



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: TOD Steering Committee  
Date: December 13, 2022  
Time: 3:00 – 5:00 a.m.  
Place: Virtual meeting

## **Members**

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

## **Staff**

Jon Williams, Pat McLaughlin, Laura Dawson Bodner, Eva Goldberg, Eryn Kehe

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

Chair Mark Ellsworth called the meeting to order at 3:04 p.m. and welcomed committee members.

## **II. APPROVAL OF MEETING SUMMARY: NOVEMBER 8, 2022**

Chair Ellsworth asked if there were any changes to the meeting summary for November 8. Hearing none, he asked for a motion to approve the November 8 meeting summary. Bob Hastings made the motion. The motion was seconded by Derek Abe. The motion was **approved** unanimously.

## **III. PRESENTATION: 165<sup>TH</sup> AND BURNSIDE**

Pat introduced guest Josh Carillo of Northwest Housing Alternatives. NHA built Tigard Senior, another TOD supported project. Their partner for 165th and Burnside is USA. NHA, which has been around 40 years, is headquartered in Milwaukie and runs a homeless shelter and affordable housing. 165<sup>th</sup> and Burnside is located in a rapidly gentrifying neighborhood in Gresham on a consolidated lot next to MAX and frequent bus service.

The project will offer four stories and 93 apartments, with a mix of 1, 2 and 3 bedroom units within easy walking distance to schools and after school services. 92 of units will be regulated affordable, plus there will be a manager's unit. There will be 35 one-bedroom, 18 two-bedroom and 39 three-bedroom units. It will have a child friendly courtyard, a community aid giving pantry and bike storage. All units will be fully accessible. The parking ratio of 0.6:1 was negotiated with the city. A lot consolidation of 4-5 lots helped maximize the land value and will improve efficiency.

Other partners are NWA Architects and Walsh Construction. Josh showed renderings. The project will be built to Earth Advantage gold certification or better. The project will be served by Hacienda CDC. NHA has partnered with them on other projects and with their help leased to 60% BIPOC.

Questions and comments included:

- What is USA bringing to the table? NHA provides resident services, architect, contractor relationships plus knowledge of affordable housing in this area. The private sector partner reduces the risk for NHA, allowing expansion without 100% ownership.
- The long term ownership: USA will own 67%. NHA owns GP.
- Will they exit after the 15 years compliance period? No, this is to be determined.
- How will partnership with Hacienda be compensated? Josh will get back to project managers with this information.
- Are all units fully accessible? Yes.
- Is this maximum density? Yes.
- The project will be 60% AMI or below.

Chair Ellsworth thanked the guest.

#### **IV. 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 Short Stack and AVA Tigard.

**Members present:** Mark Ellsworth, Councilor Hwang, Guy Benn, Madeline Baron, Derek Abe, Bob Hastings, Tai Dunson Strane

**Staff present:** Jon Williams, Pat McLaughlin, Laura Dawson Bodner, Eva Goldberg, Eryn Kehe

**Time executive session started: 3:31 p.m.**

**Time executive session ended: 4:05 p.m.**

#### **V. ACTION ITEM: SHORT STACK**

Chair Ellsworth asked if there was a motion to recommend \$ 400,000 in TOD Program funding for Short Stack with the following conditions:

1. Two four-story buildings
2. 67 total housing units, 22 of which will earn below 60 percent AMI and 30 of which will earn below 80 percent AMI
3. Zero dedicated parking spaces on site

**Action:** Madeline Baron moved that the TOD Steering Committee recommend \$ 400,000 TOD Program funding for Short Stack. Bob Hastings seconded the motion. The motion was **approved** unanimously.

#### **VI. ACTION ITEM: AVA TIGARD**

Chair Ellsworth asked if there was a motion to recommend \$100,000 in TOD Program funding for Tigard AVA with the following conditions:

1. One three-story building
2. 22 total housing units and approximately 4,800 SF of ground floor retail space
3. Up to 15 surface parking spaces

**Action:** Guy Benn moved that the TOD Steering Committee recommend \$100,000 in TOD Program funding for Tigard AVA. Bob Hastings seconded the motion. The motion was **approved** unanimously.

#### **VII. STAFF UPDATES**

Eryn shared that with committee feedback, staff have made progress on the strategic plan and will soon be ready to bring it back to the committee.

The next Steering Committee meeting will be February 14<sup>th</sup>, 3:00 - 5:00 p.m. An in-person meeting might occur in early spring.

Pat reported on two TOD-owned properties, saying that Glisan would close on March 2 and Elmonica will close later in the spring.

#### **VIII. ADJOURN**

Chair Ellsworth thanked the committee and adjourned the meeting at 4:27 p.m.

Respectfully submitted by  
Laura Dawson Bodner