



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: TOD Steering Committee  
Date: June 14, 2022  
Time: 3:00 – 5:00 p.m.  
Place: Virtual meeting

## **Members**

Mark Ellsworth, Councilor Duncan Hwang, Derek Abe, Tai Dunson-Strane, Bob Hastings, Guy Benn, John Southgate, Madeline Baron

## **Staff**

Patrick McLaughlin, Jon Williams, Andrea Pastor, Laura Dawson Bodner, Eva Goldberg, Anne Buzzini

## **Guests**

Mary-Rain O'Meara, Branden Brezic, Isaac Johnson, Heather Hollingsworth, Oscar Arana, Ryan Hood, Emily Schelling

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

Chair Mark Ellsworth called the meeting to order at 3:07 p.m. and welcomed committee members and guests.

## **II. APPROVAL OF MEETING SUMMARY: MAY 26, 2022**

Chair Ellsworth asked if there were any changes to the meeting summary for May 26, 2022. Hearing none, he asked for a motion to approve. John Southgate moved to approve the May 26 meeting summary. The motion was seconded by Tai Dunson-Strane. The motion was **approved** with one abstention.

## **III. STRATEGIC PLAN UPDATE**

Andrea introduced potential requirements for racial equity goals by starting with a review of racial equity related requirements in past versions of the strategic plan.

2011-supporting affordable in strong market areas

2014-geographic equity and market strength – TOD investments/economic value/transit

2016-housing choice category added. Restricted funding in infill and enhance areas to those that include affordability above city requirements

In 2017 the planning department introduced its racial equity strategy. The TOD program's strategic plan update will focus on categories of engagement, decision making, program practices and accountability.

In contracting equity, the proposed requirement would be 20% COVID-certified firms. There is currently no requirement for workforce equity but staff are considering asking developers to voluntarily track work force hours. There is a lack of data. When the TOD program owns the land, workforce tracking could be required in addition to 10% hours worked by women and 20% worked by people color with these percentages to rise over time.

There is currently no requirement regarding affordability. Staff propose to align with the Oregon Multifamily Energy Program where at least 50% of units must be affordable at 80% AMI with the possible exception of publically supported projects. For TOD-owned sites, Andrea suggested they could require regulated affordability, at least 60% AMI, encourage the use of vouchers and allow income averaging. Culturally specific partnerships and engagement could include pursuing partnerships with culturally specific CBOs.

Discussion included:

- Is there an opportunity for mentoring programs? Developer could take on a co-contractor.

- There is a lot of paperwork to get COBID certified.
- Put more focus on the workforce equity piece.
- Make sure requirements align or are less stringent than other funding programs.
- With LIFT Program, metrics are based on a qualitative narrative. It can be tough to get specific metrics.

Andrea said as part of engagement, they are interviewing CBO development partners regarding good partnership criteria. Staff want to add this to RFPs and to write a best practices document.

Slides will be sent out after the meeting.

#### **IV. PRESENTATION: MERIDIAN GARDENS**

Pat introduced Branden Brezic to speak about Meridian Gardens. He said the project will be 4 stories, with 85 units at 0-50% AMI. It is adjacent to a frequent express bus line. The parking ratio is .38. There will be a Biketown station, shared courtyard, community garden, connectivity with another project called Cedar Commons and resident services. Groundbreaking will occur in early 2023. He shared funding sources which include the Metro Housing Bond.

Isaac Johnson spoke about the design elements centered on the guiding principles of community, health and stewardship. Branden continued, saying the project meets housing choice plus infill and enhance. Onsite parking will be for short term and in unit, there will be 65 bike parking spaces and Spin scooters for low income. The FAR is 1.24. They anticipate further infill development on the property.

This is a publicly funded project and a TOD grant would help with rising construction costs. The project features cost effective. Units are SROs and studios.

Discussion included:

- Parking will serve this and a completed project. Parking is important to neighbors.
- Central City Concern will provide permanent recovery health care and support for those with substance abuse who are exiting homelessness and who want recovery services. The approach is peer case management with qualified mental health professionals. This is supported by a Metro Supportive Housing of \$650,000 per year.
- This is one of the few minority/majority census tracts in the city and is across from the Division Midway Alliance.

Heather Hollingsworth said they have established relationships that resulted from previous projects including with internal clients. There was internal review and connection with the population at the other building. They learned buildings need to be flexible, residents want a sense of community in the building, individual common areas on each floor need to be flexible, smaller quiet spaces, increased storage space and an oven in the community space. Heather said they held in person engagement but did not have anyone attend. She feels they had extensive engagement with Cedar Commons.

Chair Ellsworth thanked the guests.

#### **V. PRESENTATION: ALDER 9**

Ryan Hood introduced Alder 9. They anticipate closing January 2023, with lease up in October 2024. The project was started by another developer and was market rate studios. Related took it over and converted the design to 159 units of affordable housing targeted to seniors and BIPOC communities.

They added 2 and 3 bedroom units plus 25 supportive housing units. Project partners include Centro Cultural, Engage NW and Impact NW.

The project is located in the central east side near amenities including health care providers and parks. Half of the units have balconies plus there is a rooftop space. There is no parking on site. Amenities include an employment, education and mobility hub, a movement room, a wellness center with roving medical care, an artist maker space and gallery and transportation connection services. There will be full time permanent supportive housing staff onsite.

He showed a floor plan that detailed space for services staff and a daylight courtyard. Units will be at 30% - 60% AMI and will cost \$400-500 per month for a studio and up to \$1,400-1,500 per month for the largest units. He concluded with statistics on seniors including that in Multnomah County, 50% of senior have no retirement savings and that a recent point in time population count of homeless seniors is up 75%.

Discussion included:

- Appreciate the demographic research, programming, and design detail that has gone into this project. Encourage moving away from using the word "targeting" in relation to seniors/BIPOC communities/other and instead say "focusing/encouraging/centering" as this is truer to intent.
- The construction type is 1B, mostly concrete. They are working with the original architect and bringing in a small/minority firm called Sapling.

Mark Ellsworth thanked the guests.

## **VI. PRESENTATION: NAYA TISTILAL**

Jon introduced Oscar Arana and Emily Schelling. Oscar said NAYA is a wraparound organization that has been around for 50 years serving the Portland Metro Native community and has a \$14 million annual operating budget. NAYA has been in housing development since 2008. This project will be their first big tax credit project serving low income residents in the Lents neighborhood. Other NAYA projects include Nesika Illahee, where they established a tribal leasing preference policy, which is also in place at Mamok Tokatee, They strive to create a sense of identity, belonging and ownership.

Tistilal will be located in North Portland off Lombard between N Gloucester and N Hereford near parks, three schools, the university, and bus route #75 which runs to NAYA campus. The current site has 8 buildings and 3 parking lots and was built in the 1970's. The site was transferred to NAYA in 2008. They investigated doing rehab work and decided upon a full site redevelopment.

Emily shared that partners were selected through a competitive process and include COLA Construction, Carlton Hart and NARA. NAYA is working on a relocation plan with current residents who will have an opportunity to move back. The plan will include support and financial resources.

Oscar said the project will consist of 58 units including 1, 2 and 4 bedrooms funded by 9% LIHTC and an affordable housing grant through the City of Portland. NARA and NAYA will provide services centered on formerly homeless Native American families. The building will have three sides around a courtyard that will have a play area, seating and plantings. The building will include many common spaces including a community room, a family room, a wellness room and offices. NAYA has had extensive community input from residents, staff and neighbors regarding the design including using trauma informed design. Unit design will include safety and acoustic panels. More than half are 2 bedroom units. There will be an average AMI of 40%, with range from 30-50% AMI.

NARA will provide supportive services across unit types and the 16 PHS units will receive extra support. There will be a full time housing support specialist and a full time peer support specialist plus .2 FTE of clinical supervision. There will be one full time supportive services position.

Oscar shared sources and uses. Closing will occur January 2023 with lease-up anticipated January 31, 2025.

Discussion included:

- PSH services will be funded through OHCS which is coming into the partnership and then contracting with NARA for the 16 households. The property operating budget will supply a general resident services person to ensure resident stability and that they are connected with wrap-around services, on and off site.
- There are 9 parking spaces for 58 units, which allowed for an increase in units.
- The relocation process has had a mixed reaction so far. Some residents are worried and excited and many state they intend to move back. There will be interviews with everyone to assess their needs. They are subject to URA requirements. If they are out for more than 24 months, this is defined as permanent relocation. They will be offered a large lump sum so will go to permanent relocation. If they want to they can still move back. The project is budgeted at about 50% moving back, so will pay a rent differential while residents are out. Their rent while away will be the same as they currently pay.
- Other projects: NAYA is currently focusing on property that the organization owns. They are working to develop an early learning center which is fully funded.

## **VII. STAFF UPDATES**

Pat McLaughlin said there will be an executive session and actions at the July meeting. Interviews are underway for the division manager position. Pat concluded with a brief update on the Glisan property.

## **VIII. ADJOURN**

Chair Ellsworth thanked the committee and adjourned the meeting at 4:54 p.m.

Respectfully submitted by  
Laura Dawson Bodner