



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee & Executive Session
Date: March 11, 2025
Time: 3:00 – 4:30 p.m.
Place: Metro Regional Center, 600 NE Grand Ave, Room 375, Portland, Oregon

Members:

Chair Mark Ellsworth, Derek Abe, Bob Hastings, Rebecca Small, Councilor Hwang. Tai Dunson-Strane (online), Madeline Miller, Guy Benn

Staff and Guests:

Eryn Kehe, Andrea Pastor, Patrick McLaughlin, Miriam Hanes, Mohanad Alnajjar, Eva Goldberg, Joel Morton, Daniel Lambert, Nate Grein and Alec Lawrence

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

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

II. APPROVAL OF NOVEMBER 12 MEETING SUMMARY

Chair Ellsworth asked if there were any changes to the February 11 meeting summary. Hearing none, he asked for a motion to approve the meeting summary.

Action: Bob Hastings moved to approve the February 11 meeting summary. Derek Abe seconded the motion. The motion was **approved** unanimously. Two abstentions.

Eryn reintroduced Mohanad Alnajjar to everyone in person. Mohanad joined the TOD team in January in a one-year, limited-duration position, primarily supporting the grants processing.

III. PRESENTATION: HILLSIDE PARK PHASE II – RELATEDNW

Mohanad Alnajjar introduced Nate Grein and Alec Lawrence of Related Northwest (Related NW) to present on Hillside Park Phase II for consideration of funding for buildings D and E in the project, located in Milwaukie, Oregon.

The existing site is 100 units of low density one- and two-bedroom units constructed in the early 1940's on a 13.7 acre parcel. Related NW was awarded development by Housing Assistance Council (HAC). The property neighbors Hillside Manor, a 100 unit HAC-owned tower renovated in 2021. The property is located across from Providence Milwaukie Hospital, 0.2 mile from a new park, and 0.5 mile from an elementary school and daycare.

Buildings D and E are the third affordable housing developments to be completed at the property. They are co-owned by Related NW and Centro Cultural. Walsh Construction is the contractor and Holst will be the architect. There are four three- and four-story buildings that will have studios, one-, two-, three- and four-bedroom units available to households at or below 60% AMI. The parking ratio is 0.82, but includes street parking, so the onsite ratio is lower. The construction type is slab on grade and wood frame. The project expects to attain Earth Advantage green building certification.

Community amenities include a sports court with pickle ball and a rim for basketball, large internal courtyard with a BBQ area and kids' play area, and community garden. Resident common areas on

the ground floor include property management by Quantum, leasing spaces, large multi-purpose room, resident services, teen room, fitness center, and on-site laundry. There are 31 studio, 52 one-bedroom, 47 two-bedroom, 31 three-bedroom, and three four-bedroom units. In-unit amenities include LVT flooring, pantry, linen closet, quartz countertop, in-unit washer and dryer for three and four bedrooms, and PTHPs and ceiling fans for heating and cooling.

Resident services managed by Centro Cultural will include culturally-specific, no-cost support, health and wellness services, youth programming, bilingual staff and accessible materials, housing stability and job training, peer led programs for marginalized groups, and DEI training for onsite staff. This is Centro's first service program in Clackamas County. Special programming includes an afterschool STEAM program that is a dedicated space for youth education and community-building, and a food pantry with free healthy groceries available during set hours.

Lot G will be affordable home ownership and Lot F will be affordable rental. 32nd Avenue is a busy thoroughfare so they wanted to shield it. The TOD considerations are that there will be sharrows on 33rd Avenue and the TriMet bus line 75-Cesar Chavez/Lombard runs down 32nd Avenue.

Derek Abe inquired whether 30th Avenue tied into existing 29th Avenue was shown in the photo. Related NW responded no, it's out of frame, it ties into the east-west. Meek Street is in development, Dwyer Drive is in development and evaluation.

Madeline Miller inquired how many buildings there are and how many units are scraping. Related NW responded four buildings and 54 units in Phase I and 46 units in Phase II.

Rebecca Small inquired about their approach for Earth Advantage certification, whether there are categories or points and if it was a cost premium. Related NW responded that they had good air ceiling, good circulation, heat pump and hot water heaters in Phase I. They span a lot of initiatives and are on track for platinum rating. Walsh had embedded the cost. The heat pump was a premium, maybe \$300,000.

Guy Benn inquired whether the residents have been relocated for Phase II and if there is a program where they get preference and confirmed that it's 60% AMI. Related NW responded that in Phase I, 54 units were relocated with permanent vouchers with Clackamas County running point with that with the Section 18 disposition process. Upon delivery of Building C, those people will get notified and have first preference to move back or use their vouchers elsewhere. The same thing will happen with Phase II residents.



Guy inquired about Related NW's position in the project. Related NW responded that they will be the long-term owner with Centro on a 99-year ground lease.

Bob Hastings inquired about bicycle parking. Related NW responded that it will be a mix and there will be interior parking.

Bob inquired what program or facility there is for kids in the "tween" age group. Related NW replied that the STEAM program that Centro will operate for a couple hours after school for any of the residents who want to attend is a lot about homework support and intended to tie after school support with employment support, reducing the burden on working parents. They are hoping the teen room and sports court will serve a wide age range.

Andrea Pastor inquired about a climate resilience hub. Related NW responded that there is one in Building A that has backup power, emergency supplies and will hopefully get Unite Oregon to service provide connection to Providence hospital. They will also be applying for the PGE solar backup power.

Mark Ellsworth asked if there have been any hiccups or challenges. Related NW replied that it's been a long steady grind and going remarkably well, tracking ahead of schedule. They acknowledge that a lot could have gone wrong, but it's going well and they have great partners.

Derek Abe asked about the space between the buildings. Related NW responded that the diagonal road will be public right-of-way. The existing right-of-ways will be vacated and redesignated with this one becoming 31st Avenue.

Madeline Miller inquired about funding. Related NW responded that it was a 4% tax credit project submitted to ORCA, a majority of the subsidies come from LIFT, there are recycled City of Milwaukie funds, Metro Housing is \$1.5 million, those are the key. The total project cost is around \$92 million and a lot of that is the infrastructure work, building the road, clearing the path for the future developments.

The committee thanked Related NW for coming. Related NW thanked the committee for their time and left.

ACTION: GRESHAM CIVIC SOUTHWEST PARCELS CANCELLATION – ANDREA PASTOR

Andrea Pastor brought a recommendation to terminate the Disposition and Development Agreements (DDA) with Palindrome for the Gresham Civic Southwest Parcels. The site was acquired by Metro in 2001 and Palindrome was selected to develop 438 market-rate and affordable units with underground parking in 2018. The DDA was originally signed in January 2024, extended in October 2024 and expired in March 2025. To do the affordable development, they had to build the underground parking for the entire site. The market rate DDA was contingent on the affordable side and the parking. In December 2024, Palindrome indicated that they couldn't find financing. There were challenges going after a large amount of tax credits and they withdrew from the proposal. The TOD team is still having discussions about a revised project and will bring updates when they know more.

Bob Hastings asked if they are backing out of the whole project or if they just need to review it. Andrea said Palindrome backed out of the entire proposal.

Derek Abe inquired whether the parking was based on previous mandates. Guy Benn noted that the city of Gresham has a parking problem and recommended that a conversation with Erik Schmidt might be worthwhile. He asked about the City's position on tax abatements for affordable housing. Andrea responded that they were having difficulties not having other sources of subsidies and had come to an agreement with HomeForward for property tax abatement.

Madeline Miller asked if there is any recourse. They wasted more than a decade and the parcels have been sitting there empty. Joel Morton responded that there is no recourse and they lost millions.

Rebecca Small commented that they currently have to build the parking because the City of Gresham parking approval, but since the rules have changed since they applied, they could cancel and start again without the parking requirement.

Andrea commented that Gresham wants market rate housing and retail, not just more affordable housing.

Tai Dunson-Strane posted a link to the State of Oregon's [Moderate-Income Revolving Loan](#), a program intended to expand housing production across the state through a revolving loan structure and benefit Oregonians living at or below moderate-income level. Tai could put the team in contact.

Action: Guy Benn moved to Authorize staff to terminate the Disposition and Development Agreements with Palindrome for the Gresham Civic Southwest Parcels.

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

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: **82nd Avenue Corridor**.

Daniel Lambert was moved into the waiting room.

Members present:

Mark Ellsworth, Bob Hastings, Derek Abe, Councilor Hwang, Tai Dunson-Strane, Rebecca Small, Guy Benn, Madeline Miller, Derek Abe

Staff Present:

Pat McLaughlin, Andrea Pastor, Eryn Kehe, Eva Goldberg, Mohanad Alnajjar, Miriam Hanes, Joel Morton

Time executive session started: 3:48 p.m.

Time executive session ended: 4:26 p.m.

Daniel Lambert was invited back to the meeting.

V. STAFF UPDATES

Upcoming Project Events:

- March 12 - M Carter Commons groundbreaking
- March 18 - Timberview grand opening
- April 10 – Shortstack grand opening and groundbreaking
- April 11 - Glisan Landing grand opening
- May 15 - Legin Commons ribbon cutting

TOD staff will send information about the events to the steering committee.

Councilor Hwang gifted the TOD team a framed Jade District photo.

Guy Benn informed the committee that the City of Hillsboro has put out an RFP for a 110 unit affordable housing project, a joint solicitation of IGH with Hillsboro that includes \$15.5 million Metro affordable housing bond funding, and is at 60% AMI. Bob Hastings had worked on the project when it was light rail that led to TriMet's TOD program.

Joel Morton inquired how they decide whether to lease or sell. Guy replied that it was whether they want any long term leverage or control over the site.

VI. ADJOURN

Chair Ellsworth adjourned the meeting at 4:33 p.m.

Respectfully submitted by
Miriam Hanes