate offered commendations and said he likes the story of the company's name. Chair Mark Ellsworth thanked the guests for a succinct and clear presentation about an exciting and worthy project and said he appreciated the team's depth of experience and commitment.

### **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 Fuller Station project.

**Members present:** Mark Ellsworth, Casey Baumann, John Southgate, Derek Abe, Lance Erz, Alisa Pyszka, Madeline Baron

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

**Time executive session started: 2:35 p.m.**

**Time executive session ended: 3:02 p.m.**

### **IV. ACTION ITEM**

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

- Six-story building
- 100 residential units regulated at 30% to 80% of Area Median Income (including one unregulated manager's unit)
- Not to exceed 82 off-street on-site parking spaces. (22 on-street spaces and 21 TriMet shared spaces excluded)

**Action taken:** Mr. Southgate moved to recommend authorization of \$500,000 in TOD funding for Fulton Place. Ms. Alysa Pyszka seconded the motion. The motion was **approved** with two abstentions.

### **V. APPROVAL OF MEETING SUMMARY**

Mr. Ellsworth asked if there were any changes to the meeting summary for May 27, 2020. Hearing none, Mr. John Southgate made the motion to approve the May 27<sup>th</sup> meeting summary. The motion was seconded by Mr. Lance Erz. The motion was **approved** with two abstentions.

### **VI. STAFF UPDATES**

Ms. Megan Gibb said with recent changes in planning department administrative duties, Ash Elverfeld is now supporting supportive housing services. Laura Dawson-Bodner has returned to support the TOD program. Ms. Gibb noted that there will be a July meeting.

### **VII. ADJOURN**

Chair Ellsworth thanked the committee members and staff and adjourned the meeting at 3:10 p.m.

Respectfully submitted by-  
Laura Dawson Bodner