



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee
Date: April 11, 2023
Time: 3:00 – 4:45 p.m.
Place: Virtual

Members: Chair Mark Ellsworth, Councilor Duncan Hwang, Guy Benn, Derek Abe, Madeline Baron, Bob Hastings, Tai Dunson Strane (arrived at 3:12 p.m.)

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

Guest: Jackie Santa Lucia

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

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

II. APPROVAL OF MEETING SUMMARY: MARCH 14, 2022

Chair Ellsworth asked if there were any changes to the meeting summary for March 14. Hearing none, he asked for a motion to approve the March 14 meeting summary. Bob Hastings made the motion. The motion was seconded by Guy Benn. The motion was **approved** unanimously.

III. PRESENTATION: FREMONT +WILLIAMS APARTMENTS

The presentation on Fremont +Williams Apartments was postponed.

IV. DISCUSSION: TOD PROGRAM DRAFT STRATEGIC PLAN APPROVAL

Eryn introduced the Strategic Plan Discussion. Andrea summarized the feedback from the members at the TOD Steering Committee meeting in March. She then showed slides with the updated mission statement and updated desired outcomes. She talked about optimizing the program to catalyze investments. She mentioned changes to induced ridership and what might it look like, then invited comments.

Comments included:

- The plan is catalytic and will spur other resources and investments.
- There is a state spending request for work on SE 82nd. Which organization should receive the money? The Metro TOD program should, because of its ability to leverage.
- This program can make the process easier to encourage more investments for more projects.
- Hats off to the team.
- You've taken into account all committee member concerns and comments into the plan.
- Nice job on the rewrite; it is succinct and digestible. The executive summary is good.
- What is best is that the plan will refrain from setting up formulaic barriers and hurdles and will describe the aspirational outcomes the program strives to support.
- There are clearly articulated values, aspirations and outcomes.
- This is unique and different than what is at the jurisdictional or the state level. Developers and private capital can mix and match.
- It is a great foundation for the work.

Eryn thanked all for their contributions.

V. ACTION: TOD PROGRAM STRATEGIC PLAN

Chair Ellsworth asked if there was a motion to approve the 2023 Transit Oriented Development Program Strategic Plan as presently drafted. Bob Hastings made the motion. The motion was seconded by Madeline Baron. The motion was **approved** unanimously.

Councilor Hwang thanked staff for presenting to alternate member Councilor Gonzalez, who also supports the plan.

VI. 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 Providence Milwaukie.

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

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

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

Time executive session ended: 3:48 p.m.

VII. ACTION: PROVIDENCE MILWAUKIE CANCELATION

Chair Ellsworth asked if there was a motion to cancel the Providence Milwaukie project approval. Bob Hastings made the motion to terminate the project approval for the April 28, 2021 providence Milwaukie House supported housing. The motion was seconded by Guy Benn. The motion was **approved** unanimously.

VIII. STAFF UPDATES

Eryn said a strategic plan approval allows staff to begin creating the workplan. TriMet is working on their strategic plan. They will present at the May meeting. The next in-person meeting will be in June and staff want confirmation of attendance to ensure a quorum.

Tai gave a brief summary of the LIFT issue. He said the program has been deployed by the state as a gap source since about 2016. Recently OHCS and the Department of Justice flagged some statutory requirements in the LIFT program that OHCS should align with. For the last 3 weeks, OHCS, the Department of Justice and lenders, investors and stakeholders have been working on a legal path forward. Unfortunately, some projects have been caught in the middle and closing timelines have been impacted. The Governor's office is now actively involved.

Pat said this will impact the Glisan project. Tai said the department is trying to swap LIFT for other OHCS funds so that project can proceed and close on time. Tai will send a link to a technical assistance advisory on the topic.

Councilor Hwang shared that a discussion resulting from the Walmart closing on SE 82nd Avenue led to a state budget ask of \$2.5 million. These funds need to be allocated. The Metro TOD program could be a good fit as it is nimble and less restrictive. These state funds would be for land banking on SE 82nd Avenue. Could the funds then be recovered through property sales, to bring additional resources to the table? Metro Government Affairs is working on a letter of support. The TOD team could use steering committee support on why the Metro TOD program is the best place for these funds.

Councilor Hwang said electeds are very happy with the Orchards at 82nd, a TOD project built on Metro-purchased property. Question: what is difference between this and the OHCS?

Jon said there is a big difference in funds that a developer would access and would have to pay back. Our model is that we acquire property, do engagement based on community values, then pick the developer. The OHCS fund is more of a repayable model that is less about policy objectives. It is more of an acquisition vehicle that is not location based.

Guy said there are several aspects where Metro is a natural fit. Metro works across county boundaries, the BRT on SE 82nd in Portland is a piece of regional infrastructure, it's good to have a more agnostic lead dealing with allocation of funds, plus the Metro TOD program has a good track record. TriMet is happy to endorse the proposal going forward. Councilor Hwang noted a letter of support from TriMet would be helpful. Guy said he would draft a letter. The deadline is April 18.

Eryn said this could be a revolving fund where property is sold and income used to purchase more properties. Council Hwang said Representative Pham likes the idea of one-time money being used for a revolving fund for future and ongoing work rather using it for a one time project.

IX. ADJOURN

Chair Ellsworth adjourned the meeting at 4:09 p.m.