

# MINUTES OF THE METRO COUNCIL MEETING

September 11, 1997

Council Chamber

Councilors Present: Jon Kvistad (Presiding Officer) Ruth McFarland, Susan McLain, Patricia McCaig, Ed Washington, Don Morissette, Lisa Naito

Councilors Absent: None.

**Presiding Officer Jon Kvistad** called the meeting to order at 2:01 p.m.

## 1. INTRODUCTIONS

**Councilor Naito** introduced Representative Anitra Rasmussen, who was in the audience.

## 2. CITIZEN COMMUNICATION

**Art Lewellyn, Portland OR L.O.T.I.**, reviewed his slide concerning his latest street car design. The system stays on the east side, allowing the Light Rail system to move fast, utilizing the street car system for slower runs creating a loop around the city, forming light rail extensions. He noted that the City of Portland had allowed him a review of his design.

## 3. EXECUTIVE OFFICER COMMUNICATIONS

None.

## 4. MPAC COMMUNICATIONS

None.

## 5. CONSENT AGENDA

5.1 Consideration of Metro Council meeting minutes of the September 4, 1997.

**Motion:** **Councilor McFarland** moved to adopt the Metro Council meeting minutes of September 4, 1997.

**Seconded:** **Councilor Morissette** seconded the motion.

**Vote:** The vote was 7 aye/ 0 nay/ 0 abstain. The motion passed unanimously.

## 6. RESOLUTIONS

6.1 **Resolution No. 97-2480**, For the Purpose of Approving an Intergovernmental Agreement with the City of Portland to Transfer Federal Transportation (CMAQ) Funds from the OMSI to Springwater Corridor Trail Project to the Peninsula Crossing Trail Project.

**Motion:** **Councilor McCaig** moved adoption of Resolution No. 97-2480.

**Seconded:** **Councilor McFarland** seconded the motion.

**Discussion:** **Councilor McCaig** reviewed Resolution No. 97-2480. Congestion Mitigation Air Quality (CMAQ) funds of about \$584,000 currently in the OMSI to Springwater Corridor Trail Program. She explained that ongoing negotiations with alignments of the trail meant that the deadline would not be met for using those funds. This agreement included a proposal for moving those funds from the OMSI Springwater Trail to the Peninsula Crossing Trail. She explained moving these funds meant that they would not be lost due to missing the deadline. She said if this was approved, then it would be recommended to move \$533,975 from the Peninsula Crossing Trail back into the OMSI Springwater Trail allowing that money to be used in the future after the alignment was negotiated. The difference in the amounts had to do with additional costs associated with the federal money, so it would not be a direct trade. She explained that the OMSI Springwater Corridor Trail, a \$1 million package, was going to be primarily used for acquisition, but that the property may not cost as much as previously thought, so the agreement would free up some of that money for construction because some of the property owners along the trail have had additional requests that would make the trail more user friendly for them. Lastly, the agreement turned over the OMSI Springwater Trail operation and management to the City of Portland. It was passed unanimously out of the Regional Facilities Committee. She urged an aye vote on the Agreement.

**Vote:** The vote was 7 aye/ 0 nay/ 0 abstain. The motion passed unanimously.

6.2 **Resolution No. 97-2524**, For the Purpose of Approving an Intergovernmental Agreement with the City of Portland Regarding Design, Construction and Maintenance of the Palmbled Road to Rugg Road Section of the Springwater Corridor Trail.

**Motion:** **Councilor McCaig** moved adoption of Resolution No. 97-2524.

**Seconded:** **Councilor McFarland** seconded the motion.

**Discussion:** **Councilor McCaig** said there was about \$250,000 set aside in the Open Spaces Multnomah County local share portion for the Springwater Corridor Trail construction. The piece Metro was interested in giving over to the City of Portland to do some construction on was about 1.2 miles long, currently unimproved and right outside the City of Gresham city limits. Metro was going to fund the design and construction of the trail improvements, the city had come forward and said they could do it for significantly less than originally intended, \$167,000 instead of \$250,000. This Intergovernmental Agreement would turn over the construction to the City of Portland and would also allow any funds left over to be dedicated to the remaining needs on the OMSI to Springwater portion of the trail. This would allow a project to be done out in east Multnomah County and move the savings into the OMSI to Springwater portion of the trail which was within the city of Portland. The completion date was December 1998 and the Intergovernmental Agreement allowed the City of Portland to act as the manager of the project.

**Councilor Naito** commented that the City of Portland agreed to pay the difference if the costs came in over the estimate, according to the testimony, so it was a win-win situation for Metro and for the trail.

**Vote:** The vote was 7 aye/ 0 nay/ 0 abstain. The motion passed unanimously.

6.3 **Resolution No. 97-2530**, For the Purpose of Approving an Intergovernmental Agreement with the Oregon Department of Transportation and City of Portland to Permit Metro to Co-Administer with ODOT a Federal Funded Congestion Mitigation Air Quality (CMAQ) Project to Build the Peninsula Crossing Trail, and to Designate the City of Portland as the Operator and Manager of the Trail.

**Motion:** **Councilor Naito** moved adoption of Resolution No. 97-2530.

**Seconded:** **Councilor McFarland** seconded the motion.

**Discussion:** **Councilor Naito** reviewed the Resolution and said this resolution would approve an agreement with ODOT and the City of Portland. Under this agreement ODOT would co-administer the CMAQ funds in the amount of \$584,000 to build the trail. The actual contracting would be done by ODOT. The trail would be located primarily on City of Portland property with one parcel of Metro property. The City of Portland would maintain the trail. She urged adoption of this Resolution.

**Vote:** The vote was 7 aye/ 0 nay/ 0 abstain. The motion passed unanimously.

6.4 **Resolution No. 97-2534**, For the Purpose of Authorizing Release of RFP #97R-20-REM for the Design of a Latex Paint Processing Building and an Expansion of the Commercial Side of the Main Transfer Station Building at Metro South Station, and Design of a Maintenance Building at the St. Johns Landfill.

**Motion:** **Councilor McFarland** moved adoption of Resolution No. 97-2534.

**Seconded:** **Councilor Morissette** seconded the motion.

**Discussion:** **Councilor McFarland** said there was long term commitment to maintain the landfill, 30 years after its closure, so there was a need for proper facilities. She said there was a need for a building from which to administer that maintenance. Negotiations were ongoing with the Portland Police Bureau to rent the site currently occupied by scalehouses for a driver training course. Negotiations should be complete by November including the size of the parcel needed. The estimated design cost for both projects was \$80,000. The cost contained in the CIP for the building maintenance and the tip floor expansion were \$30,000 and \$17,000 respectively. The estimated cost of the latex building was \$33,000. The cost to construct the maintenance building, the tip floor expansion and the latex building were estimated to be \$311,000, \$221,000 and \$278,000 respectively. She recommended passage of this Resolution.

**Councilor Morissette** added that it would reduce operating costs by approximately \$40,000 per year.

**Presiding Officer Kvistad** said this was a great deal. The recycled paint worked well. He also recommended passage of this Resolution.

**Vote:** The vote was 7 aye/ 0 nay/ 0 abstain. The motion passed unanimously.

6.5 **Resolution No. 97-2544**, For the Purpose of Authorizing the Release of a Request for Bids for the Installation of a Replacement Fire Sprinkler System for Metro South Station.

**Motion:** **Councilor McLain** moved adoption of Resolution No. 97-2544.

**Seconded:** **Councilor Washington** seconded the motion.

**Discussion:** **Councilor McLain** said that this was needed because the present system was installed in 1982. She said it leaked and was deteriorating and needed to be replaced rather than repaired as that was more economically feasible. Per the insurance provider, the sprinklers needed to be installed now as the transfer station received hazardous waste occasionally that posed possible fire hazards. The financial impact was \$160,000. The funds would come from the unanticipated portion of the Renewal and Replacement Account. The estimate was \$26,000 less than the cost estimated in the Capital Improvement Plan which the Council approved. She suggested an aye vote.

**Vote:** The vote was 7 aye/ 0 nay/ 0 abstain. The motion passed unanimously.

6.6 **Resolution No. 97-2545A**, For the Purpose of Appointing Steve Schwab to a Three-Year Term to the Solid Waste Rate Review Committee.

**Motion:** **Councilor McLain** moved adoption of Resolution No. 97-2545.

**Seconded:** **Councilor Morissette** seconded the motion.

**Discussion:** **Councilor McLain** explained the Resolution would reappoint Steve Schwab to the Solid Waste Rate Review Committee. She said he was appointed by the Executive Officer and approved by the Council. The term would expire in September 2000.

**Presiding Officer Kvistad** asked if he had been serving unappointed for the last year.

**Councilor McLain** clarified the dates of the term.

**Vote:** The vote was 6 aye/ 1 nay/ 0 abstain. The motion passed with Councilor McFarland voting nay.

6.7 **Resolution No. 97-2546A**, For the Purpose of Endorsing the Traffic Relief Options Task Force Recommendations to Further Evaluate Peak Period Pricing Options.

**Councilor Washington** requested that this resolution be returned to JPACT as there had been some changes at a previous meeting of the task force. He asked Bridget Wieghart to come forward and present the changes.

**Presiding Officer Kvistad** declared that this item would be informational only.

**Bridget Wieghart**, Program Supervisor in the Transportation Division, reviewed Councilor comments from the last Council meeting. In response to Councilor Morissette who wanted assurance and clarification that the options as presented would include new capacity and that there would be some flexibility on the part of the task force to consider new capacity. She said she found that the resolution as written did provide that detailed analysis of the alternatives.

**Councilor Morissette** added that "new capacity" meant additional driving lanes.

**Ms. Wieghart** said the other issues, Beaverton area pricing, JPAC felt there was some validity to concerns regarding pricing in the Beaverton area. They decided to eliminate that option from the list of options for detailed study. She said a revised resolution would be brought back to Council.

**Councilor McLain** thanked staff for taking Councilor concerns back to Committee.

6.8 **Resolution No. 97-2552**, For the Purpose of Improving Communication with Citizens Throughout the Metro Region and Increasing the Effectiveness of Advisory Bodies in the Metro Organization.

**Motion:** **Councilor Naito** moved adoption of Resolution No. 97-2552.

**Seconded:** **Councilor McCaig** seconded the motion.

**Discussion:** **Councilor Naito** said that she felt Metro had an extensive public involvement process, relied on numerous advisory committees for input and advice, and a lot of representation from local jurisdictions. She noted that the Government Affairs Committee had several public hearings concerning this issue. Some suggestions were forwarded to the Executive Officer for handling by his staff, some were sent to the Public Outreach Coordinator. Some of the items suggested were incorporated in the resolution and would be incorporated in Metro.

She said the first piece was the most controversial, requesting monthly evening meetings on the fourth Thursday of each month. Compromise was achieved by suggesting quarterly evening meetings set at 7 PM, January, April, July, and October. The second piece was that upon the request of a Councilor, Metro would hold a meeting in that Councilor's district. It could be a daytime meeting. The next recommendation was to have an annual event to honor the Advisory Committees. Annual joint meetings with advisory committees were also recommended. She said a recommendation to have a standing time slot for MPAC had already been implemented. It was also resolved for Metro to have an elected officials orientation to inform local officials about what Metro does. She urged Councilor support.

**Presiding Officer Kvistad** said he did not support part of this resolution. He recalled evening meetings being scheduled and held for 2 1/2 years with only one or two citizens attending. Costs had been debated before. It would require between 8-15 staff members who would be paid overtime. He did not support the evening meeting item on this agenda.

**Councilor McCaig** said they had heard that argument. She was sympathetic to being disappointed by a small audience for an evening meeting but felt that although there were not many in the audience, the citizens would know with some predictability that they could attend a meeting regardless of the agenda and have access to the Council. The compromise was to provide predictability by establishing the dates when they could attend the meetings.

**Councilor McLain** said that she agreed that the committee had come up with the best compromise. She did believe that evening meetings should start at 7 PM. She felt accessibility was an issue in this resolution. She commented that she may have been misunderstood regarding the Council meeting with the advisory groups. She clarified that she did not mean with each group individually but that it would be appropriate to ask each one if they would like a meeting or meetings and work with them on their issues. She felt it could be with individual groups or with more than one group at a time to get their advice. She felt this was a good resolution.

**Councilor Washington** said that this resolution wasn't new. If people were going to show for night meetings, they would. He said he would support the resolution.

**Presiding Officer Kvistad** said he wanted it on the record the council had done it before. He asked for two changes to Exhibit A, 1) where it said "the Council shall hold one district per year", change the wording to use "may", and where under Meetings with Metro Boards and Advisory Groups, where it said "Council will hold", he would prefer "Council may hold". He wanted to put this in the form of a motion.

**Councilor Naito** said she would not be supporting Presiding Officer Kvistad's motion. She felt it was important for a person, even in the minority position on the Council, that they had access to having the Council meet in their district. She said with respect to the joint annual meetings, there was a lot of flexibility in this to not necessarily mean one at a time but whatever way the Presiding Officer decided to do it.

**Councilor McLain** said the only issue she had was the chosen months of January, April, July and October. She felt January was not the greatest month for nighttime meetings. Maybe staggering them out further. She was not sure those months were the best.

**Councilor McFarland** said that they had been doing this for over five years. No matter what came up today, if after trying it for six months and it was a failure, then she would come forward to modify the resolution. She felt that designating months was needed but agreed with Councilor McLain about different months working better. As for the Presiding Officer's amendments, she would be supporting those.

**Councilor Naito** said that she would not object to February as a month for evening meetings. She felt they should be scheduled. It was going to be hard to pick 4 months spread through the year.

**Councilor Morissette** said February was OK. He would support Presiding Officer Kvistad's amendments.

**Motion to Amend #1:** **Presiding Officer Kvistad** moved two changes to Exhibit A, 1) where it said "the Council shall hold one district per year", change the wording to use "may", and 2) under Meetings with Metro Boards and Advisory Groups, where it said "Council will hold", he would prefer "Council may hold".

**Seconded:** **Councilor McFarland** seconded the amendment.

**Discussion:** **Councilor McCaig** commented that currently the Council "may" was a considerable difference from "will". She hoped the impact of changing from "shall" to "may" because that was ultimately just putting it exactly the way it was currently, though unstated.

**Presiding Officer Kvistad** said that there needed to be flexibility and it was not his intent to disqualify any Councilor from having a meeting in their district if they so chose.

**Councilor McLain** spoke in favor of keeping "shall" instead of "may". She would also be making a motion after this motion was voted on.

**Councilor Naito** also urged a no vote on the motion. She felt that the use of “may” nullified the work of the committee. She felt the original proposal would make the most difference and agreed if it did not work to try something different.

**Presiding Officer Kvistad** closed reading the item “the Council will hold annual joint meetings with each of the following:” He felt the flexibility of saying “may” would be helpful. He said he saw the possibility for potential problems and “may” was not to exclude.

**Vote to Amend #1:** The vote was 3 aye/ 4 nay/ 0 abstain. The amendment failed with Councilors McCaig, Naito, Washington and McLain voting nay.

**Motion to Amend #2:** **Councilor McLain** moved to change the months to February, May, September and November for holding the fourth meeting of the month at 7 PM.

**Seconded:** **Councilor Morissette** seconded the motion.

**Councilor Naito** suggested February, May, July and September and made a friendly amendment to alter the motion.

**Councilor McLain** said she felt that the month of July would not be well attended but she would support those choices.

**Councilor Naito** said she would consider Councilor McLain’s amendment as a friendly amendment with Councilor Naito’s recommended change from November to July as part of that amendment.

**Vote:** The vote was 6 aye/ 1 nay/ 0 abstain. The motion passed as amended with Presiding Officer Kvistad voting nay.

**Aleta Woodruff** asked Council to note the name change from Friends of the Zoo to Oregon Zoo Foundation. She read a letter into the record wherein the Metro Committee for Citizen Involvement offered its support of Resolution No. 97-2552. They felt holding evening meetings was a good start to improving communication with the Metro Council.

6.9 **Resolution No. 97-2554**, For the Purpose of Establishing Metro Council Guidelines for Submission of Written and Oral Public Testimony, Constituent Correspondence, other Externally-Generated Documentation, and Internally-Generated Documentation for Inclusion in the Decision Record.

**Presiding Officer Kvistad** indicated that this resolution would be moved back to the Growth Management Committee for consideration.

6.10 **Resolution No. 97-2558**, For the Purpose of Appointing Garry L. Penning to the Solid Waste Rate Review Committee.

**Motion:** **Councilor McFarland** moved adoption of Resolution No. 97-2558.

**Seconded:** **Councilor Morissette** seconded the motion.

**Discussion:** **Councilor McFarland** reviewed this recommendation for appointing a member to the Solid Waste Committee. She said it finished out the term that was being served by Jimmy Coseto, Jr., who resigned May 14, 1997. The term would end September, 1998, so it was essentially a one year term. She urged approval of the resolution.

**Presiding Officer Kvistad** opened a public hearing on Resolution No. 97-2558.

**John Angin**, General Manager of Metropolitan Disposal and Recycling Association, wanted to offer his services in the future based on his past experience. He said he was disappointed that he was not selected this time and stated he had a lot to add to the committee.

**Presiding Officer Kvistad** closed the public hearing.

**Vote:** The vote was 7 aye/ 0 nay/ 0 abstain. The motion passed unanimously.

## 7. COUNCILOR COMMUNICATION

**Presiding Officer Kvistad** said he went to SOLV's clean up program kick-off. He said Jack McGowen invited all Councilors to be involved.

**Councilor McCaig** stated that Multnomah, Washington, and Clackamas Counties had all decided to bring their transportation measures to the ballot individually. She commented that in her dealings with the City of Portland she had heard way too many times that one of the reasons that Multnomah County was going to the ballot was because Metro wouldn't do anything. She objected to that and said that was not ever Metro's position. She said the money that would be raised by Multnomah County's measure would not even meet their needs for pothole repair. It did not go nearly far enough to solve the needs they had identified. Washington County's measures were also dedicated to maintenance and road repair. She said everything Metro was trying to do was absolutely tied to having a Regional Transportation Plan to meet growth needs. She stated her concerns that there wasn't a regional perspective to those measures and nothing dealing with growth in any of the measures. She went to 3 county commissioners and asked them to spend a little time contemplating what this would do to the region if it passed on one county and failed in another. Metro had already established its primary responsibility as growth management through land use and transportation. It was not the right way to approach solving this problem. She was afraid this would cause a fracture in the collective vision of solving the regional problems. She felt it was important for Council to argue that they were indeed willing to help with solving more and bigger problems and preparing for the future and the counties were unwilling to allow time for doing this appropriately.

**Presiding Officer Kvistad** said that he agreed with most of Councilor McCaig's comments.

**Councilor Naito** added that the record clearly reflected at any number of Council meetings a commitment from Council to move forward with the regional transportation package. She felt Council should respond to the rumors with copies of minutes or a letter.

**Councilor McLain** said she felt that Councilors McCaig and Naito had indicated that Metro was still looking ahead and hadn't stopped working for a regional system to work on roads and transit.

**Councilor McCaig** said she was happy to hear Councilor McLain's comments and that Charlie Hales was holding meetings on regional transportation without Metro at the table. She said there



was an assumption out there that Metro was not moving forward on the matter. She invited Councilors to speak out.

**Councilor McLain** reported that the Regional Water Provider Consortium Board met last night. They were reviewing two important issues, the conservation water issue and the source protection strategy development for water sources and clean water strategies for the next 50 years as applied to regional framework plan and regional supply plan.

**Councilor Morissette** said that the solid waste group was dealing with some very important issues. He encouraged the Council to come to him about any of these issues.

**Councilor Washington** commented that he appreciated the interest that the Council took in transportation issues. He asked Mr. Cooper to go over the issue of "shall" and "may" with him.

**Mr. Cooper** said if Councilor Washington may find the time, he shall meet with him.

**Councilor McFarland** commented that she had accepted the chair of a committee trying to meet problems at Civic Stadium along with Pam Erickson. The committee would be discussing whether or not to keep the stadium. The next meeting would be next Wednesday at 3:30 at OCC in the Board Room.

**Presiding Officer Kvistad** said that the item that was taken off the agenda was sent back to Growth Management Committee. He then recessed the Metro Council Meeting and set the time to reconvene for the public hearings at 5:30 PM.

## **8. PUBLIC HEARING**

**Presiding Officer Kvistad** explained the process for submitting oral and written testimony. Written testimony for Resolution No. 97-2550 and 97-2559 must be submitted no later than September 26, 1997 at 5:00 PM to the Clerk of the Metro Council.

**Councilor McLain** reviewed the resolutions. She emphasized that the reports that are the subject of the resolutions are drafts, and the purpose of these meetings is seek public input on the drafts. The decision points will come up later in the year.

**Mark Turpel**, Program Supervisor, Metro Growth Management Department, summarized the content of the draft reports. He said the fundamental decision revolves around whether the current urban growth boundary (UGB) contains sufficient capacity to accommodate the next 20 years' forecast growth in housing and jobs. The reason these reviews are being held is that Metro is charged with managing growth for the region. Metro's code requires reviews of the UGB every five years, as does State law. The last review was in 1992. Further, the State legislature recently passed legislation requiring Metro to complete this review by January of 1998.

Mr. Turpel showed slides as he summarized the highlights of the reports. The slides are also submitted in a written packet titled, "Decision Before the Metro Council." (A copy of this written packet may be found in the written record of this meeting and in the decision record for these resolutions). Mr. Turpel explained how growth forecasts have been done in the past to estimate future land needs, which did not emphasize infill, redevelopment, and increased density, and how Metro currently estimates land needs, which does. Using the old method, need will outstrip capacity by a large amount. Metro's current method, need still will exceed capacity. He tied these estimates in with the housing needs analysis, which shows that the bulk of unmet need falls

in the multi-family unit dwellings. The bottom line is that roughly 7,000 acres of land needs to be added to the urban growth boundary, give or take about 5%.

Mr. Turpel said several advisory committees have reviewed the reports, and made recommendations for adjusting the estimates. Mr. Turpel then reviewed the plans for public hearings and the schedule for various legislative steps, which extend through the spring.

Mr. Turpel said testimony was being solicited specifically on the capacity in the current UGB and on the variables and on other items related to this issue.

**Presiding Officer Kvistad** reminded the audience once again on how to submit oral testimony and written testimony. He also reminded them on September 18, 1997, the second public hearing on this topic will be held at the Gresham City Hall Chamber.

8.1 **Resolution No. 97-2550**, For the Purpose of Adopting the 1997 Urban Growth Report Analysis of Developable Land.

8.2 **Resolution No. 97-2559**, For the Purpose of Adopting the 1997 Housing Needs Analysis.

**Presiding Officer Kvistad** opened a public hearing on Resolution No. 97-2550 and 97-2559 at 5:30 p.m.

**Wink Brooks**, Planning Director, City of Hillsboro, represented Mayor Gordon Faber, 123 W Main St. Hillsboro, OR 97123. Mr. Brooks submitted a letter from Mayor Gordon Faber for the record. A copy of this letter is included in the permanent record of this council meeting and in the decision record for these resolutions (Document Number 091197-30). He summarized the key points in the letter: 1) Hillsboro supports the Urban Growth Report dated June 1997, which estimates 7,000 acres should be added to the UGB; 2) it believes the 7,000-acre is the most reliable data in the region; and 3) it believes the information provided in the report is the most legally defensible information.

**Steve Weiss**, representing Community Alliance of Tenants (CAT), 2727 SE 16th Ave., Portland OR 97202, 232-5043, read his written testimony into the record. A copy of this may be found in the permanent record of this council meeting and in the decision record of these resolutions (Document Number 091197c-31). In summary, his organization believes Metro needs to include in the housing needs analysis the current--not just future--affordable housing shortage.

**Edward Starkie**, Leland Consulting Group 325 NW 22nd Ave., Portland OR 97210, 222-1600, read his written testimony into the record. A written copy of this testimony is included in the permanent record of this meeting and in the decision record of these resolutions (Record Number 091197c-32). In summary, he outlined the basic objectives of the 2040 plan, which are tied to reducing infrastructure costs and congestion. He urged that housing be created near jobs as a way to address this. He suggested adding a new performance measure, number 36, which keys current wage levels of those working in jurisdictions to housing prices in those jurisdictions as part of the jobs/housing balance. Without tying wages to housing costs in the same jurisdiction, numbers can indicate balance without reflecting the real situation.

**Ernie Platt**, 7160 SW Hazelton, Tigard, OR 97224, representing Coalition for Housing Affordability and Choice and the Home Builders Association of Metropolitan Portland, read his testimony into the record. A written copy of this testimony may be found in the permanent record of this meeting and in the decision record of these resolutions (Record Number 091197c-33). In

summary, he recommended at least a 10,000-acre expansion of the UGB, and he addressed the specific variables his group used to support that recommendation.

**Cynthia Balzola**, 5100 SW Macadam Ave., Portland, OR 97201, Co-chair of the Coalition for Housing Choice and Affordability and President Elect of the Portland Metropolitan Association of Realtors, 228-6595, read her testimony into the record. A copy of her letter is included in the permanent record of this meeting and in the decision record of these resolutions (Record Number 091197c-34). She recommended expansion of the UGB by a minimum of 10,000 acres as a means of controlling the rising cost of land.

**Bob Baker**, Coalition for Housing Choice and Affordability, representing the Portland Metropolitan Association of Realtors, answered a question asked of him earlier in the day, about what the term "affordable" means. In dollars, it means an income of about \$42,000 can afford a home costing about \$120,000. In June, only 79 houses out of 4,000 houses listed, located on the west side of the Willamette, cost \$120,000 or less. That represents 1.8% of the market; however, 50% of the home buyers fall in the \$42,000 or less income category. Their analysis indicates most of the increase in housing cost is due to the rising cost of land.

**Don Miner**, Coalition for Housing Choice and Affordability, Oregon Manufactured Home Association, explained the role of manufactured homes in the housing market. Manufactured homes have traditionally appealed to those seeking affordable housing. Land availability acutely affects the affordability of this type of home. He urged Metro to expand the UGB by at least 10,000 acres.

**Tony Jones**, Project Manager Housing Development Center, 3915 NE 37th, Portland, OR 97212, 249-8546, is a resident of NE Portland and a project manager for the Housing Development Center (HDC). He expressed concern about the balance between housing, jobs, and transportation. He recommended the following priorities for solutions: 1) crafting a replacement ordinance that requires if affordable housing units are removed, they must be replaced physically or through payment into a replacement fund; 2) creating a jobs/housing ordinance that requires developers of job-producing employment to either develop affordable housing or pay into a trust fund to develop affordable housing; 3) defining affordable housing as requiring no more than 30% of a household's income; 4) supporting fare-share housing, to distribute affordable housing throughout the region; and 5) promoting inclusionary zoning that allows multi-family and group homes throughout the region.

**Tasha Harmon**, Community Development Network and Coalition for a Livable Future, 2627 NE Martin Luther King Jr. Blvd., Room 202, Portland, OR 97212, 375-9884, spoke about the housing needs analysis and the relationship between the UGB and affordable housing. She fully supports what Mr. Weiss and Mr. Starkey already said. She emphasized that the net supply of existing affordable housing needs to be addressed, not just that in the supply of new construction. That means redevelopment must be evaluated in terms of what it displaces and replaces. She emphasized that a similar boom occurred 15 years ago, which rapidly increased land prices. This was before any discussion of the UGB. Rapidly increasing land prices happen in boom economies, unrelated to boundary issues. Expanding the boundary does not guarantee that prices will fall. Aside from questions of UGB expansion, the issue remains of putting policies in place to ensure housing affordability. Regarding housing choice, the biggest deficit in the area lies in availability of small houses on small lots, multi-family units, and affordable rental units near transportation. If policies mandate including these types of housing, then less land will be used and less will need to be added to the UGB.

**Doug Draper**, Genstar Land Company NW, General Manager, 11515 SW Durham Rd #E-9, Tigard, OR 968-2323 read his written statement into the record. A copy of this letter may be found in the permanent record of this meeting and in the decision record for these resolutions (Record Number 091197c-35). In summary, he believes the growth report as it stands should be retained, with minor modifications. He urged examining smart growth options rather than expanding the UGB. Such options include creating compact communities close to employment centers, with access to transportation options other than cars.

**Judy Pitcairn**, Habitat for Humanity home owner, 4805 NE 14th Place, Portland, OR 97211, 287-1347, told about her experience as a single mother of four who has lived for 11 years in a home built by Habitat for Humanity. She told of her experience moving from welfare to work, trying to improve her circumstances and that of her children. She told how important having a stable home has been. She supports the approach of Habitat for Humanity and sees a need for affordable homes throughout the city.

**Tony Cargill**, Sterling Equities Inc., 13150 SE Winston Rd., Boring OR 658-7712, is a past County planning-commission member. He has built homes and has also lived on a farm. He doesn't like to see farm land used for development when marginal land could be used. But regarding the urban reserves Tier 1, he said redevelopment in those areas will be difficult to accomplish. If estimates of land needs are based on the assumption that these areas will be redeveloped to greater densities, then those estimates are unrealistic and the UGB should be expanded, and the acreage in Tier 1 should be increased. Mr. Cargill also pointed out that some of the maps split tax lots and properties. Other areas designated as agricultural are not really prime agricultural lands. He gave an example of one parcel of 50 acres, which is now a dairy, that the boundary splits in half. Other examples show lines that do not follow local topography.

**Councilor McLain** asked for the number of the map to which Mr. Cargill had referred. He said it was map number 11. Councilor McLain asked for the name of the dairy farm. He said it belonged to Mr. and Mrs. Lee Schweitzer.

**Denny Krause**, Realtor in Gresham, represented the East Metro Association of Realtors and Coalition for Choice and Affordability. Mr. Krause urged Metro to consider expanding the UGB by at least 10,000 acre. He addressed the issue of affordability. He said ideals do not always match reality. He said there are social aspects that must be considered. He questioned some assumptions made. He gave an example of a 7-acre parcel in southwest Portland that has been on the market for some time but hasn't sold because it can't be developed in a way that meets the City of Portland's requirements. He said in cases like this, what looks like developable land isn't. He said this kind of situation needs to be taken into account when estimating inventories of developable land. He said east county lacks land for churches and medical clinics. He said density is important in the social mix, but the market is the best guide for determining optimum density.

**Laura Jackson**, 1316 NE Liberty Portland, OR 97211, 240-8567, shared her experience obtaining affordable housing through Habitat for Humanity. She is a single mother with three blind sons. She told about how she escaped homelessness through Habitat's opportunity, and how she and her sons helped build their own home. She emphasized how important home ownership has been in her life and how important Habitat for Humanity has been in providing affordable homes. She would like to see more programs like it.

**David DeFauw**, 6029 NE 7th Ave., Portland, OR 97211, 282-0561, spoke as a citizen and a realtor. He said with regard to affordability, the question of expansion of the UGB is irrelevant

unless affordable housing is included. He supports economically diverse neighborhoods. He gave an example of a friend, a cook, who makes \$9.00/hour. There is no housing she can afford in Lake Oswego, near her work. Neither is there anything in West Linn or even Southeast Portland. Mr. DeFauw suggested that any new housing be mandated to have an affordable component. The amount of affordable housing in the Metro area needs to be increased, not just maintained at its current level. The current level is too low.

**Corinne Weber**, Hayhurst and Maplewood Neighborhood Associations, 6245 SW 29th Ave Portland, OR 97221, 626-6779, talked about the value of accessory housing units in addressing the affordable housing problem. She cited instances where this approach has worked to add desirable density to neighborhoods without affecting their existing character. She complimented Don Morissette for building accessory houses in new construction.

**Presiding Officer Kvistad** closed the public hearing at 6:55 PM.

**Councilor McLain** thanked those who came to listen and to testify. She said the Council appreciated the input from the business community, and she said these perspectives have been part of the advisory committees who have been reviewing the reports all along. She said that more opportunities will be provided for public input and review in the next four or five weeks.

**Presiding Officer Kvistad** said the final public testimony for Housing Analysis and Growth Report will be held on September 18, 1997, beginning at 5:30 in the Gresham City Hall, there will be. He encouraged people to take advantage of that opportunity. He thanked all of those who participated.

## 9. ADJOURN

There being no further business to come before the Metro Council, Presiding Officer Kvistad adjourned the meeting at 6:57 p.m.

Prepared by,

Chris Billington  
Clerk of the Council

The following documents were submitted into the record by the Clerk of the Council at this meeting.

Document #	Document Date	Document Title	TO/FROM	RES/ORD
091197c-01	9/4/97	Letter on Housing Choices for the Region	TO: Metro Council FROM: Kevin O'Sullivan 7624 N. Kellogg St. Portland OR 97204	Resolution No. 97-2559
091197c-02	9/6/97	Notice in Oregonian of Public Hearings on Resolution No. 97-2550 Urban Growth Report and Resolution No. 97-2559 Housing Needs Analysis	TO: Oregonian FROM: Council Outreach Office	Resolution No. 97-2559 and Resolution No. 97-2550
091197c-03	9/11/97	Postcards from 273 individuals requesting affordable housing	TO: Metro Council  FROM: 109 individuals - see attached list for names	Resolution No. 97-2559
091197c-04	5/12/97	Memo concerning timeline for Urban Growth Report and Framework Plan	TO: Metro Council FROM: Susan McLain Growth Management Committee Chair	Resolution No. 97-2550
091197c-05	5/21/97	Memo concerning Land Use and Growth Issues	TO: MCCI FROM: Susan McLain Councilor District 4	Resolution No. 97-2550
091197c-06	5/20/97	Memo on Council Work Session Concerning the Urban Growth Report	TO: Metro Council FROM: Susan McLain Growth Management Committee Chair	Resolution No. 97-2550
091197c-07	9/9/97	Memo re: final meeting schedule for Regional Growth Management Issues	TO: MPAC-MTAC Members FROM: John Fregonese, Director of Growth Management Services	
091197c-08	5/15/97	Minutes of May 15, 1997 Metro Council Meeting		Resolution No. 97-2550 Resolution No. 97-2559
091197c-09	8/5/97	Letter re Regional Urban Growth Goals and Objectives	TO: City Planning Commission FROM: Jeffrey Stookey	
091197c-10	6/5/97	Urban Growth Report Calendar- Housing Needs Analysis		Resolution No. 97-2550 Resolution No. 97-2559
091197c-11	9/11/97	List of Public Hearings and Listening Posts		Resolution No. 97-2550 Resolution No. 97-2559

091197c-12	8/21/97	Memo re: Public Hearing Notices on Urban Growth Report/Housing Needs Analysis and Regional Framework Plan	TO: Jon Kvistad and Susan McLain FROM: Chris Billington Metro Clerk of the Council	Resolution No. 97-2550 Resolution No. 97-2559
091197c-13	8/1/97	Memo re: MPAC recommendations on Affordable Housing Language in Regional Framework Plan	TO: Rob Drake, Jim Franscesconi, Barbara Herget FROM: Don Neureuther Neighborhood Partnership Fund	
091197c-14	8/25/97	Postcard re: UGB	TO: Chris Billington Clerk of the Council FROM: Judy & Michael Heumann	
091197c-15	5/21/97	Memo re: timelines for Urban Growth Boundary adjustments	TO: Don Morissette Councilor FROM: Mike Burton Executive Officer	
091197c-16	5/22/97	Executive Communication Update	TO: Presiding Officer Jon Kvistad FROM: Executive Officer Mike Burton	
091197c-17		Postcard Metro sent re: Urban Growth Report and Regional Framework Plan public hearings	TO: Community FROM: Metro Council Office	Resolution No. 97-2550 Resolution No. 97-2559
091197c-18	5/22/97	Memo re: Revised Urban Growth Report and Housing Needs Analysis	TO: Presiding Officer Jon Kvistad FROM: Executive Officer Mike Burton	Resolution No. 97-2550 Resolution No. 97-2559
091197c-19	5/7/97	1997 Metro GM Policy Issue Calendar		
091197c-20	8/18/97	Letter re: UGB	TO: Mark Turpel Growth Management Staff FROM: Lisa Graham	
091197c-21	8/22/97	Letter re: UGB	TO: Clerk of the Council FROM: Joseph Miller, Jr.	
091197c-22	8/20/97	Letter re: Urban Growth Report and Housing Needs Analysis	TO: Regional Partners FROM: Jon Kvistad Presiding Officer and the Metro Council	Resolution No. 97-2550 Resolution No. 97-2559
091197c-23	8/25/97	Letter re: regional Framework Plan/How should our region grow testimony	TO: Metro Council FROM: Nancy Lea Chair Piedmont Neighborhood Association PO Box 5914 Portland OR	Resolution No. 97-2550 Resolution No. 97-2559

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091197c-24	9/11/97	Flyer re: Urban Growth Report and Regional Framework Plan public hearing dates		Resolution No. 97-2550 Resolution No. 97-2559
091197c-25	8/28/97	Phone call re: UGR testimony		Resolution No. 97-2550
091197c-26	9/2/97	Letter re: affordable housing	TO: Metro Councilors FROM: Tasha Harmon, Community Development Network	Resolution No. 97-2559
091197c-27	June 1997	Urban Growth Report- Revised Draft		Resolution No. 97-2550
091197c-28	May 1997	Housing Needs Analysis		Resolution No. 97-2559
091197c-29	April 30, 1997	Baseline Urban Growth Data Preliminary Review Draft		
091197c-30	September 11, 1997	Metro Urban Growth Report	TO: Metro Council FROM: Mayor Gordon Faber, City of Hillsboro, 123 W Main Street Hillsboro OR 97123	Resolution No. 97-2550
091197c-31	September 11, 1997	Housing Needs Analysis Testimony	TO: Metro Council FROM: Steve Weiss 2727 SE 16th Ave Portland OR 97202	Resolution No. 97-2559
091197c-32	September 11, 1997	Jobs Housing Balance and the Housing Needs Analysis	TO: Metro Council FROM: Ed Starkie, Leland Consulting Group, 325 NW 22nd Ave Portland OR 97210	Resolution No. 97-2550 Resolution No. 97-2559
091197c-33	September 11, 1997	Urban Growth Report and Housing Needs Analysis	TO: Metro Council FROM: Ernie Platt no address listed	Resolution No. 97-2550 Resolution No. 97-2559
091197c-34	September 11, 1997	Urban Growth Report Affordable Housing Expansion of the UGB	TO: Metro Council FROM: Cynthia Balzola 5100 SW Macadam Suite 360 Portland OR 97201	Resolution No. 97-2550 Resolution No. 97-2559
091197c-35	September 11, 1997	Urban Growth Report	TO: Metro Council FROM: Doug Draper Genstar 11515 SW Durham Rd Tigard OR	Resolution No. 97-2550
091197c-36	September 11, 1997	Urban Growth Report	TO :Metro Council FROM: Tom Cropper Multnomah Activists	Resolution No. 97-2550



			Solutions LCC PO Box 18025 Portland, OR 97218	
091197c-37	August 28, 1997	Expansion of the Urban Growth Boundary and First Tier Urban Reserves	TO: Metro Council FROM: John and Eleanor Yeager 17601 SW Brookman Rd Sherwood OR 97140	
091197c-38	September 11, 1997	Urban Growth Report	TO: Metro Council FROM: Betty Atteberry Executive Director Sunset Corridor Association 15455 NW Greenbrier Pkwy Suite 210 Beaverton OR 97006	Resolution No. 97-2550
091197c-39	September 11, 1997	Urban Growth Report	TO: Metro Council FROM: Lisa Graham representing Jean Stanley 1400 Washington St Suite 200 Vancouver, WA 98665	Resolution No. 97-2550
091197c-40	September 11, 1997	Urban Growth Report and Housing Needs Analysis	TO: Metro Council FROM: Mark Turpel, Growth Management Services Department	Resolution No. 97-2550
091197c-41	no date listed	copies of slide presentation Housing Needs Analysis Summary produced by the Growth Management Service Department	TO: Metro Council FROM: Growth Management Services Department	Resolution No. 97-2559
091197c-42	no date listed	Metro's Urban Growth Report Summary produced by the Growth Management Service Department	TO: Metro Council FROM: Growth Management Services Department	Resolution No. 97-2550
091197c-43	9/9/97	Urban Growth Report Buildable Lands and Capacity Analysis produced by the Growth Management Service Department	TO: Metro Council FROM: Growth Management Services Department	Resolution No. 97-2550
091197c-44	8/1/97	Notice of Proposed Rulemaking Hearing concerning manufactured dwelling parks rule to the Department of Justice State of Oregon	TO: Metro Council FROM: Don Miner Oregon Manufactured Home Association	Resolution No. 97-2559
091197c-45	9/8/97	Urban Growth Report	TO: Metro Council	Resolution No. 97-

091197c-46 8/26/97

Letter concerning "How  
Should Our Region  
Grow"

FROM: Rob Drake  
MPAC Chair  
TO: Clerk of Metro  
Council  
FROM: Richard Abel  
1730 SW 90th Ave  
Portland OR 97225

2550  
Resolution No. 97-  
2550  
Resolution No. 97-  
2559