



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee
Date: November 8, 2022
Time: 3:00 – 5:00 a.m.
Place: Virtual meeting

Members

Councilor Gonzalez, John Southgate, Guy Benn, Madeline Baron, Derek Abe, Mark Ellsworth
Madeline Baron left the meeting at 3:40 p.m. Councilor Gonzalez left the meeting at 4:01 p.m.

Staff

Jon Williams, Andrea Pastor, Pat McLaughlin, Laura Dawson Bodner, Eva Goldberg, Eryn Kehe
Joel Morton

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth called the meeting to order at 3:02 p.m. and welcomed committee members.

II. APPROVAL OF MEETING SUMMARY: OCTOBER 20, 2022

Chair Ellsworth asked if there were any changes to the meeting summaries for October 20. Hearing none, he asked for a motion to approve the October 20 meeting summary. Derek Abe made the motion. The motion was seconded by Madeline Baron. The motion was **approved**.

III. 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 Albina One.

Members present: Councilor Gonzalez, John Southgate, Guy Benn, Madeline Baron, Derek Abe, Mark Ellsworth

Staff present: Jon Williams, Andrea Pastor, Pat McLaughlin, Laura Dawson Bodner, Eva Goldberg, Joel Morton, Eryn Kehe

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

Time executive session ended: 3:33 p.m.

IV. ACTION ITEM: ALBINA ONE

Chair Ellsworth asked if there was a motion to recommend \$500,000 in TOD Program funding for Albina One with the following conditions:

1. Seven-story building
2. 94 total housing units earning below 60 percent AMI
3. Zero dedicated parking spaces on site

Action: Guy Benn moved that the TOD Steering Committee recommend \$,500,000 in TOD Program funding for Albina One. Derek Abe seconded the motion. The motion was **approved** unanimously.

V. STRATEGIC PLAN UPDATE

Andrea Pastor reviewed the 2011 mission statement, the draft from March and feedback from the committee. She showed a slide of the mission and asked for feedback.

Comments and questions included:

- Has pre-development been considered – using a small amount to look at feasibility of design?
- Pre-development loans can be expensive and risky and prioritization would be difficult.
- Staff are talking about offering support on the front end instead of as a funding gap.

- There are 2040 grants for site readiness and district readiness in centers and corridors. We want to leverage other grant resources, perhaps connect with transportation or placemaking grants.
- This new mission puts a priority on climate, low income and communities of color.
- There is strong alignment with council's values.
- Is there a need to explain climate friendly in more concrete terms?
- There will be more specificity in recommendations in the strategic plan. If there will be specificity, what would it be?
- Could be urban design, building materials, energy systems.
- Is it the type of construction or reduced reliance on private vehicles? Does the program support bigger zoning changes around transit to support higher density development? If affordable housing bond funding, is there workforce equity?
- How to cobble alliances and partner resources in placemaking to specific goals?
- It is easier when the Metro owns the land. In the workplan there will be detail on an acquisition budget.
- For grants, we want developers to think of the program when they are making land use decisions. This may help guide investments.
- We interviewed CBOs who have partnered with affordable housing developers and asked what makes a good partner? This will be part of a best practice document. Also, we will have information and resources on the website.
- When we own the land, we can shape the narrative. Grants would have to be competitive or discretionary.
- The cost of development is concerning. If we can cut costs by 10%, then it is more units supported. Promote the wisest use of limited funds.
- Like the term leverage.
- In conversations with the housing program, is there something in the workplan that could detail how the mission and strategy will address anti-displacement? Place-based culture and community.
- We want to create places that meet community needs and let community decide what those needs are and what solutions look like. Goals around engagement are increasing. When we bring a diverse group of community together with lived experience, we get new and different information.
- It could be in the mission: We allocate grant funds in a way that are most impactful to the community.

Andrea asked if the program name should change and offered a Jamboard with some ideas.

- TOD seems too narrow.
- In the end it won't change that we link to ridership because that is where funding comes from.
- Industry wide: moving from TOD to TOC which implies community focused, equity focused, climate focused. Is there a need to preface it with equity?
- What other successful programs are out there?
- Communities could mean urban design, more than just housing.
- Like the word supportive.
- Find a term that is evocative. A name can get a lot across without an acronym.
- Supportive: is it strong enough? What about transit first?
- Livable cities is too broad and vague.
- Transit linked but it is community first, transit supporting the community.
- Are there ways to align with other programs in Metro – then have key links other cities like Portland Beaverton, Gresham – to have a coordinated effort?
- Great work, this is encouraging.

VI. STAFF UPDATES

Andrea asked those present to think about an in-person event about the strategic plan, possibly in January.

VII. ADJOURN

Chair Ellsworth thanked the committee and adjourned the meeting at 4:29 p.m.

Respectfully submitted by
Laura Dawson Bodner