



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: TOD Steering Committee  
Date: November 14, 2023  
Time: 3:00 – 5:00 p.m.  
Place: Virtual

**Members:** Chair Mark Ellsworth, Councilor Duncan Hwang, Tai Dunson-Strane, Madeline Baron, Guy Benn, Derek Abe, Rebecca Small, Bob Hastings, Victor Caesar

**Staff and Guests:** Eryn Kehe, Joel Morton, Andrea Pastor, Jon Williams, Patrick McLaughlin, Carson Fehner, Eva Goldberg, Miriam Hanes, Jessica Martin

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

Chair Mark Ellsworth called the meeting to order at 3:03pm. He reviewed the agenda items, introduced, and welcomed Miriam Hanes, who will be providing committee support.

## **II. APPROVAL OF OCTOBER 10 MEETING SUMMARY**

Chair Ellsworth asked if there were any changes to the October 10 meeting summary. Hearing none, he asked for a motion to approve the meeting summaries.

Patrick McLaughlin noted that in the Hollywood Hub presentation on October 10<sup>th</sup>, Noah Rosen mistakenly noted that the Portland Bureau of Transportation (PBOT) would fund transit passes for the tenants.

**Action:** Bob Hastings moved to approve the October 10 meeting summary. Rebecca Small seconded the motion. With Tai Dunson-Strane, Guy Benn and Madeline Baron abstaining, the motion was **approved**.

## **III. 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 two projects: 148<sup>th</sup> and Couch and Hollywood Hub.

**Members present:** Chair Mark Ellsworth, Councilor Duncan Hwang, Tai Dunson-Strane, Madeline Baron, Guy Benn, Derek Abe, Rebecca Small, Bob Hastings, Victor Caesar

**Staff present:** Eryn Kehe, Joel Morton, Andrea Pastor, Jon Williams, Patrick McLaughlin, Carson Fehner, Eva Goldberg, Miriam Hanes, Jessica Martin

**Time executive session started: 3:08 p.m.**

**Time executive session ended: 4:04 p.m.**

## **IV. ACTION: 148<sup>th</sup> AND COUCH**

**Action:** Guy moved to Authorize \$50,000 in TOD funding for Couch Street Townhomes with the following conditions:

1. Sixteen two-story town homes

2. All units will be initially sold by Proud Ground at prices estimated by Proud Ground to be affordable at 60% of Area Median Income to households earning 80% of Area Median Income or less
3. The resale of the units will be restricted by Proud Ground such that the sale price cannot increase by more than 25% of the increase in appraised value between each sale and that subsequent buyers cannot earn more than 80% of Area Median Income
4. Zero on-site parking spaces

Madeline seconded the motion. With Victor Caesar in abstention, the motion was **approved**.

#### **V. ACTION: HOLLYWOOD HUB**

**Action:** Derek Abe moved to Authorize \$500,000 in TOD Program funding for Hollywood Hub with the following conditions:

1. One 12 story building
2. 222 affordable housing units restricted to households earning below 60 percent AMI
3. Approximately 7 parking spaces

Rebecca seconded the motion. With Guy abstaining from the vote, the motion was **approved**.

#### **VI. ACTION: TOD WORKPLAN**

Andrea appeared before the committee and presented the TOD Program Workplan for approval.

She reviewed the workplan update timeline from the past 6 months. She noted that the last 2 months, the draft has been out to the committee for review and many comments were received, accepted, and incorporated into the workplan.

She outlined the major changes, which included:

- Updates to overall language reflecting new strategic priorities
- New grant program requirements
- The introduction of the innovation bonus
- Establishment of a yearly budget process with the Steering Committee.

Chair Ellsworth thanked Andrea for her work on the Workplan and thoughtful engagement with the committee.

Guy noted his attendance at the M pact Conference in Phoenix where he attended a session about Transit-Oriented Development guidelines. He noted that the way Metro places importance on plans and strategic direction as well as getting folks on the same page around transit is a good example for other programs and the direction other transit agencies are following.

**Action:** Bob moved to adopt the TOD Workplan as presented with understanding the plan is a living document that committee can revisit and change as needed. Derek seconded the motion. With all committee members voting in favor, the motion was **unanimously approved**.

Eryn Kehe thanked the committee for providing their thoughts and ideas and expressed excitement to start using the plan and adjusting it as needed. The committee and staff expressed appreciation to Andrea for taking the lead on this work.

Councilor Hwang invited TOD staff to present at an upcoming council work session.

## **VII. STAFF UPDATES**

Jon Williams informed the committee that the Palindrome project is moving forward and the DDA is still being negotiated. He noted that they are working towards a winter closing.

Eryn provided an update on the \$5million being allocated by the State of Oregon for affordable housing. She noted that the Metro Council is scheduled to take action on Thursday. She added that she is aiming to have a workshop with the committee this winter to explore possibilities around these funds.

Pat McLaughlin provided an update on the Elmonica project. He noted that it is in the CD phase and hopefully closing near the summer/fall of 2024.

Eryn reminded the group that the next steering committee meeting would be in person on December 12<sup>th</sup> at the Metro Regional Center. Additionally, she noted that she will be hosting another intern from Carlton college in Minnesota. The intern will be working primarily on the TV Highway project, but they have also expressed interest in TOD. She added that they may be at the committee meeting in December.

## **VIII. ADJOURN**

Chair Ellsworth adjourned the meeting at 4:23 p.m.