



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee
Date: May 9, 2023
Time: 3:00 – 5:00 p.m.
Place: Virtual

Members: Chair Mark Ellsworth, Councilor Duncan Hwang, Guy Benn, Derek Abe, Madeline Baron, Bob Hastings, Tai Dunson Strane, Councilor Juan Carlos Gonzalez (present until 3:20p.m.)

Staff: Andrea Pastor, Laura Dawson Bodner, Eva Goldberg, Eryn Kehe, Joel Morton

Guests: Shane Boland, Margaret Mahoney, Owen Gabbert Dan Eddie, Brian Shelton, Fiona Lyon, Miles Anderson, Lance Erz

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

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

II. APPROVAL OF MEETING SUMMARY: APRIL 11, 2023

Chair Ellsworth asked if there were any changes to the meeting summary for April 11. Hearing none, he asked for a motion to approve the April 11 meeting summary. Bob Hastings made the motion. The motion was seconded by Derek Abe. The motion was **approved** unanimously.

III. PRESENTATION: OUR JUST FUTURE PCC CAMPUS

Councilor Hwang recused himself from this presentation and any decisions related to this project.

Andrea welcomed guests Brian Shelton, Margaret Mahoney and Dan Eddie. They described Our Just Future, formerly Human Solutions, and the company's focus which includes affordable housing. The project team includes APANO, PCC, LMC Construction, BORA Architects, Edlen and Co. and the OHCS local innovation fast track program. PCC recognizes the need for affordable housing and innovation while considering their property assets.

The project location is SE Division and SE 77th Avenue, on corner of the PCC campus. There will be 4 stories and 124 units with a mix of sizes and an emphasis on 2 bedroom or larger, at 60% AMI or less. There will be limited onsite parking, spaces for property management and community events, onsite laundry and bike parking. There will be green space, a play area and some parking. All units will have cooling systems. He showed a schematic of the building. They used a trauma informed design lens. They will provide services through a partnership with a mental health provider to all residents; services are voluntary.

The team requests \$250,000 to support this project. There will be long term affordability for 60+ years. They plan to leverage state, local and other resources. The project is in the pre-development and pre-construction phase. Groundbreaking will occur summer of 2024 and the building will be ready for occupancy in 2026. They added that students are excluded from some funding sources.

Discussion included:

- Total development costs are \$40.5 million or roughly \$325,000 per unit. They are using a slightly shallower than average unit depth, leveraging more common space and are assuming 4% tax credits.
- Did you survey residents about features they might like? As the project is aimed at families, not having in-unit washers and dryers might be an issue.
- In pre-development and preconstruction, they will be hosting focus groups which APANO will lead. The unit count and mix are locked in. Other projects in their portfolio have in-unit washers and dryers and this creates higher water and electrical costs.

- Great to see sustainability features, for example solar. How does that work? Are individual units metered? This is a larger footprint. The square footage based on amount of energy production that would happen covers common areas only. If there is surplus energy, might be able to reduce costs for residents elsewhere but this is not certain. The biggest features for sustainability are the envelope and the insulation, plus tenant education. They are committed to heating and air conditioning using efficient HVAC options.

Tai said Home Forward has a similar LIFT-funded project at PCC Killingsworth and asked if the team had talked to them regarding potential feedback from tax credit investors regarding students.

Chair Ellsworth thanked the guests.

IV. PRESENTATION: FREEMONT + WILLIAMS

Andrea introduced Shane Boland and Owen Gabbert to present on the Freemont Project.

The project location is NE Fremont and N Williams on a 6300 square foot lot zoned RM1 and near 4 bus lines, the bike corridor and many services, parks and grocery stores. The project will be four stories and 22 units including 2 and 3 bedroom units plus studios and a community room. Project partner Urban League of Portland will codevelop and provide outreach. The project will have a deep affordability bonus and they hope it will be a template for smaller sites. He showed floorplans and described the orientation and amenities. There will be two exterior staircases and each unit has its own front door which dramatically reduces tenant conflict and creates a sense of ownership.

The project goals are to bring affordable units to close-in neighborhoods, especially Albina. There will be cross laminated construction and prefabricated floors and ceilings. They hope to create a replicable model using scatter affordability throughout close-in neighborhoods. Project partners include Urban League, Owen Gabbert LLC, Works Progress Architecture and Cascade Management.

Cost will be about \$254,000 per unit for a total of \$5.6 million. There will be efficient studios plus 2 and 3 bedroom units. The focus will be people who have experienced homelessness and preventing people from homelessness.

Discussion included:

- Delighted about mass timber. How does it work with narrow, tight infill sites and mitigating construction costs? It doesn't save money. The benefit on a tight site is using stick framing walls plus prebuilding floors and ceilings. There are benefits to timelines and aesthetic. Real, exposed materials impact quality of life and perceived value. They are acting as a contractor on a couple of other projects, and this works like a dispersed project approach to create efficiency on construction costs.
- Acting like a larger project distributed over a variety of sites builds capacity and capabilities.
- 60% AMI - is it regulated? They will have a SDC exemption and an award through OHCS LIFT program.
- They are interested in replicating en masse. The 10,000 square foot lot is the easiest. The hope is to create a replicable template, making sure they are responding to the site and to be efficient. They see this as an ongoing model. The funding for small scale is tricky and hard. They are not utilizing LIFT and are looking to other funding sources to keep the cost per door down. Their overall goal is to identify lots in multifamily zones, then acquire at a price point that makes the economics work.

Chair Ellsworth thanked the guests.

V. PRESENTATION AND DISCUSSION: TRIMET TOD PROGRAM

Andrea welcomed TriMet staff Fiona Lyon and Miles Anderson to present on the TriMet TOD program. Fiona began by sharing information on the history of the program. Miles said reasons for a regional TOD plan include providing clarity, continuity and structure to all stakeholders in a way that supports equitable TOD. He shared the plan development/timeline from May 2020 - September 2023 and details about the plan. Topics include existing transit and TOD, the prioritization framework, long term desires for sites, operational needs, evaluating equity, project development including TriMet steps, federal steps, communications and a timetable. This work helped them evaluate their system and processes. The chapter on TOD implementation talks about the how and gives guidance for TOD development partners and stakeholders in four areas.

The plan provides guidance on advocating and providing support around transit corridors. Fiona showed a slide of community focused TOD projects including the East County Library. They want to get ahead on location and proactively chase opportunities. She concluded by saying it is a living document and acknowledged those who have contributed to the plan. Lance added that part of their TOD goals are to create relationships with other jurisdictions.

Chair Ellsworth thanked the guests.

VI. WORKPLAN UPDATE

Andrea introduced a workplan update and showed a slide of newly adopted mission and outcomes, and then a slide of newly adopted recommendations. The plan will require climate friendly design and will provide a menu of options. In the existing workplan language, climate criteria talks about reducing VMT and lowest reasonable parking ratio. Competitive investment criteria. Want to find ways to implement.

She said that Metro climate goals and strategy are areas that were addressed in previous strategic plans and ones that staff hope to add to workplan changes. Proposed requirements include TOD grants for energy efficiency, urban heat islands and transportation. She described each. She said staff are working with other Metro programs.

There would be proposed requirements for Metro owned sites. An example was given of installing solar panels. There was a suggestion of a bonus for innovation on climate leadership, for example an additional \$50,000 -100,000.

Discussion included:

- Where there is shared mobility, is there a better way to say that? Can it be more specific about what we mean, for example on transit, creating walkable environment, bikeshare, scooter share.
- Like that Metro is being an advocate in the region and having this as a guiding document.
- Interested in the transit passes – in early conversations, can we push for that as a requirement on non-TOD owned sites?
- Appreciate the menu option approach and considering the development of flexibility in designs and approaches.

Andrea thanked the committee and said staff will bring edits back in future months.

VII. ADJOURN

Chair Ellsworth adjourned the meeting at 5:00 p.m.