



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee
Date: June 23, 2021
Time: 2:00 –3:30 p.m.
Place: Virtual meeting

Members

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

Staff

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

Guests

Councilor Gerritt Rosenthal, Levi Curran, Keith Fugate

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth called the meeting to order at 2:07 p.m. and welcomed committee members and guests.

II. APPROVAL OF MEETING SUMMARY: MAY 26, 2021

Chair Ellsworth asked if there were any changes to the meeting summary for May 26, 2021. Hearing none, he asked for a motion to approve. John Southgate moved to approve the May 26 meeting summary. The motion was seconded by Councilor Stacey. The motion was **approved**.

III. PROJECT PREVIEW: GOOSE HOLLOW

Pat McLaughlin introduced Levi Curran of Guardian Real Estate Services and Keith Fugate from SERA Architects. Levi said that Guardian is active in the northwest and southern United States. Keith described the project, to be located in southwest Portland near Providence Park and next to MAX. The location, at SW 17th Avenue and SW Alder, is near amenities including parks and a grocery store.

Construction is expected to start in October. Guardian has site control. Wood Partners originally had the site and was planning a market rate design; when Guardian purchased the property they repurposed the project for affordable housing.

The building will be an E shape and will be six stories. It will include 214 affordable units, a small parking garage with 15 spaces, a club room and an outdoor south-facing common space. Unit mix will be 161 studios, 10 one-bedroom and 11 two-bedroom units. There will be 40 bike parking spaces in the garage as well as bike hooks in each unit. There will be air conditioning ports to accommodate a portable plug-in air conditioner in each unit. The exterior will be beige brick to blend in with nearby Goose hollow historical structures.

A demographic study completed by Johnson Economics indicates that residents will be primarily people who work in the area. The project will feature support emphasizing job skills, higher education access and additional career training.

Goose Hollow LLP, comprised of three members, will own the project. The project team consists of Guardian, SERA Architects and R and H Construction. A managing non-profit will provide services and resources on financial skills, job-finding and skill development, health and wellness and community connection.

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 Tigard Senior and Harvey Rice Heritage projects.

Members present: Chair Mark Ellsworth, John Southgate, Derek Abe, Guy Benn, Casey Baumann, Councilor Bob Stacey, Tai Dunson-Strane

Staff present:

Joel Morton, Patrick McLaughlin, Megan Gibb, Jonathan Williams, Laura Dawson Bodner
Councilor Gerritt Rosenthal was also present.

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

Time executive session ended: 3:05 p.m.

V. ACTION ITEM: TIGARD SENIOR

Chair Ellsworth asked if there was a motion to recommend \$ 250,000 in TOD funding for Tigard Senior with the following conditions:

1. One four-story building
2. At least 57 units, all of which will be restricted to households with incomes at or below 60 percent AMI
3. No more than 29 dedicated parking spaces

Action: John Southgate moved to recommend that the TOD Steering Committee authorize \$ 250,000 in TOD funding for Tigard Senior. Derek Abe seconded the motion. The motion was **approved** unanimously.

VI. ACTION ITEM: HARVEY RICE HERITAGE

Chair Ellsworth asked if there was a motion to recommend \$ 225,000 in TOD funding for the Harvey Rice Heritage project with the following conditions:

1. One four-story and one three-story building
2. 41 units restricted at 50% to 60% of AMI
3. Not-to-exceed 12 parking spaces

Action: Guy Benn moved to recommend that the TOD Steering Committee authorize \$ 225,000 in TOD funding for Harvey Rice Heritage. Derek Abe seconded the motion. The motion was **approved** unanimously.

VII. STAFF UPDATES

Megan Gibb said that at the upcoming MPAC meeting will feature a presentation on removing barriers to affordable housing.

Pat McLaughlin gave an update on the Elmonica property, saying that REACH CDC has an ENA on the adjacent 5 acre parcel for a total of 6 acres resulting in a much larger project.

Megan said the TOD Annual Report has been completed and will be shared at the next meeting. The August meeting may be canceled as it will be Council recess.

Guy Benn said he will give an update on regional TriMet TOD. TriMet is doing station discovery for the red line and may bump up the location to plan a station.

VIII. ADJOURN

Megan thanked the committee for their work. Chair Ellsworth adjourned the meeting at 3:20 p.m.

Respectfully submitted by-
Laura Dawson Bodner