



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee
Date: March 31, 2021
Time: 2:00 – 4:00 p.m.
Place: Virtual meeting

Members

Chair Mark Ellsworth, Tai Dunson-Strane, John Southgate, Derek Abe, Guy Benn, Casey Baumann, Alisa Pyszka, Councilor Bob Stacey

Staff

Joel Morton, Patrick McLaughlin, Megan Gibb, Jonathan Williams, Laura Dawson Bodner

Guests

Lynn Lindgren-Schreuder, HDC, Walter Lissett, Providence, Gauri Rajbaidya SERA Architects, Hasan Zuhairy, HDC

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Mark Ellsworth called the meeting to order at 2:00 p.m.

II. APPROVAL OF MEETING SUMMARY: FEBRUARY 24, 2021

Chair Ellsworth asked if there were any changes to the meeting summary for February 24, 2021. Hearing none, he asked for a motion to approve. Casey Baumann moved to approve the February 24th meeting summary; it was seconded by Councilor Bob Stacey. The motion was **approved** with two abstentions.

III. PRESENTATION PREVIEW: 32ND AVENUE MILWAUKIE

Jon introduced Hasan Zuhairy. Hasan said project partners on the 32nd Avenue Milwaukie project are Walsh, SERA, Providence Supportive Housing and Housing Development Center. The project location is east of downtown Milwaukee across highway 224 and abuts the Providence Milwaukie Hospital property. The project will be owned by Providence of Oregon and Washington and will be leased to Providence Health Services. Zoning is GMU. The site is close to the MAX Orange Line and the #33 frequent bus service.

The project will be five stories with 72 units for seniors and will include a senior services health clinic. Resident support will be funded by external community partners and a VSH and HUD 202 subsidy converted to project based vouchers. The emphasis will be on aging in place for people age 62 and up and who earn extremely low incomes.

Walter Lisette, Director of Development at Providence, said that Elderplace at Providence is another partner that offers an array of free healthcare services, food, social and physical supports. Elderplace will occupy the first floor. Those who are currently being served by the Elderplace program will be offered first opportunity to live at the 32nd Avenue Milwaukie project. There are 260 program participants who come in two or more times a week and whose incomes are below \$10,000 per year.

Gauri Rajbaidya said there will be mostly one bedroom units plus two studios and unit size will be 450-500 square feet. There will be ground floor common space, a lounge community room on an upper floor, an exercise room, meeting rooms and a management office. There will be 17 dedicated parking spaces plus shared parking in the Providence parking lots. On Llewellyn Street there will be a clinic drop off area. All units will be accessible. Hassan said they anticipate completion in 2023 or 2024.

Comments and questions included:

- The zoning variance is because of the height of 5 stories; this is allowable for affordable housing.
- Llewellyn Street is planned to become a bikeway. How to minimize potential conflicts with bikes near the drop off area? Presenters replied that the City is saying that the bike route could be one of three routes and that safety will be a priority.
- Regarding the surface parking lot, is there a reason why the parking entrance couldn't be on the west side where Providence parking is already located? Presenters replied that parking is planned for the east side to accommodate access to the clinic. They want to minimize vehicle conflict and maximize outdoor space while serving the back of house function.
- The adjacent big building visible on the map is privately owned.
- Distance to the hospital emergency entrance is about 500 feet and the main entrance to the hospital is also very close.
- There is a garden area that could have areas for sitting and resting.
- The roof will be made solar ready; current funding levels do not accommodate solar.
- There will be sidewalks on Llewellyn Street.

Chair Ellsworth thanked the guests for their presentation.

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 Bria Apartments and The Annex projects.

Members present: Chair Mark Ellsworth, Tai Dunson-Strane, Derek Abe, Guy Benn, Casey Baumann, Alisa Pyszka, Councilor Bob Stacey, John Southgate (arrived at 2:50 p.m. in time to vote on the second item).

Staff present:

Joel Morton, Patrick McLaughlin, Megan Gibb, Jonathan Williams, Laura Dawson Bodner

Time executive session started: 2:33 p.m.

Time executive session ended: 3:04 p.m.

V. ACTION ITEM: BRIA APARTMENTS

Chair Ellsworth asked if there was a motion to authorize \$ 500,000 in TOD funding for Bria Apartments project with the following conditions:

- Three-story building
- 116 residential units regulated at 60% of Area Median Income including 26 units reserved for VASH voucher holders
- Not to exceed 67 off-street on-site parking spaces

Action: Guy Benn moved to recommend authorization of \$ 500,000 in TOD funding for Bria Apartments. Alisa Pyszka seconded the motion. The motion was **approved** with one abstention.

VI. ACTION ITEM: THE ANNEX

Chair Ellsworth asked if there was a motion to authorize \$ 150,000 in TOD funding for The Annex project with the following conditions:

- One four-story building
- At least 27 units, all of which will be restricted to households with incomes at or below 60 percent AMI
- Zero dedicated parking spaces

Action: Councilor Bob Stacey moved to recommend authorization of \$ 150,000 in TOD funding for The Annex. Derek Abe seconded the motion. The motion was **approved** unanimously.

VII. UPDATE AND DISCUSSION: WORK PLAN AMENDMENT- URBAN LIVING INFRASTRUCTURE

Jon Williams described the Urban Living Infrastructure program, explaining that it is supported by TOD fund interest earnings that have been set aside since 2007 to support ground floor amenities in TOD projects to increase interest in living in mixed use neighborhoods. Eligible ground floor uses include grocery store space and restaurant infrastructure such as grease traps, plumbing and ventilation. Rockwood Rising Market Hall is an example of a project that has benefitted from ULI funds.

More recently, concern around gentrification and re-location, changes in retail market space and high demand for community serving spaces such as early childhood education, event space, after school programs and arts spaces have highlighted the challenge in financing these spaces. Staff propose expanding the types of uses to include community serving uses, ensuring that retail use is serving and providing opportunity to low income residents and eliminating the requirement that ULI use contributes to higher achievable rent. There is \$1.7 million in the fund now and the cap per project is \$ 250,000. Funds granted must leverage other investments.

Comments and questions included:

- Yes - endorse these changes.
- How is the program being promoted?
- How can we ensure the right opportunities are funded? Set a standard for the first project and communicate the expectation.
- Projects funded must be in TOD program and priority would be for projects on Metro-purchased properties.
- There are eligible uses for a qualified community facility, for childcare and possibly others. Tai will provide some data and caveats to Jon and Pat.

Jon noted that staff will bring the proposal to Metro's Diversity, Equity and Inclusion committee for comments and feedback.

VIII. STAFF UPDATES

TOD acquisition updates:

Pat McLaughlin said that the RFP for the Elmonica site yielded 8 proposals. The selection team included two TOD SC committee members – Madeline and John – and staff from the City of Beaverton. The team interviewed the four finalists two weeks ago. The final decision will be revealed soon by Beaverton Mayor Lacey Beatty. TOD staff will come back to the TOD Steering Committee with more detail about the proposal and a proposed ENA agreement.

Jon Williams said that they are putting together a stakeholder panel for the Glisan site that will include low income housing, homelessness and culturally specific organizations, as well as churches and representatives from an elementary school, to develop a statement of values. The panel will help determine what would be a successful project from the community's perspective. So far, a survey has elicited 800 responses. Solicitation for the RFP will go out as part of Portland Housing Bond spring offering in April.

Other updates:

- Document escrow and closing for the Fuller Station project.
- Bob Hastings of TriMet retired yesterday. A design project management position is opening that will require TOD experience and an ability to interpret design. Guy Benn said he will forward the position description.
- TriMet is working on an IGA with ODOT on a system-wide TOD plan.
- FTA station planning – Gresham?

- Hollywood Transit Center project is considering Metro housing bond funds and working on the infrastructure. There may be two projects and TriMet may bring design to this committee this summer. The ramp structure will be rebuilt and will be more bike friendly and ADA compliant. There is a memorial committee that will determine what will replace the current memorial.

Megan introduced and welcomed Councilor Rosenthal, Councilor Stacy's alternate on the committee.

IX. ADJOURN

Chair Ellsworth thanked the committee members and staff and adjourned the meeting at 3:35 p.m.

Respectfully submitted by-
Laura Dawson Bodner