



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee
Date: January 26, 2022
Time: 2:00 – 4:00 p.m.
Place: Virtual meeting

Members

Chair Mark Ellsworth, Guy Benn, Councilor Gerritt Rosenthal, Derek Abe, Tai Dunson-Strane, Madeline Baron, Christine Velasquez, Bob Hastings, Casey Baumann, John Southgate

Staff

Joel Morton, Patrick McLaughlin, Andrea Pastor, Jon Williams, Ash Elverfeld, Stacy Coonfield

Guests

N/A

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth called the meeting to order at 1:03 p.m. and welcomed committee members.

II. APPROVAL OF MEETING SUMMARY: NOVEMBER 17, 2021

John Southgate asked if there were any changes to the meeting summary for November 17, 2021. Hearing none, he asked for a motion to approve. Councilor Rosenthal moved to approve the November 17 meeting summary. The motion was seconded by Tai Dunson-Strane. The motion was **approved** with Casey Baumann abstaining.

III. EXECUTIVE SESSION

An executive session was declared pursuant to 192.660(1)(e), for the purpose of deliberating with persons authorized to negotiate real property transactions to discuss Powellhurst Place and cancellation of Lizzie Weeks.

Members present: Mark Ellsworth, Guy Benn, Councilor Gerritt Rosenthal, Derek Abe, Tai Dunson-Strane, Madeline Baron, Christine Velasquez, Bob Hastings, Casey Baumann, John Southgate

Staff present: Joel Morton, Patrick McLaughlin, Andrea Pastor, Jon Williams, Ash Elverfeld, Stacy Coonfield

Time executive session started: 2:16 p.m.

Time executive session ended: 2:50 p.m.

IV. ACTION ITEM: POWELLHURST PLACE

Guy Benn moved that the TOD Steering Committee recommend that Metro's Chief Operating Officer enter into an Exclusive Negotiating Agreement with Northwest Alternatives to develop Powellhurst Place, Derek Abe seconded the motion. The motion was **approved** unanimously.

V. ACTION ITEM: CANCELATION OF LIZZIE WEEKS

Councilor Gerritt Rosenthal moved that the TOD Steering Committee recommend that Metro's Chief Operating Officer cancel an Exclusive Negotiating Agreement with Gordon Jones to develop Lizzie Weeks due to the developer abandoning plans for the project. Madeline Baron seconded the motion. The motion was **approved** unanimously.

VI. STAFF UPDATES

Jon Williams used a slide deck and provided an overview of the TOD program strategic and work plan updates. He reviewed the history of the program, current trends, and current work in the program.

The TOD work plan is required to be updated every five years, and this time they see opportunities to be able to align the TOD program with Metro's racial equity strategy and climate goals to reflect community priorities and respond to new challenges around site acquisition and budget.

Staff will be engaging stakeholders to hear about their priorities to help inform the work plan. Staff expect to have the new work plan done by the end of year.

The staff took questions from the steering committee members. Responses from staff will be italicized.

Derek Abe asked if this will be a total overhaul or just involve minor change?

Jon said it will be a little bit of both. The underlying structures will likely not need to change much but there will be a restatement of values and new communications. Andrea Pastor added that a public statement is needed, like an executive summary of the work plan that can be shared with the public.

Bob Hastings appreciated the plan to align with Metro's climate and equity strategies and wants to see ground truthing points of emphasis by who is being brought in to the conversation. He encouraged gathering a diverse group of stakeholders regionally.

Christine Velasquez supports working through an equity lens. She said that's something that often gets missed is the commercial side. She also encouraged staff to look at supporting affordable commercial spaces.

Councilor Rosenthal was impressed by how much work has been done in last five years. He asked who the point of contact is between the developer and counties for supportive housing services. He'd also love to see more consistent parking ratios across jurisdictions.

Jon replied that they plan to explore making more connections with counties and their work with developers to find some alignment and more access to TOD funding.

Tai Dunson-Strane updated everyone on the 4% LIHTC situation. He said it's dependent on federal funding and they want to make sure it's equitably dispersed across the state. Local funding of projects is expected to still be prioritized.

Guy said the BIPOC focus could be an easy way to start filtering applications for gap financing, and asked rhetorically, how do you filter out the projects that are going to give back the biggest return on investment? He said that supporting BIPOC communities means a greater return on investment.

Pat gave a brief update on land acquisition work. He added that Related NW will return next month to discuss the TBN site, and REACH will be in to do the same thing in March with Elmonica.

VII. ADJOURN

Chair Ellsworth thanked the committee and adjourned the meeting at 4:03 p.m.

Respectfully submitted by
Ash Elverfeld