



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee
Date: October 10, 2023
Time: 3:00 – 5:00 p.m.
Place: Virtual

Members: Chair Mark Ellsworth, Bob Hastings, Rebecca Small, Victor Caesar, Derek Abe.

Staff and Guests: Andrea Pastor, Pat McLaughlin, Jon Williams, Jessica Martin, Eva Goldberg, Eryn Kehe, Carson Fehner, Chris Henderson (ReviveNW Construction LLC), Melissa Hoskins (Proud Ground), Noah Rosen (Bridge Housing)

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

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

II. APPROVAL OF AUGUST 8 AND SEPTEMBER 12 MEETING SUMMARIES

Chair Ellsworth asked if there were any changes to the August 8 and September 12 meeting summaries. Hearing none, he asked for a motion to approve the meeting summaries.

Action: Bob Hastings moved to approve the August 8 and September 12 meeting summaries and Rebecca Small seconded the motion. With Derek Abe abstaining from the vote, and the remaining members voting in approval, the motion was **approved**.

III. PRESENTATION: 148th AND COUCH TOWNHOMES PROUD GROUND

Chris Henderson appeared before the committee to provide information on the 148th and Couch Street townhomes. He expressed excitement in partnering with Proud Ground to create an affordable homeownership project.

The presentation covered the following information:

- Team overview
- Impact of Proud Ground’s work to date and impact on target population
 - 600 families have become first time homeowners
 - 475 dedicated affordable homes in portfolio
 - 75% are households of color
 - \$54,000/yr median household income
 - 63% female headed households.
 - 72% are households with children
- Affordability goals for Couch Street Townhomes project
 - Buyer’s income is 60-80% of AMI
 - Housing burden not to exceed 38% of gross income
 - Sales price: \$230,500-\$275,000
 - Monthly total housing burden: \$1,800 - \$2,100/month
- Project Overview
 - Sixteen 3-bed, 1.5-bath townhome style condominiums
 - Net zero project – solar panels, high energy efficient appliances and systems
 - Permanently Affordable via Proud Ground shared equity, a community land trust
 - Funding Sources: Proud Ground, Portland Clean Energy Fund, Portland Housing Bureau, TOD Grant, Craft3
- Design (3D concept photos and site plan/elevations)

Discussion included:

- Affordability (and TOD program eligibility) contingent upon grants from the City of Portland.
- Future homeowners can get qualified for a loan with a very low downpayment due to the units being appraised for lower amount than what they are worth – homeowners will not need to pay for mortgage insurance.
- Location is a short walk to the Blue Line MAX station
- Surrounding neighborhood reception to project
- Solar panels installed on every unit

As a member of the Proud Ground Board of Directors, Victor Caesar recused himself from participating in the discussion.

Chris thanked the committee for their time and stated looking forward to hearing back from the committee soon.

IV. PRESENTATION: HOLLYWOOD HUB

Noah Rosen, Director of development from Bridge Housing in Portland appeared before the committee to present information on the Hollywood Hub project.

The presentation covered the following information:

- Location
 - Hollywood neighborhood, near many amenities including Hollywood Transit Center
- Background
 - 224 units of family housing
 - 151 units at 60%AMI + 71 units at 30% AMI
 - Amenity rich neighborhood and building
 - Community rooms, offices and private meeting rooms, secure bike rooms, courtyard and indoor play area
 - Onsite light rail/bus access
 - Immediate neighbors are Trader Joe's and 24-Hour Fitness
 - Walking distance to schools, libraries, parks, gym
 - Strong MWESB commitment
 - GC is 49% minority-owned; WBE architect, Latinx Resident Services Provider
 - 99-year ground lease from TriMet
 - TriMet to build, own and maintain new stairs/ramp to transit, substation and paseo adjacent to project
 - TriMet to take ownership of the ground floor retail space at the paseo
- Parking and mobility strategy
 - Transit-connected site
 - No resident parking provided
 - PBOT offering all residents annual TriMet pass or TriMet + Biketown credit upon move-in
 - TriMet provide discounted monthly pass
 - Exploring electric vehicle carshare partnership

- Building Program
 - Rental Mix
 - Amenities
 - TriMet Facilities
 - Plaza Space
- Schedule and Timeline

Discussion included:

- The plaza and bike room being available and accessible to the public.
- The courtyard design.
- Dedicated bike parking for residents

Mark thanked Noah for his presentation.

V. 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 the Palindrome DDA.

Members present: Chair Mark Ellsworth, Bob Hastings, Rebecca Small, Victor Caesar, Derek Abe.

Staff present: Andrea Pastor, Pat McLaughlin, Jon Williams, Jessica Martin, Eva Goldberg, Eryn Kehe, Carson Fehner

Time executive session started: 3:51 p.m.

Time executive session ended: 4:15 p.m.

VI. ACTION: PALINDROME DDA

Staff recommends that the TOD Steering Committee authorize staff to enter into a Development and Disposition Agreements with Palindrome Communities transferring parcel and allocating \$500,000 in TOD funding. The affordable project is scheduled to break down in January while the market rate project is still awaiting financing.

Action: Bob Hastings moved to Authorize Disposition and Development Agreement for Gresham Civic SW affordable parcel with the following conditions:

- 226 units regulated at 60% of Area Median Income (“AMI”)
- One four-story building and two five-story buildings
- Approximately 177 of total 389 underground parking spaces dedicated to affordable project.
- \$490,000 Metro TOD contribution
- Land value write down of 2.43-acre parcel to \$500.

Rebecca Small seconded the motion. The motion was **approved** unanimously.

Action: Bob Hastings moved to Authorize Disposition and Development Agreement for Gresham Civic SW market rate parcel with the following conditions:

- One three-story building one five-story building
- 212 market rate units
- Approximately 212 of 389 total garage parking spaces dedicated to the market rate project.
- Approximately 11,865 square feet of commercial space
- \$10,000 Metro TOD contribution
- Land value write down of 1.80-acre parcel to \$500.

Victor Caesar seconded the motion. The motion was **approved** unanimously.

VII. TOD WORKPLAN

Andrea reviewed workplan changes, comments and feedback received to date and asked committee members to provide any additional feedback.

Discussion included:

- Concern that zero-parking projects impose a burden on neighbors, paired with acknowledgement that program goal is to provide opportunities for people to be less car dependent.
- Potential to engage Professor Jennifer Dills of Portland State University to evaluate vehicle availability to tenants and parking utilization at TOD supported affordable projects to better understand parking needs of these projects..
- Discussion of proposed climate related requirements and benchmarks for incentives
 - Opportunity for community solar on land owned by TriMet .
 - Value of EV Charging stations in TOD projects
 - Idea of requiring parking lots to be wired for EV ready; cost effectiveness of running the conduit during construction.

The committee also discussed adding criteria for enhancing resilience: air filtration, power backups, batteries, etc. Bob commented that with resilience efforts there were so many ways to go.

Andrea thanked the committee for their thoughts and requested that additional feedback be sent to her over the next week or two. She added that the follow up draft would be out by 10/24 and comments would be due on 11/7. The workplan review draft will be presented for approval on 11/14 and voted on at the next meeting on 11/17.

VIII. STAFF UPDATES

Eryn let the committee know that she has been in contact with the State of Oregon and that the \$5 million dollars for 82nd Avenue affordable housing site acquisition would be received soon. Pat mentioned that the Aurora opening on Stark he attended was well done. He announced that the Tigard Senior Project will have an opening soon and when a date is confirmed he will provide details to the committee.

IX. ADJOURN

Chair Ellsworth adjourned the meeting at 4:52 p.m.