



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee & Executive Session
Date: October 8, 2024
Time: 3:00 – 5:00 p.m.
Place: Zoom

Members:

Chair Mark Ellsworth, Bob Hastings, Rebecca Small, Derek Abe, Councilor Rosenthal

Staff and Guests:

Eryn Kehe, Andrea Pastor, Patrick McLaughlin, Miriam Hanes, Harry McPhaul, Bryan Robb, Jilian Saurage-Felton

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth called the meeting to order at 3:02 p.m. The team introduced themselves.

II. APPROVAL OF SEPTEMBER 10 MEETING SUMMARY

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

Action: Rebecca Small moved to approve the September 10 meeting summary. Bob Hastings seconded the motion. Derek Abe abstained. The motion was **approved** unanimously.

III. PRESENTATION: JAMII COURT

Jilian Saurage-Felton of Community Partners for Affordable Housing (CPAH) presented on Jamii Court on behalf of Rachel Loftin, the Housing Program. She introduced CPAH, founded in 1993, and their work developing affordable housing in Washington County and Southwest Portland. They've been doing integrative permanent supportive housing since 2010. With SHS funds they started doing homeless case management. They currently have about 1000 residents in 530 units in 11 apartment communities in their portfolio.

Jamii Court will replace a Value Inn purchased by Metro and located near Barbur Boulevard currently being used as a shelter with a lease expiring March 31, 2025. Construction is expected to start in April 2025. Southwest Equity Coalition did outreach in the neighborhood, which has many immigrants and is at risk for gentrification. "Jamii" means community in Swahili, emphasizing brotherhood. The property is near a park, grocery store, bus line, and Markham elementary, and is about a half-mile from the Barbur Transit Center.

The project will include 96 apartments, from studio to four bedrooms, with 19 units for permanent supportive housing, about half for families. It will be a limited car residence, recognizing that larger families may have cars. There will be 36 parking spaces and 17 EV-ready spaces. They will have solar panels and are working to partner with ODOT to improve nearby sidewalks through the "safe paths to school" initiative. They aim for an Energy Use Intensity (EUI) score of 33 kBtu/ft². Due to limited tax credits, they plan to use the PCEF incentive for solar, better windows, and insulation. All units will have air conditioning. On-site services will be provided by CPAH, HAKI (focused on East African communities), and the Urban League of Portland. The project aims for 30% participation from MWESB contractors.

Q&A

Rebecca asked about environmental or sustainability features. Jilian shared that the project will include low flow toilets and LED lighting to reduce water and energy usage. They aim for LEED Platinum certification, exceeding the required Gold. They will use low VOC or no VOC paint and appliances, as well as recycled materials when possible. The team plans to source materials locally to reduce carbon footprint.

Councilor Rosenthal asked about central air conditioning, window HVAC. Jilian said that units will have mini-splits and the common areas will have central air. Tenants are responsible for their own electric and CPAH pays water, garbage, and sewer.

Derek discussed PCEF funding and mentioned a subsidy program to encourage e-bike ownership. He suggested that projects should focus on bike amenities, like parking and security, rather than more car parking as more people are using e-bikes. Jilian added that Tigard has a successful e-bike check-out program and they're interested in creating something similar for this project, especially to help people with mobility issues.

Jillian noted that they won't know for sure about their sidewalk collaboration with ODOT until they get the funding, but it's looking good.

Mark thanked Jilian, who thanked the team. She offered her email and noted that the design includes mosque-like details to reflect the local community. She invited everyone to the groundbreaking and ribbon-cutting events.

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 projects: **Jade Apartments** and **M Carter Climate Bonus**.

Members present:

Chair Mark Ellsworth, Bob Hastings, Rebecca Small, Derek Abe, Councilor Rosenthal.

Staff Present:

Eryn Kehe, Miriam Hanes, Andrea Pastor, Patrick McLaughlin

Time executive session started: 3:30 p.m.

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

V. ACTION: JADE APARTMENTS

Action: Bob Hastings moved to Authorize \$190,000 in TOD Program funding for Jade Apartments with the following conditions:

1. One 3-story building
2. 40 units restricted to incomes ranging from 30% to 60% of Area Median Income.
3. Approximately 31 on-site parking spaces.

Councilor Rosenthal seconded the motion. The motion was **approved unanimously**.

VI. ACTION: M CARTER CLIMATE BONUS

Action: Rebecca Small moved to Authorize \$50,000 in TOD Program funding for the M Carter Climate Bonus with the following conditions:

1. One six-story building
2. 63 units with 62 units restricted to seniors earning 30% to 60% percent of AMI or less, plus one unregulated manager's unit
3. Zero on-site parking spaces
4. Documentation of elements qualifying for climate leadership bonus; EUI reduction of at least 15% from code baseline and a multimodal mobility program focused on securing transit passes for residents

Bob Hastings seconded the motion. The motion was **approved unanimously**.

VII. STAFF UPDATES

Bob left at 4:00p

Rebecca was interested in doing some follow up on the M Carter Commons project to see how the transit pass program was going, how many residents are taking them up on it. There was a recommendation to check in with the RTO team, but noted that they only have ride numbers, not detailed information.

The TOD team mentioned that they are in the middle of the PSU study led by Nathan McNeil focusing on projects and trip ridership rates. They've had a 10-20% response rate on 30 projects to understand transit usage. PSU is going to target a few of the really low response projects. They are not addressing the pandemic era ridership, though comparisons could be interesting. They are collecting ride diaries, and once the study is complete, the information will be incorporated into a model to be used to better refine recommendations.

Eryn let everyone know that November will be Victor's last committee meeting and that recommendations for new members are welcome.

Pat let the committee know that Elmonica funding is taken care of and it's planning to close in December.

Councilor Rosenthal closed the meeting by sharing that the Sherwood and Tualatin school districts will allow senior high school students to attend the school closest to them. This decisions impacts CPAH's Plambeck Gardens in Tualatin.

VIII. ADJOURN

Chair Ellsworth adjourned the meeting at 4:09 p.m.