



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee & Executive Session
Date: November 12, 2024
Time: 3:00 – 5:00 p.m.
Place: Zoom

Members:

Chair Mark Ellsworth, Councilor Rosenthal, Guy Benn, Rebecca Small, Derek Abe, Duncan Hwang

Staff and Guests:

Eryn Kehe, Andrea Pastor, Patrick McLaughlin, Miriam Hanes, Nikolai Ursin, Eva Goldberg

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

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

II. APPROVAL OF SEPTEMBER 10 MEETING SUMMARY

Chair Ellsworth asked if there were any changes to the October 8 meeting summary. Hearing none, he asked for a motion to approve the meeting summary.

Action: Rebecca Small moved to approve the October 8 meeting summary. Derek Abe seconded the motion. Guy Benn abstained. The motion was **approved** unanimously.

III. PRESENTATION: HOME FORWARD NE PARCEL

Andrea welcomed Nikolai Ursin with Home Forward for a second presentation of Civic Drive Family Housing. The project was awarded in summer 2023 to build affordable family sized apartments in partnership with IRCO. IRCO will manage the on-site resident services and run an early learning center on the ground floor.

Home Forward has shifted their plan, because the City of Gresham didn't like the original plan that had a pedestrian walkway through the center of the site diagonally. The location is currently lower density, with some newer transit-oriented development projects like Alta Civic Station next to the transit center. There is a high school center for advanced learning across the street and retail and a gym nearby.

Community outreach done before starting designs included residents of Home Forward buildings, IRCO, three affinity engagement sessions with Pacific Islander and Asian communities, Slavic communities, African and Middle Eastern communities, and the Gresham Neighborhood Association.

The current project is a six-story building with a corrugated metal façade with 60 units: 40 three-bedroom, 10 two-bedroom, and 10 four-bedroom units. Ground floor amenities include an early learning center with capacity for 80 kids through four classrooms, a workforce training center, community space, laundry room, lounge, large play area in the courtyard that can be fenced off, courtyard area with a berm with stadium seating down to a grassy area.

Home Forward shifted development to the western portion of the site to allow for future development of affordable homes and because building out Sleret Avenue would cost more due to fees levied by the City of Gresham. Habitat for Humanity has expressed interest in working with

Metro and City of Gresham on future development. Home Forward is currently working to replat the property to shift the property line and hoping to get feedback from the City of Gresham soon.

The project has a rough sources and nuisance budget, but they are still getting numbers figured out and trying to do project savings through value engineering. They have figured in some inflation over the next several months. They're currently in design development, expecting to go into construction in August 2025, and plan to open in December 2026.

Nikolai thanked the committee and was available to answer questions.

Guy Benn thanked Nikolai and asked about the property ownership structure and if there was an interim plan for the other piece of property.

Nikolai and Andrea confirmed that Home Forward will take ownership of one section of property and Metro will retain ownership of another, with a triangular corner piece owned by the city of Gresham. There may be an MOU established at the city of Gresham, and then Metro will either do an unsolicited proposal from Habitat or put it out for an open solicitation for homeownership. Andrea said that the school across the street, that has been using the entire site for parking for 20 years, will continue to use the undeveloped part of the property for student parking until it begins development.

Guy asked about real estate taxes and if there was a waiver from Gresham. Nikolai said that Home Forward is a public organization and gets a tax exemption.

In response to Mark Ellsworth's question about unanticipated challenges or surprises, Nikolai noted learning during the environmental review process that they have a wetland on-site to mitigate, which isn't a big deal, but makes it harder to get affordable housing done.

Andrea Pastor gave some background on the project and land. The site was purchased by the TOD program 20 years ago and put out for solicitation with the city of Gresham when they put out their bond funds. Home Forward was one of four proposals received and they were selected in 2023. The TOD program is donating the land to Home Forward as a home for like bond funded project. They will receive bond funds from Gresham.

Guy Benn asked about the number of parking spaces. Nikolai thought it was 36 spaces, around 0.5 on a ratio basis.

Guy asked Andrea about FTA funds and she thought this is a project that could receive those federal funds and Pat McLaughlin clarified that they could use those as clean funds.

Andrea asked Nikolai about funding availability from the state for solar panels. Nikolai said they're still working through that and looking into other ways to finance solar as well. Due to the current higher utility allowances for tenants, they're looking into taking care of electricity for residents and using the utility allowance to finance solar panels and other energy efficiency measures.

The committee thanked Nikolai for his 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 project: **Home Forward NE Parcel - ENA.**

Members present:

Chair Mark Ellsworth, Councilor Rosenthal, Guy Benn, Rebecca Small, Derek Abe, Duncan Hwang

Staff Present:

Eryn Kehe, Andrea Pastor, Patrick McLaughlin, Miriam Hanes, Eva Goldberg

Time executive session started: 3:26 p.m.

Time executive session ended: 3:40 p.m.

V. ACTION: HOME FORWARD NE PARCEL - ENA

Action: Guy Benn moved to Authorize Metro Chief Operating Officer to enter into Exclusive Negotiating Agreement with Home Forward to develop Civic Drive Family Housing.

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

VI. STAFF UPDATES

- Elmonica is on track to begin construction December 5th. Eva is finalizing the legal agreements.
- Four letters of interest have been offered on 82nd Avenue with one accepting so far. The team is negotiating a purchase and sale agreement and will report back to the committee with updates.
- There is no December meeting. The next meeting will be in person in January.
- Eryn is speaking on a panel about equity in transit oriented development at HUD in Washington DC on November 20th. There's a link to the panel in the chat.
- The TOD team and Guy had gone to MPACT (previously Railvolution) in Philadelphia and it's going to be in Portland next year and they'll ask the committee to be on a panel or give a tour or something.
- The TOD team is hiring limited duration position and received a lot of applicants. They hope to introduce the new staff in January. Their role will be to prepare materials for the committee to review, writing staff reports and coordinating with grant applicants.

VII. ADJOURN

Chair Ellsworth adjourned the meeting at 3:48 p.m.