

Metro

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Metro

Minutes

Tuesday, April 30, 2019

2:00 PM

Metro Regional Center, Council Chamber

Council work session

2:00 Call to Order and Roll Call

Deputy Council President Sam Chase called the Metro Council work session to order at 2:03 p.m.

Present: 4 - Councilor Sam Chase, Councilor Craig Dirksen, Councilor Bob Stacey, and Juan Carlos Gonzalez

Excused: 3 - Councilor Shirley Craddick, Christine Lewis, and Lynn Peterson

2:05 Safety Briefing**Work Session Topics:****2:10 Legislative Update**

Deputy Council President Chase introduced Mr. Randy Tucker, Metro's Legislative Affairs Manager, to provide a brief legislative update. Mr. Tucker stated there might be a possible language amendment to House Bill 3253, which grants to persons who are blind priority to establish and operate vending facilities in public buildings. He also explained a possible new measure that would help facilitate the 2020 transportation initiative by providing Metro with authority to increase the vehicle registration fee to its current local cap limit.

Concerning the Household Hazard Waste Bill, Mr. Tucker stated discussions are ongoing to identify the costs associated with establishing a household hazardous waste program. He added an amendment was expected to be made to the Cap and Trade Bill (House Bill 2020) later in the week and that an update would be provided soon after.

Mr. Tucker stated the hearing for House Bill 3209, which authorizes the issuance of general bonds for Interstate 205, had been pushed back to May 13. He additionally reported on the discussion surrounding two bills concerning rideshare companies: House Bill 3023, which would further regulate transportation network companies, and House Bill 2770, which permits the testing of highly automated

vehicles. Mr. Tucker added that Metro submitted testimony in support of the automated vehicle testing bill in general, but also made suggestions for language improvements.

Mr. Tucker noted no progress had been made on the Children District Bill, however from discussions with legislators it seemed likely to move forward in the future. He reviewed the deliberations around the Missing Middle Bill (House Bill 2001) and stated Metro has been suggesting language improvements to amend the bill.

Mr. Tucker reported that testimony was submitted on behalf of Council President Peterson along with the resolution for Awareness for Missing and Murdered Indigenous Women day. He also shared that the plastic bag ban had passed the House with a 42-18 vote and had been referred to the Senate Rules Committee.

Council Discussion

Councilor Stacey inquired of the amount that Metro would be able to levy as a result of the new measure regarding the vehicle registration fee. He also asked of the preemption of business taxes under House Bill 3427 and for information regarding the current status of the bill. Mr. Tucker responded the bill had passed the Joint Committee on Student Success on April 29th.

Deputy Council President Chase inquired of the impact of the Missing Middle Bill on homeowners and the urban growth boundary. He also advised for Metro to be wary of any side effects of its current proposed solution, and asked for updates as further development occurs.

Deputy Council President Chase inquired of a potential bill that could inhibit local government authority to build housing on protected land. Mr. Tucker responded that he

would email a more detailed update on the bill later in the week once more information is provided.

2:40 Housing Bond Implementation Update

Attachments: [Work Session Worksheet](#)
[Emerging Best Practices](#)
[PowerPoint: Regional Affordable Housing Bond](#)

Deputy Council President Chase introduced Ms. Emily Lieb and Mr. Pat McLaughlin, two of Metro's Planning Development Project Managers, to provide an update on the current housing bond implementation process.

Ms. Lieb provided a brief overview of the agenda for the day, which included an update on implementation activities currently underway between Metro and its partners and an update on engagement and planning for Metro's Site Acquisition Planning. She reviewed the criteria requirements for the housing implementation strategy as having a development plan that includes selection processes that achieve unit targets, integrating strategies for advancing racial equity, and engaging historically marginalized communities.

Ms. Lieb introduced Ms. Eryn Kehe, Metro's Senior Public Affairs Specialist. Ms. Kehe highlighted local engagement efforts from the past month and described the various methods and formats used to engage these communities, such as online surveys and in-person forums.

Ms. Lieb provided an overview of some Phase 1 housing implementation projects that are currently underway, including the Beaverton Mary Ann Apartments and the Clackamas County Gladstone SRO acquisition. She described the goal of Phase 1 projects as to support early progress and quick wins, but to also provide opportunities to learn by doing so. Ms. Lieb presented a progress tracker of the production goals and resources for upcoming Phase 1

projects, including the various measurements methods that would be used to evaluate projects for their contribution to unit production goals. She provided an update on the progress of the Housing Oversight Committee's onboarding and orientation process and listed their upcoming meetings in May and June.

Mr. McLaughlin provided an overview of Metro's site acquisition program and the next steps in partnering with local jurisdictions to implement housing strategies within these acquired lands. He stated outreach was still underway to help clarify the criteria Metro will use in identifying and acquiring sites for development in alignment with the housing bond program goals. Mr. McLaughlin explained the purpose of the site acquisition program as to help efficiently distribute the housing units available throughout the various jurisdictions within the region to serve those at or below 30 percent of median area income.

Mr. McLaughlin summarized the previous council discussion and reiterated Council's direction to align housing investments with existing Metro policies, including the 2040 Growth Concept Plan and the Regional Transportation Plan (RTP), to consider alternative investments, to distribute across the region evenly, and to look for opportunities for pilot innovations. He highlighted Metro's recent coordinated engagement efforts, in combination with Metro's transportation and parks and nature departments, to help better inform communities of the housing implementation strategy development.

Mr. McLaughlin reported on the feedback gained from the coordinated engagement efforts, including the importance placed on having housing near communities, job opportunities, grocery stores and access to parks with adequate transportation and an emphasis on safety. He described current strategies being implemented to advance

racial equity, such as a focus on locations that are home to existing communities of color and people at risk, sites that provide reasonable access to transit, schools, jobs, nature, and healthy food, and locations that help reverse or counter segregation.

Ms. Lieb introduced Ms. Jes Larson, Metro's Principal Regional Planner, to assist in facilitating council discussion surrounding equitable contracting and workforce. Ms. Larson emphasized the importance of having an equitable contracting policy in place and hiring an equitable workforce. She noted a few strategies being considered to further equity as seeking opportunities to with Metro's Construction Careers Pathways Project (C2P2) program, encouraging partners to set project or program goals which provide opportunities to people of color and women, and lastly considering an allocation of additional non-bond funds to accomplish the program's equity goals.

Ms. Larson stated the affordable housing program had not been overlaying equitable workforce or contracting goals thus far and asked guidance from Council regarding how to implement and measure such goals in the future. She additionally requested feedback on whether the equitable contracting and workforce should be for specific programs or implemented in all aspects of Metro's affordable housing program.

Ms. Larson provided examples of other organizations with existing equitable contracting and workforce goal setting strategies, including Home Forward and Minority-owned, Woman-owned, or Emerging Small Business (MWESP), each with at least 20% of workforce hours aimed to be completed by employees from historically marginalized communities. She described the potential for unknown costs associated with implementing equitable contracting and workforce measures, primarily due to unpredictable market forces that

could change over time.

Ms. Lieb concluded the presentation with an overview of the next steps for the housing bond program, including an implementation strategy timeline for existing Phase 1 projects.

Council Discussion

Councilor Stacey inquired of the locations of the Phase 1 projects and the process behind how they were chosen.

Councilor Dirksen asked if the equitable contracting and workforce goals for the housing bond program would fall within the responsibilities of the contractors and partners of Metro, and if so, how that could help minimize the administrative costs on Metro's behalf. He requested clarification regarding the complementary community investment policy and its implications. Ms. Lieb responded the policy refers to the housing bond programs efforts to align housing investments with Metro's other regional investments such as transportation. Councilor Dirksen suggested defining the limits of the policy to ensure that housing bond money was strictly used for housing purposes.

Councilor Stacey inquired if any site acquisition funding would be used to get land before the market price increases due to the impacts of other regional investment, such as transportation improvements. He also asked if there was a way for MWESP to prioritize their work hour equity goals, as to achieve the 20% in at least one category of work hours for people of color or women, in case there was not enough funding to support capacity for both.

Councilor Gonzalez stated his support for the site acquisition program and inquired if there was an established

methodology through which lands are chosen for acquisition. He also asked of the strategies for implementing housing in existing communities of color and what tools are being instilled to ensure those communities continue to take advantage of the affordable housing available.

Councilor Gonzalez mentioned the Cornelius project and its failure to adequately provide opportunities for the local community to hire contractors from Latino heritage due to structured barriers. He requested for staff to learn from the experience and devise a more effective strategy to implement within the housing bond program.

Councilor Gonzalez inquired how the equitable contracting and workforce goals would be implemented into the site acquisition program. He requested for the Housing Bond Oversight Committee's feedback on the site acquisition program's equity goals.

Deputy Council President Chase advised for pilot innovations not to be prioritized over other, more urgent and necessary, direction provided by Council such as ensuring for location criteria to align with existing Metro policies.

3:25 Chief Operating Officer Communication

Ms. Martha Bennett, Metro's Chief Operating Officer, stated Human Resources Director Mary Rowe had resigned and her last day would be May 3, 2019. She added Brian Kennedy would be taking the position of Interim Finance and Regulatory Services Director.

3:30 Councilor Communication

Councilor Stacey reported on his attendance of the Workforce Housing Project Gateway, the Orchards of 82nd project, and the grand opening of 72nd and Foster affordable housing units. He additionally reported on the agenda for a Community Leaders Forum hosted by Metro

that had taken place at the Oregon Zoo last Friday.

Councilor Dirksen stated he would be out of the office from May 4th to May 13th and also from May 19th through May 28th. He announced the project partners for Metro's Partnerships and Innovative Learning Opportunities Transportation (PILOT) program and provided a brief overview of the program's goals and intentions. He stated the chosen candidates for funding as the Asian Pacific American Network of Oregon (APANO), Latino Network, East Portland Transit, and Trip Planning for All.

Councilor Dirksen reported on his attendance of the quarterly Oregon Metropolitan Planning Organization Consortium (OMPOC) board meeting. He mentioned two things of interest: a presentation on the upcoming Oregon Travel and Behavior Activity Survey and the potential of a symposium dedicated to analyzing the impacts of climate change on the Metro region over the past ten years.

3:35 Adjourn

Seeing no further business, Deputy Council President Sam Chase adjourned the Metro Council work session at 3:50 p.m.

Respectfully submitted,



Janani Srinivasan, Council Policy Assistant

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF APRIL 30, 2019

Item	Topic	Doc. Date	Document Description	Doc. Number
1.0	PowerPoint	4/30/2019	Regional Affordable Housing Bond	043019cw-01