

# **Metro**

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**Metro**

## **Minutes**

**Thursday, January 31, 2019**

**2:00 PM**

**Metro Regional Center, Council chamber**

**Council meeting**

**1. Call to Order and Roll Call**

Council President Lynn Peterson called the Metro Council meeting to order at 2:03 p.m.

Council President Peterson provided a safety briefing for the meeting including information on the location of emergency exits, fire extinguishers and automated external defibrillators.

**Present:** 7 - Councilor Sam Chase, Councilor Shirley Craddick, Councilor Craig Dirksen, Councilor Bob Stacey, Council President Lynn Peterson, Councilor Christine Lewis, and Councilor Juan Carlos Gonzalez

**2. Public Communication**

Jeff Gudman, City of Lake Oswego: Mr. Gudman, former City Councilor of Lake Oswego, announced the adoption of a three party intergovernmental agreement between the cities of Lake Oswego, West Linn and Tualatin to plan for the Stafford urban reserve area, noting this was a result of Metro's work in 2017. He discussed next steps for infrastructure and transportation planning in the Stafford area and thanked Metro for its leadership.

Leon Porter, City of Portland: Mr. Porter urged Metro Council to take immediate action to reduce the region's climate impact. He discussed the importance of increasing housing density along transit corridors to support heavy public transit usage. Mr. Porter also discussed opportunities to enhance the public benefit from the affordable housing bond including the need for public housing for those experiencing homelessness and in need of supportive services (Mr. Porter also provided written testimony; please

see the January 31 meeting packet.)

### 3. Consent Agenda

**A motion was made by Councilor Stacey, seconded by Councilor Lewis, that these items be adopted. The motion passed by the following vote:**

**Aye:** 7 - Councilor Chase, Councilor Craddick, Councilor Dirksen, Councilor Stacey, Council President Peterson, Councilor Lewis, and Councilor Gonzalez

- 3.1 Resolution No. 19-4962, For the Purpose of Authorizing the Chief Operating Officer to Transfer an Interest in Real Property to D.J. Richardson Properties Limited Partnership
- 3.2 Consideration of the Council Meeting Minutes for January 17, 2019
- 3.3 Consideration of the Council Priority Setting Session Minutes for January 22, 2019

### 4. Ordinances (Second Reading)

- 4.1 Ordinance No. 19-1430, For the Purpose of Amending Metro Code Chapter 2.19 to Establish the Metro Affordable Housing Bond Community Oversight Committee, and Declaring an Emergency

Council President Peterson stated that the first reading and public hearing for Ordinance No. 19-1430 took place on Thursday, January 17. She informed the Metro Council that Metro staff were available for questions.

#### *Council Discussion:*

Councilor Craddick asked how the diverse community stakeholders and committee members engaged in the housing bond initiative would be included in the housing implementation work. Ms. Elissa Gertler, Metro Planning and Development Director, explained that staff would provide more detail on the expectations of Metro and partner jurisdictions around racial equity in the

development and oversight of the projects.

Councilor Dirksen stated that the creation of the housing bond community oversight committee was fulfilling one of the promises set out in the measure approved by voters in 2018.

**A motion was made by Councilor Chase, seconded by Councilor Stacey, that this item be adopted. The motion passed by the following vote:**

**Aye:** 7 - Councilor Chase, Councilor Craddick, Councilor Dirksen, Councilor Stacey, Council President Peterson, Councilor Lewis, and Councilor Gonzalez

## **5. Resolutions**

### **5.1 Resolution No. 19-4957, For the Purpose of Appointing the Metro Affordable Housing Bond Community Oversight Committee**

Council President Peterson called on Ms. Gertler to provide a brief presentation on the resolution. Ms. Gertler reviewed the composition of the housing bond community oversight committee, noting that it was comprised of community leaders from a variety of backgrounds and expertise. She provided an overview of the committee's role and responsibility in reviewing local implementation plans to ensure consistency with the obligations of the bond, making recommendations to Council and tracking the overall program outcomes.

#### *Council Discussion:*

Councilor Craddick asked how stakeholders engaged in the housing initiative would be involved in this process. Ms. Gertler explained that ongoing engagement with community stakeholders and the local jurisdictions would occur during

the creation of the local implementation strategies.

Councilor Lewis shared her appreciation for the high caliber of the members on the oversight committee. She noted that as different community members had different relationships with each of the jurisdictions, Metro had a role in encouraging community members to come forward with their expertise. Councilor Chase emphasized the importance of the oversight committee in evaluating the projects through the development process and stated he looked forward to developing a strong relationship between the Metro Council and the oversight committee.

Council President Peterson discussed the importance of the oversight committee in bringing a diverse set of perspectives and expertise from the community to review local implementation strategies. She noted that the oversight committee also fostered transparency, making it possible for the public to participate in reviewing the projects and bringing forward concerns.

Councilor Dirksen noted that community input would be most helpful as the jurisdictions began developing projects and encouraged community stakeholders and public citizens to participate in the engagement process during the development phase.

**A motion was made by Councilor Gonzalez, seconded by Councilor Lewis, that this item be adopted. The motion passed by the following vote:**

**Aye:** 7 - Councilor Chase, Councilor Craddick, Councilor Dirksen, Councilor Stacey, Council President Peterson, Councilor Lewis, and Councilor Gonzalez

5.2 Resolution No. 19-4956, For the Purpose of Approving the Metro Affordable Housing Bond Measure Program Work Plan

Council President Peterson called on Ms. Gertler to provide a brief presentation on the resolution. Ms. Gertler reviewed the stated outcomes for the regional affordable housing bond measure, noting that it was the first of its kind in the nation. She explained that the work plan aimed to establish organizational structure and provide some certainty for jurisdictional partners and development industry partners as the primary implementers for the housing bond. Ms. Gertler stated that work plan was developed through discussions with housing bond stakeholder tables, technical tables, jurisdictional partners and community stakeholders. She highlighted key areas of the work plan including active engagement with local communities, specifically historically marginalized communities, and close partnership between local jurisdictions and Metro. Ms. Gertler then reviewed the timeline for implementation and discussed phase one projects.

Councilor Craddick asked for clarification on Metro's site acquisition program for the affordable housing bond. Ms. Gertler explained that site acquisition program was intended to help deliver affordable housing outcomes within five years and pointed to the program's ability to acquire more complex or constrained sites that require regional capacity and Metro's expertise. She noted that site acquisition would be done in partnership with local implementation jurisdictions.

Councilor Dirksen noted the importance of the flexibility of the site acquisition program to respond quickly to available properties that had not yet been identified for a project by

one of the implementation partners. Councilor Gonzalez asked how the site acquisition program fit with the local jurisdiction's production targets. Ms. Gertler introduced Ms. Jes Larson, Metro staff, to provide detailed information on unit production. Ms. Larson explained the site acquisition program would allow Metro to bring its expertise and capacity to help jurisdictional partners succeed in achieving their goals and unit production. Councilor Dirksen noted a typographical error on page six of the Exhibit A.

*Council Discussion:*

Councilor Stacey discussed the importance of the work plan and the speed with which staff was working to address the housing crisis. Councilor Lewis highlighted the need for local implementation to move forward with strong community engagement and support, appropriate racial equity strategies and rapid response to community need. Councilor Gonzalez expressed his appreciation for development of a work plan that was both firm and flexible to meet the diverse needs of the seven jurisdictional partners. Councilor Chase stated his support for the resolution, noting the strong commitment to racial equity.

Councilor Craddick moved to adopt the resolution with the correction of the typographical error in Exhibit A. Councilor Chase seconded the motion.

**A motion was made by Councilor Craddick, seconded by Councilor Chase, that this item be adopted. The motion passed by the following vote:**

**Aye:** 7 - Councilor Chase, Councilor Craddick, Councilor Dirksen, Councilor Stacey, Council President Peterson, Councilor Lewis, and Councilor Gonzalez

5.3 Resolution No. 19-4954, For the Purpose of Adopting an Agenda for the 2019 Oregon Legislative Session

Council President Peterson called on Mr. Andy Shaw, Metro staff, for a brief presentation on the resolution. Mr. Shaw explained that the resolution would approve the Council's 2019 legislative priorities and principles to help guide Metro's work at the state legislature. He highlighted key priorities including cap and invest legislation recognizing climate smart strategy, household hazardous waste stewardship, affordable housing and protections for tenants and defense of Metro's land use decisions.

**A motion was made by Councilor Gonzalez, seconded by Councilor Lewis, that this item be adopted. The motion passed by the following vote:**

**Aye:** 7 - Councilor Chase, Councilor Craddick, Councilor Dirksen, Councilor Stacey, Council President Peterson, Councilor Lewis, and Councilor Gonzalez

**6. Chief Operating Officer Communication**

Ms. Martha Bennett provided an update on the following events or items: Metro's inclement weather policy.

**7. Councilor Communication**

Councilors provided updates on the following meetings: the Main Streets on Halsey Committee meeting, the Hillsboro State of the City, the Oregon Metropolitan Planning Organization Consortium meeting, the tour of Bridge Meadows and a visit from Congressman Earl Blumenauer.



**8. Adjourn**

There being no further business, Council President Peterson adjourned the Metro Council meeting at 3:22 p.m. The Metro Council will convene the next regular council meeting on February 7, 2019 at 2:00 p.m. at the Metro Regional Center in the council chamber.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'S. Farrokhzadian', with a stylized flourish at the end.

Sara Farrokhzadian, Legislative and Engagement  
Coordinator

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JANUARY 31, 2019**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT No.</b>
<b>2.0</b>	Written Statement	1/31/19	Testimony Statement from Leon Porter	13119c-01
<b>3.1</b>	Minutes	1/31/19	Council Meeting Minutes for January 17, 2019	13119c-02