



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee
Date: May 26, 2021
Time: 2:00 – 3:45 p.m.
Place: Virtual meeting

Members

Mark Ellsworth, John Southgate, Derek Abe, Guy Benn, Casey Baumann, Councilor Bob Stacey

Staff

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

Guests

Councilor Gerritt Rosenthal, Tamara Holden, Louli Brown, Greg Mitchell, Anita Punja, Lisa McLellan, Ben Reimer, Levi Curran, Vlad Yurlov

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth called the meeting to order at 2:04 p.m. and welcomed committee members and guests.

II. PROJECT PREVIEW: SABIN ESTATES

Jon Williams invited the project team from Sabin CDC to present on Harvey Rice Heritage. The project team includes Sabin CDC, Scott Edwards Architecture, Housing Development Center, P and C Construction, Enterprise Community Partners, NOAH and Heritage Bank.

Louli Brown explained that the project started as an idea to redevelop property into more accessible and affordable housing while honoring Harvey Rice for his civic leadership and engagement and his work on equity and social justice. Since 1981, Sabin CDC has owned and managed affordable housing and also owns a land trust. They focus on redevelopment of their existing properties which serve African Americans; 70% of tenants are African American. Community partners include Iron Tribe Network and Community Vision. The Sabin team is honoring residents' desire for a focus on African American culture by naming buildings for artists who contributed murals, smaller paintings and teaching in NE Portland.

Sabin is working on two sites, the first a denser urban site located at NE 14th Place and the second, a family friendly site on NE 72nd adjacent to Cully Park. The goal with Harvey Rice Heritage is to create sustainable and accessible housing for very low income families.

Lisa McLellan noted the challenge to their budget given the 200% increase in lumber costs and while working on two concurrent projects. Lisa showed a rendering of floor plans for the Isaka Shamsud-Din site which will include a community room with a connection to small back patio area. There will be 27 units on the upper three floors, and 2 units on ground floor with varying unit sizes. The exterior will feature a terracotta heavily textured surface inspired by Isaka Shamsud-Din's art. The building is pushed tight to both property lines.

At the Charlotte Lewis site adjacent to Cully Park, the bulk of the gable roofed building will be turned away from the street and will have more of a single family home scale. There will be two buildings each containing 12 units. There will be 12 parking spaces adjacent to the community garden. The four ground floor units will be fully accessible and there will be eight two story townhomes, each with an outdoor sitting space, above the ground floor units. There will be a small meeting room and an outdoor gathering space. She concluded, saying that a community meeting garnered a positive response.

TOD Committee members expressed appreciation of the design saying it adds density in a nuanced and respectful way. Chair Ellsworth thanked the guests.

III. PROJECT PREVIEW: SLABTOWN SQUARE AFFORDABLE HOUSING

Jon Williams introduced Tamara Holden from Guardian Real Estate Services who presented on the Slabtown Square Affordable Housing project. Located between NW Quimby and NW Pettygrove Street, the site was originally a market rate development. In December 2020, in response to the need for affordable housing, Guardian applied to OHCS for funding.

Greg Mitchell of LRS Architecture said the project will be seven stories and is part of the Conway Master plan which requires provision of a public square. A public park will be created on half of the site and the project will be built on the other half and will front NW Quimby and NW 21st Avenue. There will be 200 units of housing, 12,000 square feet of retail and 137 parking spots below grade. The project will offer maximum density on the site. The buildings are being built adjacent to each other and with a similar scale. The site is near a bus and streetcar routes and there is a New Seasons grocery store ½ a block away.

The project will serve residents at 60% AMI and there will be residential services coordinated by Cornerstone Community Housing. De La Salle will host a satellite high school on the ground floor and there will be work study opportunities for the youth who live there. On 7th floor there will be a professional teaching kitchen hosted by Lift Urban who will provide nutritional education classes and an emergency food pantry for residents and the broader community. Additional amenities will include a community room, a bike storage and repair room, in-unit washers and dryers, walk in closets and a 16,000 square foot outdoor plaza. Ground floor units will have live/work space.

The project team includes LRS Architects, LMC Construction, Metropolitan Affordable Housing Corporation and Guardian Real Estate Services/Property Management, who will develop and then manage the property.

Chair Ellsworth thanked the guests.

IV. APPROVAL OF MEETING SUMMARY: APRIL 28, 2021

Chair Ellsworth asked if there were any changes to the meeting summary for April 28, 2021. Hearing none, he asked if there was a motion. John Southgate moved to approve the April 28th meeting summary. The motion was seconded by Casey Baumann. The motion was **approved**. Guy Benn left the meeting at 2:47 p.m.

V. 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 Douglas Fir project.

Members present: Chair Mark Ellsworth, John Southgate, Derek Abe, Casey Baumann, Councilor Bob Stacey

Staff present:

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

Councilor Gerritt Rosenthal was also present.

Time executive session started: 2:48 p.m.

Time executive session ended: 3:15 p.m.

VI. ACTION ITEM: DOUGLAS FIR

Chair Ellsworth asked if there was a motion to recommend that the TOD Steering Committee authorize \$75,000 in TOD funding for Douglas Fir with the following conditions:

1. Three story building
2. 15 regulated affordable housing units
3. Not to exceed 5 parking spaces

Action: Councilor Stacey moved to recommend authorization of \$ 75,000 in TOD funding for Douglas Fir Apartments with the added condition: Approval contingent upon Oregon Housing and Community Services ("OHCS") funding commitments. Derek Abe seconded the motion. The motion was **approved** with one abstention, Casey Baumann.

VII. STAFF UPDATES

Pat McLaughlin said that the developer solicitation responses for the TBN site are due the first week of July. AYCO is now leasing the entire building.

Jon Williams gave an update on changes to the ULI program. It will be renamed and funds will be used to support ground floor community serving uses. Quincy Brown of We All Rise will review changes and provide comments. Jon also shared that the MOU on the Lake Oswego property is moving forward.

Megan Gibb said the job posting for a TOD program manager has been extended two weeks.

VIII. ADJOURN

Chair Ellsworth thanked committee members and staff and adjourned the meeting at 3:45 p.m.

Respectfully submitted by-
Laura Dawson Bodner