

Metro

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Metro

Minutes

Thursday, June 7, 2018

2:00 PM

Metro Regional Center, Council chamber

Council meeting

1. Call to Order and Roll Call

Present: 7 - Council President Tom Hughes, Councilor Sam Chase, Councilor Betty Dominguez, Councilor Shirley Craddick, Councilor Craig Dirksen, Councilor Kathryn Harrington, and Councilor Bob Stacey

2. Resolutions

- 2.1 **Resolution No. 18-4895**, For the Purpose of Adopting the Chief Operating Officer Recommendation Regarding Regional Investment Strategy: Affordable Homes for Greater Portland

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

Aye: 7 - Council President Hughes, Councilor Chase, Councilor Dominguez, Councilor Craddick, Councilor Dirksen, Councilor Harrington, and Councilor Stacey

- 2.2 **Resolution No. 18-4898**, For the Purpose of Referring to the Metro Area Voters a Ballot Measure Authorizing General Obligation Bond Indebtedness in an Amount Not to Exceed \$652.8 Million to Fund Affordable Housing; and Setting Forth the Official Intent of the Metro Council to Reimburse Certain Expenditures out of the Proceeds of Said Bonds Upon Issuance

Council President Hughes called on Metro Chief Operating Officer Martha Bennett for a brief presentation on the resolution.

Ms. Bennett explained how the proposed bond measure aligned with Metro's mission around protecting quality of life. She recounted the steps leading up to the proposition of a general obligation bond. Ms. Bennett discussed the importance of housing, and shared how housing impacted other areas of Metro's work including transportation, solid waste, and the strategic plan to advance racial equity.

Ms. Bennett stressed the need for affordable housing and

highlighted the crisis of homelessness in the greater Portland region. She discussed how Metro convened stakeholder tables and a technical table to provide the framework for the proposed bond measure. Ms. Bennett recounted the advice collected from the stakeholder tables, including leading with racial equity, and to prioritize those that were not served by the market.

Ms. Bennett discussed the focus on families, and emphasized the need for affordable housing for families. She added that the recommendation included using local implementation tools, through working with cities and housing authorities.

Ms. Bennett explained that the proposal was for a \$652.8 million housing bond measure, which would cost a homeowner who owned a median assessed value home about \$60 a year. She noted that some would pay a little more and some would pay a little less. Ms. Bennett shared that the first resolution before council, Resolution No. 18-4895 would adopt the COO recommendation as it had been modified by council, including the goals for the program and the outcomes that they were hoping to deliver. She explained that the other resolution would refer the general obligation bond to the region's voters.

Ms. Bennett thanked specific staff members for their leadership and work.

Council Discussion:

Councilor Harrington expressed support for the proposed bond measure. She expressed that it was heartening to see elected officials from across the region speak out in support for the measure. Councilor Harrington conveyed that the

process leading up to the bond measure referral was truly community lead, and while there as more work to be done, she shared that she looked forward to continuing work with community stakeholders and partners.

Councilor Dirksen expressed the need to make transportation investments carefully and consider the change that these investments could have on housing costs. He stressed the importance for allowing people to stay in their communities while still creating room for private investment. Councilor Dirksen expressed his support for the proposed bond measure.

Councilor Stacey acknowledged Councilor Chase for his leadership in bringing affordable housing to the council agenda. He discussed the need for government intervention in providing affordable housing. Councilor Stacey described the bond's \$5 per month tax increase for a typical homeowner as a reasonable cost in order to provide stable homes. He shared his support of the proposed bond measure and encouraged others to vote in favor of the measure.

Councilor Dominguez shared her personal experience with struggling to pay rent as a single mother. She stressed that many people today were in similar situations, and that everyone deserved a better quality of life. Councilor Dominguez discussed the role of housing in creating a livable region, and shared that she would be voting in favor of the bond measure.

Councilor Craddick explained that providing affordable housing for all would allow the region to be prosperous. She

spoke to her experiences learning about how the housing crisis has affected individuals and communities in the region, and noted that this motivated her to act on the housing bond. Councilor Craddick expressed her support for the bond measure.

Councilor Chase discussed the long history of Metro's role in addressing affordable housing. He noted that Metro would be requiring more affordability in the projects they were funding. Councilor Chase discussed that housing was key to all of Metro's other strategies and objectives. He stressed the need for educating the community about why the bond was necessary.

Council President Hughes shared his experiences with teaching and his experiences with homeless children. He explained that homelessness was a generational destroyer, and there was no room to wait on action. Council President Hughes expressed that the community was impacted by child homelessness, and this could be addressed by providing affordable homes. He shared that there was a moral imperative to help people.

Councilor Dominguez stated that she was employed by Home Forward, the housing authority serving Multnomah County which may receive funds if the bond measure were passed. She emphasized that it was not a private business and conflict of interest rules did not apply.

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 - Council President Hughes, Councilor Chase, Councilor Dominguez, Councilor Craddick, Councilor Dirksen, Councilor Harrington, and Councilor Stacey

2.2.1 Public Hearing on Agenda Items

Council President Hughes opened up a public hearing on Resolution No. 18-4895 and Resolution 18-4898 and requested that those wishing to testify come forward to speak.

Chair Deborah Kafoury, Multnomah County: Chair Kafoury thanked the Metro Council for taking action on affordable housing. She thanked Metro staff, and spoke to the need for protecting the region's most vulnerable populations from unregulated housing costs. Chair Kafoury acknowledged the need for strong partnerships and bold leaderships, and added that the proposed housing bond demonstrated both.

Commissioner Nick Fish, City of Portland: Commissioner Fish shared the City of Portland's strong support for the proposed bond. He discussed rising rent prices in the region and the work that had been done through an affordable housing bond at the city of Portland. Commissioner Fish spoke to the importance of regional partnerships in addressing the housing crisis.

Chair Jim Bernard, Clackamas County: Chair Bernard expressed support for the proposed bond measure and noted the need to look ahead of housing need in the future by purchasing land and building homes in conjunction with transportation planning. He emphasized the importance of providing equitable service to everyone. Chair Bernard thanked Metro staff and the council for their work.

Metro Council President Elect Lynn Peterson: Ms. Peterson expressed support for the proposed bond measure, and shared her commitment as the future Metro Council

President to working with partners across the region to ensure the success for the measure.

Ms. Renee Bruce, Community Action and Washington

County Thrives: Ms. Bruce shared a formal endorsement from cOmmunity Action for the proposed housing bond. She shared how the housing crisis was affecting those in Washington County, and how Community Action worked to solve problems created by inequity and poverty. Ms. Bruce emphasized the need for affordable housing, and expressed appreciation for a regional strategy addressing the issue.

Ms. Liz Ebert, Community Action: Ms. Ebert shared her experience with homelessness and affordable housing. She explained that affordable housing and Community Action allowed her family to thrive. Ms. Ebert expressed the need for affordable housing as a means to addressing homelessness.

Mr. Sahaan McKelvey, Self Enhancement Inc., and Welcome

Home Steering Committee: Mr. McKelvey conveyed the importance of taking tangible steps to leading with racial equity. He expressed that providing homes for families and people in deep poverty would help address racial disparities and lead with equity. Mr. McKelvey added that there was a need to retain the livability of the community without displacing people.

Ms. Bianetth Valdez, Home Plate: Ms. Valdez discussed her work with Home Plate and her experiences with homeless youth in the region. She explained that even though agencies like Home Plate were working hard to mitigate the struggles of homelessness, there was a need for an affordable housing measure.

Ms. Melissa Bishop, Central City Concern: Ms. Bishop shared the importance of focusing on families in the 0-30% AMI

range who were in need of housing. She discussed her work at Central City Concern, and conveyed that similar agencies were working hard to provide resources for homeless people and families. Ms. Bishop expressed support and encouraged voters and Metro Council to pass the bond measure.

Ms. Stephanie Tornow, tenant of Town Center Courtyard, Clackamas County: Ms. Tornow shared her experience with homelessness, and explained how affordable housing helped her fight addiction and rebuild her family. She conveyed that affordable rent allowed her to be an effective parent and go back to school. Ms. Tornow encouraged the Metro Council to pass the affordable housing bond measure.

Ms. Bandana Shrestha, AARP: Ms. Shrestha shared AARP's support for the proposed housing measure. She shared the need for affordable housing for affordable adults as a means to combat displacement, and institutionalization. Ms. Shrestha added that prioritizing accessibility was important and encouraged Metro Council to incorporate accessibility into IGA's with jurisdictions.

Mr. Murray Ruhland, tenant at Ritzdorf Court: Mr. Ruhland shared his experience of displacement and homelessness. He conveyed that affordable housing has allowed him to gain stability, but that many people were still in need. Mr. Ruhland encouraged the Metro Council to take action to address homelessness and the housing crisis.

Ms. Kari Lyons, Welcome Home Coalition: Ms. Lyons discussed the work of the coalition and expressed their commitment to housing those who were the least well served in the community. She expressed appreciation for the Metro Council and staff for their work on the housing

measure. Ms. Lyons shared the coalition's endorsement for the proposed housing measure.

Ms. Elizabeth Goetzinger, AFSCME: Ms. Goetzinger highlighted the need for affordable housing in the region and expressed the importance of working for economic and racial justice. She conveyed AFSCME's support for the proposed bond measure and thanked Metro Council for their leadership.

Commissioner Paul Savas, Clackamas County Commission: Commissioner Savas spoke to his own concerns regarding the implementation of affordable housing. He raised concerns that displacement would increase and that there would not be an adequate strategy to affect the construction of affordable housing without invoking displacement. Commissioner Savas recommended that housing authorities in the region do the implementation work and manage construction projects.

Mr. Paul Anthony, Portland Public School Board: Mr. Anthony spoke to his own opinions regarding the proposed housing measure. He encouraged Metro Council to work with local school districts and community colleges in the implementation of the bond. Mr. Anthony shared that children's need for a stable school environment was a significant component of affordable housing.

Metro Councilor-elect Juan Carlos Gonzalez: Mr. Gonzalez stressed the importance of investing in affordable housing. He shared that a regional and collective effort was important, and that addressing the needs of families and communities of color should be a priority.

Dr. Gerard Milner, Portland State University: Dr. Milner discussed his personal views regarding the housing bond. He expressed that the bond did not reflect a good

understanding of housing markets, nor Metro's contribution to creating the housing crisis. Dr. Milner added that the housing bond policy did not analyze the urban growth boundary responsibly.

Mr. John Charles, Cascade Policy Institute: Mr. Charles expressed concerns that Metro was not communicating the actual cost of the housing bond with the public. He suggested that there was a loop hole in the policy that would allow for spending on things aside from housing.

Mr. Nic Boehm, Liuna: Mr. Boehm shared support for the affordable housing bond. He conveyed that a housing bond was a good solution to the cycle of houselessness and displacement. Mr. Boehm thanked the Metro Council for their leadership on the issue of housing.

Ms. Ashley Henry, Business for a Better Portland: Ms. Henry shared that creating more affordable housing was good for the business community. She noted that the bond was not a perfect solution but it was part of the solution. Ms. Henry expressed support for the bond and thanked Metro Council for their leadership.

Twan, Street Roots: Twan expressed the need for businesses to pay employees a living wage and contribute to building people up in order to sustain livable communities.

Ms. Pam May, City of Tigard and Oregon Food Bank: Ms. May shared her experiences with homelessness and working with homeless seniors in the region. She stressed the need to address the issue of affordable housing and shared her support for the proposed bond measure.

Ms. Anna Pietov: Ms. Pietov discussed her work with the food pantry in Beaverton and as a nutritional consultant with families. She shared that housing was a regional issue, and there was a need for a regional solution. Ms. Pietov

expressed support for the proposed housing measure.

Ms. Courtney Shannon: Ms. Shannon explained her experiences with homelessness and assault while living on the streets. She conveyed that there were many homeless people who were marginalized and ignored and couldn't be helped by a specific program. Ms. Shannon shared the importance of prioritizing placing people in safe affordable housing.

Ms. Jenny Soriano, Beinstar: Ms. Soriano emphasized the importance of liveable affordable housing and how affordable housing enabled her to save money to buy her own house. She noted that there were also job opportunities through affordable housing.

Ms. Diane Linn, Proud Ground: Ms. Linn stressed the need for action on affordable housing, and shared statistics about the need for low income families. She thanked Metro staff for their work on the measure, and shared her support for the measure.

Mr. Rick Davis, Street Roots: Mr. Davis expressed the importance of addressing homelessness in the region and shared that affordable housing could play an important role in dealing with the problem of homelessness.

Mr. Jared Lily, Native American Youth and Family Center: Mr. Lily spoke to the intersection of NAYA's programming on housing and how housing impacted the Native American community in the region. He asked for a vision of safety, and housing for families. Mr. Lily shared the need for access to growing wealth. He thanked Metro Council for their partnership.

Ms. Rachel Dawson, City of West Linn: Ms. Dawson discussed that there was no cap on the amount spent per unit, and that many projects cost more than the \$167,000

average shared in Metro's research. She suggested capping the price per unit or per square foot and lowering the cap on administrative fees.

Mr. Jakob Puckett, City of Portland: Mr. Puckett suggested that Metro end the construction excise tax in order to make housing more affordable. He explained that in conjunction with the City of Portland's tax, Metro's construction excise tax only made housing less affordable.

Lightning Super Creativity Watchdog: Lightning Super Creativity Watchdog discussed the importance of providing homes for homeless children. He emphasized the importance of creating jobs through the construction of new units. Lightning Super Creativity Watchdog conveyed that there was a need for resources and to stabilize the rental market by adding greater supply.

Mr. Terry Parker, City of Portland: Mr. Parker explained that raising property taxes would make housing less affordable and people would be forced out of their homes. He asked Metro to acknowledge the impacts of raising taxes and work with the state legislature to pass property tax protection. Mr. Parker conveyed his opposition to the proposed housing measure.

Ms. Tabitha Alajme, Clackamas Service Center: Ms. Alajme shared her experience working at the food pantry, and noted that many families had to choose between buying food and paying rent. She asked that the Metro Council make their decision on the housing bond with compassion.

Ms. Sharon Nasset, City of Portland: Ms. Nasset conveyed that raising property taxes would exacerbate the problems posed by the housing crisis.

Ms. Allison McIntosh, Neighborhood Partnerships: Ms. McIntosh discussed the constitutional amendment being

referred to voters that would allow general obligation bonds specifically issued for housing to be more effective. She emphasized the need for government collaboration on the issue of affordable housing. Ms. McIntosh reiterated that the proposed measure was an affordable solution to the housing crisis.

Break

3. Public Communication on non-Agenda Items

Ms. Sharon Nasset, City of Portland: Ms. Nasset expressed that it was time for citizens to step in on transportation fundign decisions.

Mr. Terry Parker: Mr. Parker advoacted for renovating the zoo train. He emphasized that the zoo train was an important part of the region's history and that it should be saved.

Council Discussion:

Councilor Stacey suggested that Mr. Parker involve the City of Portland in his concerns.

Councilor Dirksen explained that he was an advocate for the zoo train, and suggested that council organize a trip to experience the zoo train. He explained that there was a need for partnership in order to save the train.

4. Consent Agenda

This item was adopted.

- 4.1 Consideration of the Council Meeting Minutes for May 24, 2018
- 4.2 Resolution No. 18-4890, For the Purpose of Adding or Amending Existing Projects to the 2018-21 Metropolitan Transportation Improvement Program Involving Five Projects Impacting ODOT and Sherwood

(MA18-10-MAY)

Approval of the Consent Agenda

A motion was made by Councilor Stacey, seconded by Councilor Craddick, to adopt items on the consent agenda. The motion carried unanimously.

Aye: 7 - Council President Hughes, Councilor Chase, Councilor Dominguez, Councilor Craddick, Councilor Dirksen, Councilor Harrington, and Councilor Stacey

5. Chief Operating Officer Communication

Ms. Martha Bennett provided an update on the following events or items:

- Ms. Becca Uherbelau's last day at Metro.

6. Councilor Communication

There was none.

7. Adjourn

There being no further business, Council President Hughes adjourned the Metro Council meeting at 6:05 p.m. The Metro Council will convene the next regular council meeting on June 14th, 2018 at 2:00 p.m. at the Metro Regional Center in the council chamber.

Respectfully submitted,

Miranda Mishan, Interim Legislative and Engagement Coordinator