



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee
Date: April 9, 2024
Time: 3:00 – 4:35 p.m.
Place: Virtual

Members: Chair Mark Ellsworth, Guy Benn, Bob Hastings, Victor Caesar, Councilor Gerritt Rosenthal Derek Abe, Tai Dunson

Staff and Guests: Eryn Kehe, Andrea Pastor, Jon Williams, Patrick McLaughlin, Eva Goldberg, Nikolai Ursin, Mercedes Martinez

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth called the meeting to order at 3:04 pm.

II. APPROVAL OF MARCH 12th MEETING SUMMARY

Chair Ellsworth asked if there were any changes to the March 12 meeting summary. Hearing none, he asked for a motion to approve the meeting summaries.

Action: Bob Hastings moved to approve the March 12 meeting summary. Victor Caesar seconded the motion. The motion was **approved** with Tai Dunson and Councilor Rosenthal abstaining.

III. HOME FORWARD – CIVIC DRIVE NE PARCEL PRESENTATION

- Andrea Pastor introduced Nikolai Ursin of Home Forward and their proposal.
- Eryn Kehe clarified that this is a site acquisition program project. Home Forward will be back with more information when they're further along. This is a time for the committee to ask questions.
- The project was awarded by the City of Gresham on a TOD owned property.
- Home Forward applied in partnership with IRCO.
- **Project goals**
 - Affordable family-sized apartments.
 - Partnership with Immigrant and Refugee Coalition of Oregon (IRCO), including a mixed-use early learning center.
 - Equity: 30% MWESB participation for hard/soft costs, 20% construction hours performed by apprentices (BIPOC/Women workers at 20% and 9%, respectively), priority leasing for 50% of units to IRCO participants, culturally appropriate services through ICRO partnership.
 - Sustainability: Earth Advantage Gold minimum, including solar ready, EV charging, ducted heat pumps, common heat pump water heaters.
 - Future affordable homeownership opportunities via land banking.
- **Site analysis**
 - Building massing to reinforce Civic Drive and 16th Street edges.
 - Create pedestrian axis through site to connect from the future activity at Norman and 16th and the new transit plaza at the Alta Civic Station development.
 - Preserve southern site area for outdoor amenities.
 - Use eastern part of site as a buffer between new housing and adjacent lots.
- **Community engagement**
 - Four community engagement efforts were done in late January/early February.
 - IRCO is planning four more meetings between May 8-18.

- **Project details**
 - 60 units
 - 8 two-bedroom units
 - 44 three-bedroom units
 - 8 four-bedroom units
 - Ground floor amenities
 - Community room/common kitchen
 - Workforce training room
 - Bike room
 - Common laundry
 - Children's lounge
 - Property management/resident services
 - Courtyard/playground space
 - ~6,500 square foot early learning center
 - Future affordable homeownership opportunities via land banking
- **Funding**
 - Total: \$53,750,000
- **Schedule** – draft
 - June 14, 2024: submit for design review
 - Spring 2026: opening
- **Site layout**
 - Jon Williams asked about the layout of the site, investigation, and how that could evolve.
 - The developer is less interested in pursuing the diagonally oriented pedestrian path.
 - The City is interested in home ownership and is concerned that a triangle shaped site created by a diagonal pedestrian path won't be as conducive to future development.
 - There may be changes before design is final.
 - Derek Abe likes the concept of the diagonal pedestrian pathway. Sees the challenges to the parcel itself, but some good benefits for that connection.
 - Nikolai responded that that was the point of the diagonal in this site, but the homeowner property gets diminished with the triangular site. It makes for an odd parking lot bordering an area of connectivity.
- **Timeframe/challenges:** Chair Ellsworth asked what the timeframe is, what are the challenges.
 - They're early in the design phase.
 - Still looking for pricing from the contractor which will help determine the funding strategy.
 - Lack of available tax credits this year is a concern. Without that, it will be a heavy lift for OHCS gap funding to fill. They will likely wait until tax credits become available.
- **Outreach:** Councilor Rosenthal asked what outreach Home Forward plans to conduct to members of immigrant and minority communities.
 - They'll be gauging opinions of the housing concepts to see if it will meet their needs, finishes, colors, things they want to see in their housing.
 - Councilor Rosenthal suggested that engagement questions address transportation, open space, and kids play equipment.
 - Nikolai shared that it can be challenging to design a building for future residents and of the difficulty of predicting the future resident population.

- **Subsidy:** In response to Victor Caesar's inquiry, Nikolai said all units will be subsidized.
- **Thank you:** Chair Ellsworth thanked Nikolai for the presentation.

IV. 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: 148th and Couch and Hollywood Hub.

Members present: Chair Mark Ellsworth, Councilor Gerritt Rosenthal, Tai Dunson-Strane, Guy Benn, Derek Abe, Bob Hastings, Victor Caesar

Staff present: Eryn Kehe, Andrea Pastor, Jon Williams, Patrick McLaughlin, Eva Goldberg, Miriam Hanes

Time executive session started: 3:37 p.m.

Time executive session ended: 4:12 p.m.

V. ACTION: 2480 NW VAUGHN

Action: Guy Benn moved to Authorize \$250,000 in TOD Program funding for 2480 NW Vaughn with the following conditions:

1. One six story building.
2. Approximately 60 units, which will be restricted to households with incomes at or below 60 percent AMI.
3. Approximately 13 parking spaces.

Tai Dunson seconded the motion. With Bob Hastings abstaining from the vote, the motion was **approved.**

VI. STAFF UPDATES

- Jon Williams shared that there is a purpose of sale agreement out on a property on 82nd Avenue and we are waiting to hear back.
- He also said that staff was planning a conversation with the Steering Committee about 80% AMI properties and how we think about those requests as they come in.

VII. ADJOURN

Chair Ellsworth adjourned the meeting at 4:17 p.m.