



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: TOD Steering Committee  
Date: September 13, 2022  
Time: 3:00 – 4:30 p.m.  
Place: Virtual meeting

## **Members**

John Southgate, Tai Dunson-Strane, Bob Hastings, Guy Benn, Derek Abe

## **Staff**

Jon Williams, Andrea Pastor, Pat McLaughlin, Laura Dawson Bodner, Eva Goldberg, Joel Morton, Anne Buzzini

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

Acting Chair John Southgate called the meeting to order at 3:06 p.m. and welcomed committee members.

He acknowledged the passing of former Metro Councilor Bob Stacey, a lion of land use planning in Oregon and a former Metro Councilor. He invited those present to share their thoughts. Staff will share the date of the public memorial once it is known.

Acting Chair Southgate asked the committee and staff to introduce themselves. New Urban Policy and Development Manager Eryn Kehe introduced herself and asked committee members what brought them to the committee and what excites them about the work.

## **II. APPROVAL OF MEETING SUMMARY: AUGUST 9, 2022**

Acting Chair Southgate tabled approval of the meeting summary until the October meeting.

## **III. EXECUTIVE SESSION**

Acting Chair Southgate 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 NAYA Tistilal Village and Meridian Gardens projects.

**Members present:** Derek Abe, Bob Hastings, Guy Benn, John Southgate, Tai Dunson-Strane

**Staff present:** Jon Williams, Andrea Pastor, Pat McLaughlin, Laura Dawson Bodner, Eva Goldberg, Joel Morton, Anne Buzzini

**Time executive session started: 3:32 p.m.**

**Time executive session ended: 3:57 p.m.**

## **III. ACTION: TISTILAL VILLAGE**

Acting Chair Southgate asked if there was a motion to approve \$ 250,000 in TOD Program funding for NAYA Tistilal Village with the following conditions:

1. Three-story elevator served building
2. 58 residential units restricted at 30% to 60% of Area Median Income (with allowance for one manager's unit)
3. Not to exceed 9 parking spaces

**Action:** Bob Hastings moved that the TOD Steering Committee approve \$ 250,000 in TOD Program funding for NAYA Tistilal Village. Guy Benn seconded the motion. The motion was **approved** unanimously.

Discussion included:

- The CBO is delivering at a good cost basis, the project ticks a lot of boxes including low parking ratio and high density. Encourage this type of project. The presentation by NAYA staff was very impressive.
- NAYA will hire a relocation consultant. Two options will be provided: temporary housing or a permanent voucher to relocate.

#### **IV. ACTION: MERIDIAN GARDENS**

Acting Chair Southgate asked if there was a motion to approve \$500,000 in TOD Program funding for Meridian Gardens with the following conditions:

1. One four-story building
2. At least 85 units, all of which will be restricted to households with incomes at or below 60 percent AMI
3. Approximately 32 dedicated parking spaces

**Action:** Bob Hastings moved that the TOD Steering Committee approve \$ 500,000 in TOD Program funding for Meridian Gardens. Tai Dunson Strane seconded the motion. The motion was **approved** unanimously.

Discussion included:

- Cost per unit or cost per resident?
- There is a concentration of projects in this part of east Portland, including the Blackburn. TriMet has had a lot of contact with the support services provider at the Blackburn and has knowledge of the problems occurring in the neighborhood. Some in the neighborhood association think that it is causing more problems it is solving. Addiction issues were mentioned.
- TriMet is looking at the future of the park and ride in that neighborhood.
- The service provision of Meridian Gardens is specific to the residents while The Blackburn is more of an outpatient facility.
- At what point is there too many high-service affordable units concentrated in this area? Units cannot be scattered site and we have to have transit.
- There is the challenge of integrating services onsite. There is a cost premium.
- How to factor in previous substance abuse and incarceration? Quantifying that in a cost per unit is a challenge.

#### **V. STRATEGIC PLAN UPDATE**

Jon Williams noted that a discussion on budget occurred in February. He said unallocated funds are declining. At end of the fiscal year there will be \$4 million remaining. With RFFA funds, the total will be about \$7 million. In two years, at the current pace of spending, the program would run out of money.

Outreach to affordable housing partners gives them more confidence to pursue sites along transit, automatically qualify for TOD funding and pursue land. Need to have a reliable source to be able to competitively buy sites.

There is a value to site acquisition to ensure certainty to development partners. Staff are considering capping TOD contributions at \$250,000 per project and with an annual cap on total grants at \$2 million to build a balance for site acquisitions. Longer term approaches include exploring the possibility of an increase in the RFFA allocation, seeking new sources for site acquisitions, and looking at ways of recycling site acquisition funds, for example reimbursement at

closing, land leases and seller notes. Jon requested discussion and feedback on a project grant cap, an annual cap and longer-term solutions.

Discussion included:

- Is it possible to use some program money to leverage ARPA money?
- Every project that crosses the TOD TriMet desk is relying on Metro TOD support. It is written into the appraisals.
- There is talk in DC to make ARPA available as gap funding. The spin would be that there is a TOD program track record of execution to deploy resources.
- Metro received appropriation funds but not ARPA.
- The TOD program received a \$500,000 payout on a loan. The North Main Village project was structured as a forgivable loan instead of a grant. When North Main was sold or refinanced, Metro was on the list of priority. There is potential to redistribute this money to get returns on this fund. If we start a similar process now, it could help the program in the future. The money would not be federal so no strings. Metro TOD was started as a proof of concept program.
- We could talk about how to do the above administratively efficiently in OMA. Metro has become a more flexible entity to adapt to new funding sources.
- Impressed with Rockwood Rising's Roy Kim Development. They used a city owned property and urban renewal dollars with a long-term ground lease of \$1 in years 1-8, then in years 9 and onward it goes to 50% of market rate. The city will make money on that property. This concept would only work with market rate.
- Developers like the certainty. Give them the criteria, then a letter that they meet the criteria and that we anticipate they would be eligible for this reward in 1-2 years. If they don't use it, we take it off the books. Have an advance presentation to the TOD Steering Committee thinking of it not so much as gap funding, but as a guaranteed first-in funding. Rethink of strategy of how we think of ourselves.
- Work with associations, groups, private entities and jurisdictions region wide to be a more proactive champion. The program may not be the rainmaker but can be the catalyst. Use the few dollars as leverage.
- We can showcase an example of a good project to set the bar. We have clarity about racial equity, climate and affordable housing and can focus that on the TOD program.
- Metrics have evolved since the project profiles but need to have some sort of communication tool.
- The state may have materials that could be of use, or they may know of resources in other states.
- The state received ARC dollars which went to housing stabilization groups.

## **VI. ADJOURN**

Acting Chair Southgate thanked the committee and adjourned the meeting at 4:43 p.m.

Respectfully submitted by  
Laura Dawson Bodner