



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee
Date: May 14, 2024
Time: 3:00 – 4:30 p.m.
Place: Virtual

Members: Chair Mark Ellsworth, Guy Benn, Bob Hastings, Victor Caesar, Councilor Gerritt Rosenthal, Derek Abe, Madeline Miller, Councilor Duncan Hwang, Rebecca Small

Staff and Guests: Eryn Kehe, Andrea Pastor, Jon Williams, Patrick McLaughlin, Miriam Hanes, Eva Goldberg, Joel Morton, Mary Bradshaw of NW Housing Alternatives, Rebecca Velarde of Palindrome

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth called the meeting to order at 3:02 pm.

II. APPROVAL OF APRIL 9th MEETING SUMMARY

Chair Ellsworth asked if there were any changes to the April 9 meeting summary. Hearing none, he asked for a motion to approve the meeting summaries.

Action: Bob Hastings moved to approve the April 9 meeting summary. Victor Caesar seconded the motion. The motion was **approved** unanimously. Madeline Miller abstained.

III. PRESENTATION: M CARTER COMMONS

- Jon Williams introduced Mary Bradshaw of Northwest Housing Alternatives (NHA) for M Carter Commons.
- The project is named after Margaret Carter, the first black woman elected to Oregon State Legislature in 1984.
- They want to develop senior housing on the 0.31 acre site currently owned by Kaiser and located at North Overlook and Interstate, next to the Overlook Max station.
- It's a 6 story building with 63 units.
- The priority community is seniors (55 and older) and primarily those displaced from N/NE and who want to move back.
- NHA is partnering with Urban League of Portland who will provide resident services.
- Energy efficient, all electric building to keep the costs down and rents affordable.
- They have a grant with PGE for solar and backup system.
- Building is L shaped with the floor plan driven by City of Portland and utilities.
- They have a grant to put transit trackers into their buildings. They will put a screen in the lobby.
- Common areas will include a food pantry managed by Urban League, a flexible-use community room, quiet room/library, secured elevators, secured courtyard.
- Living spaces will have open floorplans, all bathrooms fully accessible, built in storage where possible, and a minisplit heatpump
- They're working with the state on soil contamination on the property.
- They're still working on getting financing in place, due to high interest rates and election concerns.
- Q&A:
 - Bob Hastings thanked Mary and asked how the small studio space will work for an elderly person.

- Mary acknowledged that that the studios are very compact. Urban League of Portland has worked with individuals exiting houselessness. The smaller space allows for lower rent. They wanted a large room that is flexible. Home Forward's Hattie Redmond project includes studio units like this that have been very successful in reaching the communities they're focused on. People who aren't coming in with much can use multiuse furniture.
 - Rebecca Small said the location is incredible and asked Mary to talk more about the resiliency features, especially regarding the onsite battery and generator capacity and cost.
 - Mary said that NHA is starting to focus on resiliency and still learning. They would like more capacity, but there was competition for the area on the roof, with the heatpump compressors. They are looking at 60 kw and 120 kw storage and working with a company to find out what that would power. Planning on common area lights, outlets, appliances, as well as mobile heating and cooling. Not planning on 24 hour backup, more focus on waking hours. Backup generator is for lighting and fire system. Planning to have them work in tandem. The generator is sized for a 24 hour cycle. They found out that Kaiser across the street is a high priority PGE client and the property is on the redundancy loop that feeds Kaiser, so it gives more stability in a massive power outage.
 - Councilor Rosenthal noted that senior facilities have higher medical demands and asked about direct coordination with emergency services.
 - Mary noted that there is a dedicated loading area for ride share, emergency vehicles, move ins-outs. They haven't talked with Kaiser about having a dedicated service provider, but Urban League is very conscious about their senior services properties and do a lot of on-site preventative services to hopefully intervene before an emergency. Councilor Rosenthal thought it was great there was a loading dock.
 - Guy Benn congratulated Mary on the project and asked if the unit size is similar to Emmons Place.
 - Mary said it's very similar, though they're not as restricted on height, so the units might feel more open.
- Mary offered that Jon has her contact information and to reach out if there are any additional questions.

IV. PRESENTATION: WILSONVILLE TOD

- Jon Williams introduced Rebecca Velarde, Director of Development of Palindrome for the project currently named Wilsonville Transit Oriented Development.
- The project was awarded in 2022.
- The property is located adjacent to the Wilsonville transit station with access to WES commuter rail.
- Single five-story elevator building with 121 affordable housing, 20 of which are permanent supportive housing.
- Ground floor includes smart transit welcome center, food bank, community amenities and commercial space.
- Level Field will coordinate the community services with a focus on affordability, sustainability and education.

- In partnership with the Latino Network, they have focused on outreach to the Latino, Spanish speaking and immigrant communities, having done multiple focus groups, one-on-one interviews, surveys and public meetings.
- It's important to have true mixed income property, not making any group fully occupy the site, so they have 40 units at 30% AMI, 20 of which are permanent supportive housing, and 48 units at 60% AMI
- All of the buses within the city of Wilsonville reach this site and buses will wrap around the site.
- There are employers, natural areas, and parks within half a mile of this site, as well as major commercial amenities within one mile.
- Wilsonville community sharing will operate the food bank.
- Ground floor will include units, resident amenities, smart transit station and café/taproom leased by a group with experience in those types of commercial spaces.
- All units are fully accessible with kitchens, bathrooms and closets designed to maximize functionality and accessibility.
- Each unit will include a through wall air conditioning unit and common areas will be served by rooftop condensers.
- They are pursuing an Earth advantage sustainability certification and renewal energy investment tax credits. They will have a rooftop photovoltaic solar system, high performance windows, LED lighting energy star appliances and smart thermostats, as well as EV parking for residents and guests.
- Expecting construction to begin August 2024 and complete in December 2025.
- Q&A
 - Victor asked if the Clackamas Housing Authority was giving vouchers for the PSA units.
 - Rebecca confirmed that they are getting Metro vouchers.
- Rebecca offered to answer any additional questions and was happy to meet and present.

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 project: PCC SE Campus Affordable Housing.

Members present: Chair Mark Ellsworth, Guy Benn, Derek Abe, Bob Hastings, Victor Caesar (left at 4:04p), Madeline Miller, Duncan Hwang, Rebecca Small

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

Time executive session started: 3:56 p.m.

Time executive session ended: 4:11 p.m.

VI. ACTION: PCC Our Just Future

Action: Guy Benn moved to Authorize \$250,000 in TOD Program funding for PCC SE Campus Affordable Housing with the following conditions:

1. One 4 story building

2. 124 affordable housing units restricted to households earning 60 percent AMI or below
3. Approximately 37 parking spaces

Bob Hastings seconded the motion. With Duncan Hwang abstaining from the vote, the motion was **approved.**

VII. STAFF UPDATES

- Eryn referred the committee to a handout that was in the meeting packet intended to jumpstart a conversation about a dynamic that's changing, including a memo that gave a few examples.
 - There've been lower cost projects doing smaller unit 60% AMI projects, creative projects, maybe smaller than typically seen and the team would like to explore the dynamics of that and get the committee's guidance and thoughts on some of these projects.
 - The committee is encouraged to review the packet, anticipate a conversation about this in June or July, and to send thoughts by email to help frame the conversation.
 - Derek said he liked the examples.
- Jon said that they're continuing to look at properties on 82nd Ave., but don't have anything new to report. They are still hoping to buy two properties in two areas of 82nd Ave. and are in negotiations on one.

VIII. ADJOURN

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