



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: TOD Steering Committee  
Date: January 10, 2023  
Time: 3:00 – 4:00 p.m.  
Place: Virtual meeting

**Members** Mark Ellsworth, Councilor Hwang, Guy Benn, Madeline Baron, John Southgate, Derek Abe, Bob Hastings, Tai Dunson Strane. John Southgate left at 3:42 p.m.

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

**Guests:** Jill Sherman, Maddy Masaryk, Kaesan Coleman

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

Chair Mark Ellsworth called the meeting to order at 3:03 p.m. and welcomed committee members.

## **II. APPROVAL OF MEETING SUMMARY: DECEMBER 13, 2022**

Chair Ellsworth asked if there were any changes to the meeting summary for December 13.

Hearing none, he asked for a motion to approve the December 13 meeting summary. Bob Hastings made the motion. The motion was seconded by Guy Benn. The motion was **approved** unanimously.

## **III. PRESENTATION: FRANCES AND CLAIRE**

Andrea introduced Jill Sherman and Maddy Masaryk of Edlen and Company, who introduced Kaesan Coleman, VP of Housing and Community Development. Other partners include Holst Architecture and O'Neill Walsh Community Builders (O'Neill Construction in partnership with Walsh Construction Company).

Kaesan talked about Catholic Charities which provides housing and homeless services, financial empowerment, family and parenting support and more. 80% of people served are immigrants, refugees and/or identify as BIPOC. Catholic Charities has more than 900 units of housing on 20 properties throughout Oregon. Caritas Housing is their housing arm which provides multifamily affordable housing, small scale supportive housing and transitional housing.

Maddy said the project will target formerly or currently homeless. Catholic Charities will employ three people to coordinate and manage services focusing on housing retention and stability. They follow Housing First methodology where housing is provided with nothing expected in return. She shared sustainability and equity goals which include 34% COBID certified subcontractor participation and 85% COBID certified professional services participation.

The project will be 61 units of permanent housing in four stories at SE 12<sup>th</sup> and SE Oak Street in Portland. The site is near food stores, public transit, parks, social services, emergency services and greenspaces. The first floor will contain offices and bike storage. Levels two through four will have laundry, bike storage and apartments at or below 30% AMI. Residents pay rent at 30% of their income. All units have vouchers The TOD grant allows them to close the gap and achieve these goals.

Questions and comments included:

- The community space will be just for the residents. BOLI d will not prevail as the project is four stories of housing with no commercial space.
- There are two existing buildings that will be demolished, a school building which is vacant and a rectory building currently used as an office space.
- There is no parking.

- The first floor has two large bike rooms, there are laundry and bike rooms alternating on the other three floors.
- One of the bike rooms on the main floor is accessible directly to the exit. They anticipate that the ground floor space will meet the demand for most of the bike storage.
- Funding sources include the Portland Metro bond, 4% LITEC credits, dept funding, a contributor developer fee, a deferred fee and gap funding is the last remaining bit of the Portland Housing Bond.
- Catholic Charities has a ground lease from the church.
- The total project cost is \$26.1 million.
- The building will be solar-ready and they are hoping funding will come through while under construction so that solar can be installed.
- The project should function like any other affordable housing/multifamily rental unit. Operating expenses are there to support supportive housing, plus there is a \$10,000 per unit grant for one year from the Joint Office of Homeless Services (Metro Supportive Housing Services). The goal is to keep the hardest to house successfully housed so there will be a full complement of wraparound services. It is expected people will have multiple barriers including mental health living unhoused for a long time.

Andrea said she will bring the staff report on this project next month to this committee.

Mark thanked the guests for their presentation.

## **VII. STAFF UPDATE**

Eryn said that Casey Baumann has stepped down from the Committee and will be missed. She asked that committee members send suggestions for new members. There are two vacancies. She said we want to avoid conflicts of interest while seeking different perspectives.

Suggestions included:

- Someone from a community organization – for example communities that are resistant to what we are trying to do.
- A replacement for the role that Puja brought to the committee, architectural design and related issues like quality of materials, the user experience and the quality of the space.
- More community participation – not just practitioners but community development. It would be interesting to see how we can continue to support innovation: new construction methods, modular, how to foster new practices.

Project updates:

- Andrea reported on the Gresham Civic NE parcel. This site will be released using site acquisition funds for Gresham as part of the funding opportunity. This project has \$2.9 million in housing bond funds which is not enough to get the project over the line. Gresham has \$10 million, to be divided between 2 or 3 projects.
- Jon reported on Gresham Civic and Palindrome. They have received their funding. The TOD Steering Committee awarded a grant in 2017. The project will be 400 units, half affordable and half market rate. They are planning to close in June. This will make a nice combination with the other two projects and there is a new public library.
- Pat talked about Glisan Family, saying his first project is on schedule to close March 2 and he is expecting a groundbreaking event. Staff are negotiating with Washington County on the Elmonica Project.

Eryn asked the group about holding an in person meeting on March 14 partly to focus on the future of the program and the strategic plan. All agreed this date would work.

## **VIII. ADJOURN**

Chair Ellsworth thanked the committee and adjourned the meeting at 3:53 p.m.