



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: TOD Steering Committee  
Date: February 23, 2022  
Time: 2:00 – 4:00 p.m.  
Place: Virtual meeting

## **Members present**

Chair Mark Ellsworth, John Southgate, Councilor Duncan Hwang, Guy Benn, Derek Abe, Christine Velasquez, Tai Dunson-Strane

## **Members not present**

Madeline Baron, Casey Baumann, Bob Hastings

## **Guests**

Stef Kondor

## **Staff**

Joel Morton, Patrick McLaughlin, Andrea Pastor, Anne Buzzini, Jon Williams, Summer Blackhorse

Stef Kondor left the meeting at 2:55 p.m.

Councilor Duncan Hwang left the meeting at 3:05 p.m.

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

Chair Mark Ellsworth called the meeting to order at 2:03 p.m. and welcomed committee members and guests. He welcomed Metro Councilor Hwang as the new Council representative to the committee.

## **II. APPROVAL OF MEETING SUMMARY: JANUARY 26, 2021**

Chair Ellsworth asked if there were any changes to the meeting summary for January 26, 2022. Hearing none, he asked for a motion to approve. Guy Benn moved to approve the January meeting summary. The motion was seconded by Christine Velasquez. The motion was **approved** unanimously.

## **III. PRESENTATION: Related NW**

Stef Kondor with Related Northwest gave a presentation on the 74<sup>th</sup> and Glisan Montvilla project. She provided information on the project team and noted that they are working with nonprofit organizations IRCO, Catholic Charities and We All Rise.

She gave a brief overview of the project location and site information for zoning. Housing for Building A will be four-stories dedicated to immigrant and refugee families, and communities of color. There will be 96 unites of living space on floors two and four with 64% dedicated to families. There will be community space, a Children's Book Bank and a multi-cultural pre-school. Tuck under parking will be dedicated to families.

Building B will have 41 units for low income housing and include a community garden, and a culinary and barista training program. Catholic Charities will provide wraparound on-site services. Mercy Corps Northwest will provide educational opportunities and mentorship through small business programs and housing referrals. Both buildings are accessible for people with disabilities.

Chair Ellsworth asked if there were any questions or discussion from the committee. Jon asked how engagement with We All Rise had influenced the outdoor space. Steph stated that they are getting

feedback from diverse communities and Catholic Charities on what they would like to see in exercise modes. Patrick noted that previous design iterations struggled to hide parking and asked if they are building a slab. Steph noted that Building A will have a hidden podium slab for parking and that they may provide options for an art piece or a green wall.

Councilor Hwang asked about affordable childcare, capacity and if it would be open to community members. Steph stated that in the interest of affordability, childcare would be housed in a 1700 square foot building and allow up to 25 kids. Child care would be collaborative and help with translation services and to reduce barriers for school age students. She noted that it would serve the family building and low income families at the site. Jon asked if the preschool was on a separate funding track. Steph advised that it would be.

Guy Benn asked about right of way (ROW). Steph stated that they do not know how that the project will work with ROW yet, other than a power pole will need to be moved.

Christine asked if child care was available for nonresidents as well as the community garden. Steph stated that it would be primarily serving residents, but may not be exclusive. Christine also asked if there would be retail incubator space and whether it was marked for flexible or traditional retail. Further, she asked if parking would be short term. Steph stated that incubator space was primarily built for retail rather than restaurant. She noted that they would not be charging rent and that businesses will work with Mercy Corp for help with business training and planning. Further, she stated that there would be a commercial kitchen that will house a training program and connect to the café. Parking will be offsite along 74<sup>th</sup>, 75<sup>th</sup> as Glisan.

Chair Ellsworth asked if the project anticipated any surprises. Steph stated that they had talked with City of Portland and mentioned that they had worked with a consultant to help mitigate dry wells, cesspools and toxic chemicals.

#### **I. PLAN UPDATE PROCESS: BUDGET PRESENTATION**

Jon Williams and Andrea Pastor gave a presentation and updated the committee on the Transit Oriented Development (TOD) Budget. They provided a timeline and gave an overview on funding, current financial position and how best to approach funding in the future. They covered the fundamentals of Regional Flex Funds with TriMet, TOD grants, and site acquisition and staff salaries and overhead. They noted that grants and easements helped with small investments to top project funds, but they were limited on their ability to change or influence projects.

Further, they noted that site Acquisitions came with higher cost and staff involvement compared to grants. They stated that spending had doubled since FY 2019 and that it now exceeded their income, even without site acquisition. Patrick also mentioned that they are doing acquisitions for the Housing bond and that future sites will begin to cost more.

Staff is proposing that, for the short term they use a portion of unallocated funds for site acquisition. Going forward they suggested setting priorities to target the uncommitted fund balance and regulate grant spending to focus on racial equity, climate and parking, and consider incentivizing. Further, they suggested they reduce or refuse funding for marginal projects.

Chair Ellsworth noted that it was important to have committee's perspective based on their roles in the community and asked them to look at the unintended consequence of committee action or inaction. John Southgate asked what they could do with more funding and if they could expand their scope and initiative. He agreed that they review projects much later in the process, which limits their influence. Chair Ellsworth asked about options for other funding sources.

Derek Abe stated that, based project type and current trends in construction funding and supply, they adjust the project grant cap. He asked if there were other constraints, such as staff capacity and the number of projects funded in a year. Further, in terms of grant award criteria, is there any reason they would consider tying specific award amounts to certain criteria or incentives.

Tai Dunson-Strane suggested conversation around a system alignment of what each funder's requirements and outcomes are and develop a more coordinated approach. He asked that they consider the opportunity for incentive and to consider State funds.

Guy asked if there were a desire to do more projects and be more hands-on, instead of expanding the program. Patrick stated that was what made the program unique and added value. Guy also asked what guidelines were right for parking ratio for each area. They noted that it varied.

Further, Guy asked that when delivering projects where they should look. John suggested looking near new corridors being built. Chair Ellsworth also noted that acquisition funds have better leverage. Rather than a perpetual stream of last phase funding for nearly completed projects.

Guy also called out affordable housing challenges and the time it takes to line up financing projects. He suggested that, rather than going by site, they use it as opportunity to underwrite. Jon noted that they could take care of holding costs and it would help stretch funding for more sites. Christine stated that in terms of grants and racial equity that they put more focus on site acquisition and provide opportunities for equity.

Joel Morton stated that the issue with lending from the government was constitutional and that they would have to navigate carefully. The government finds revolving loans suspect and is concerned with loan default. Additionally, Metro's credit rating could be impacted. Joel is open to the ideas, but they would need to find a program where government takes the risk out of the deal, but doesn't open itself up for unlimited risk.

## **II. STAFF UPDATES**

Jon noted that they would need to change the TOD Steering committee meeting dates to accommodate Councilor Hwang's schedule. Staff will send out a poll with new dates and times. Patrick announced that they will cover the Elmonica project at the next meeting.

## **III. ADJOURN**

Chair Ellsworth adjourned the meeting at 3:35 p.m.

Respectfully submitted by,

Summer Blackhorse on behalf of  
Laura Dawson-Bodner