

## METRO POLICY ADVISORY COMMITTEE MEETING RECORD

January 25, 2006 – 5:00 p.m.

Metro Regional Center, Council Chambers

**Committee Members Present:** Chuck Becker, Nathalie Darcy, Dave Fuller, John Hartsock, Jack Hoffman, Richard Kidd, Charlotte Lehan, Diane Linn, Alice Norris, Wilda Parks, Chris Smith, Larry Sowa

**Committee Members Absent:** Ken Allen, Richard Burke, Larry Cooper, Rob Drake, Bernie Giusto, Tom Hughes, Tom Potter, Katherine Ruthruff, Erik Sten, Steve Stuart, (Multnomah Co. Special Districts – vacant, Governing Body of School District –vacant)

**Alternates Present:** Laura Hudson, John Leeper, Lane Shetterly

**Also Present:** Frank Angelo, Angelo Easton & Associates; William Ashworth, Oregon Realty; Margaret Bax, City of Portland; Hal Bergsma, City of Beaverton; Ron Bunch, City of Gresham; Carol Chesarek, Citizen; Bob Clay, City of Portland; Valerie Counts, City of Hillsboro; Danielle Cowan, City of Wilsonville; Tom Cox, Citizen; Shirley Craddick, City of Gresham; Brent Curtis, Washington County; Tom Cusack, HUD; Kay Durtschi, MTAC; CJ Grimes, SEIU Local 49; Jon Holan, City of Forest Grove; Stephan Lashbrook, City of Lake Oswego; Jane Leo, Portland Metro. Assoc. of Realtors; Irene Marvich, League of Women Voters; Doug McClain, Clackamas County; Bud Moore, Beaverton School District; Paul Savas, Special Districts, Clackamas County; Martha Schrader, Clackamas County; Jan Youngquist, Beaverton School District

**Metro Elected Officials Present:** Liaisons – Carl Hosticka, Council District 3, Robert Liberty, Council District 6 others in audience: Brian Newman, Council District 2; David Bragdon, Metro Council President; Rex Burkholder, Council District 5; Rod Park, Council District 6

**Metro Staff Present:** Kim Bardes, Dan Cooper, Dick Benner, Andy Cotugno, Marisa Cravens, Chris Deffebach, Lake McTighe, Gerry Uba

### 1. SELF-INTRODUCTIONS, ONE MINUTE LOCAL UPDATES & ANNOUNCEMENTS

Mayor Richard Kidd, MPAC Chair, called the meeting to order at 5:02 p.m. Chair Kidd asked those present to introduce themselves.

### 2. CITIZEN COMMUNICATIONS FOR NON-AGENDA ITEMS

There was none.

### 4. COUNCIL UPDATE

Councilor Brian Newman said that Metro was working on content for a possible bond measure on restoration and natural areas acquisition for the November ballot. He reviewed the dates and times for a series of forums being held around the region pertaining to the bond measure. He also mentioned upcoming forums and Council Public Hearings on the potential bond measure.

Councilor Robert Liberty said that Metro recently had the first speaker of a regional economic development speaker series, Michael Gallis, and that his presentation was very well received.

Councilor Newman said that the Council was working on the budget for next year and that there might be some amendments that would go before the Council on February 2, 2006. He said that there were several initiatives that the Council would be working on regarding the "New Look." One, referred to as "shape of the region," would be looking at expansion. Do we need to expand? Where will we grow urban reserves, buffers, edges, etc.? He said that the process had just begun and Metro had applied to the Department of Land Conservation and Development for a \$250,000 grant to help fund much of the analysis. He said that this would include work by the Department of Agriculture to do some inventories of lands and farming activities, and cultural/economic impacts around the region. He said that the committee had the first meeting today, and in the future, as they reached policy questions, those would get kicked up to MPAC. He said that there would be many opportunities for MPAC to weigh in on this material later in the process.

Chair Kidd said that the forum on the proposed bond measure held in his community had been successful and informative. He pointed out that if the bond measure were to pass then each jurisdiction would have their wish list resulting from the bond measure. He said the bond measure would go before voters in November.

### 3. CONSENT AGENDA

Meeting Summary for January 11, 2006 and 2006 MTAC Nominations for MPAC Consideration:

Motion:	Mayor Chuck Becker, City of Gresham, with a second from, Mayor Alice Norris, City of Oregon City, moved to adopt the consent agenda and the MTAC Nominations without revisions.
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Vote:	The motion passed unanimously.
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Chair Kidd said that the Nominating Committee had put forth Mayor Alice Norris' name for the position of 2<sup>nd</sup> Vice Chair for MPAC.

Motion:	John Hartsock, Clackamas County Special Districts, with a second from, Nathalie Darcy, Washington County Citizen, and Jack Hoffman, City of Lake Oswego, moved to nominate Mayor Alice Norris, City of Oregon City, for the 2 <sup>nd</sup> Vice Chair position on MPAC for 2006.
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Vote:	The motion passed unanimously.
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### 6. EXPANSION AREA PLANNING FUND UPDATE

Councilor Newman reviewed the reasons for forming the committee and then explained the recommendation for the committee members. The Expansion Area Planning Fund (EAPF) report is attached for the record.

Mayor Chuck Becker, City of Gresham, asked if a city had already done some planning on that new land brought in during 2002 and 2004 would they receive reimbursement for that money already paid out?

Councilor Newman said that had not been part of the committee recommendation.

Reed Wagner, Policy Advisor, said that the recommendation stated that the fund would apply to all action taken after January 1, 2006.

Councilor Newman said when MPAC deliberated on this issue in order to give Council a recommendation, they could then highlight that as something the Council should consider.

Mayor Becker said that the reason he was asking was that the City of Gresham had been asked to accelerate the planning for Springwater. He said that Gresham was doing everything they could to comply and it did not seem fair that other areas that did not comply would get all the monies.

There was discussion about excise tax and how that would apply to the areas brought into the urban growth boundary (UGB) during the 2002 and 2004 decision and to development.

Chair Kidd said that the report indicated that the fee would sunset at the end of the three (3) years. He wanted to know if there was a sunset clause that addressed reaching the 5.6 million dollar cap first?

Councilor Newman said the committee was very firm that it should not exceed three (3) years. He said that whether or not there was enough building activity that the 5.6 million was reached before the end of three (3) years was not certain. He said that the homebuilders were supportive of the 3-year sunset. He said that could be part of MPAC's recommendation as well.

Mr. Wagner said that the grant application should be sent out as soon as possible. He said that the recommendation was that Metro would front-load the money. He said that by front-loading it they should have a pretty good indication by the 2<sup>nd</sup> year of how much money would be necessary to complete the work that needed to be done. Then they would be able to anticipate how much longer they would need to go before they reached the full cost and the sunset date.

Councilor Liberty said that he had heard that the cost of materials was currently so high that building projects had been eliminated. He asked Mr. Wagner how confident the committee was that the level of building activity would continue.

Mr. Wagner said that all projections had been based on levels of development over the last four (4) years, and he acknowledged that those levels could change. He said the actual recommendation did not address costs beyond estimates or shortfall. There was discussion about the value of the permits and how those were calculated.

Chair Kidd said that the concern was that if the building curve that currently existed dropped, how would that affect collection of the monies for comprehensive planning? He expressed concern that if Metro front-loaded that money, applied for the grant, received the grant, and did the work, and the plan was ready to go but the builders would not build because the market had dropped, then Metro would be left holding the bag.

Councilor Carl Hosticka said that if reimbursement was an issue, then they might have to readjust the cost estimates to see how much money would be required to meet the need.

Mayor Becker asked how many jurisdictions/areas had completed the planning for the 2002 portion that had been brought into the boundary.

Councilor Newman said that Damascus and Springwater were the only two areas that had made any planning progress. He said that the 6000 acres brought in did not include Damascus because Damascus was funded. He reviewed the areas that had been brought in.

## **5. HOUSING CHOICE TASK FORCE FINAL REPORT**

Councilor Rex Burkholder reviewed the charge of the committee and the process that the committee had undertaken to reach the final report.

Councilor Liberty reviewed the handout, "Regional Housing Choice Implementation Strategy" which is attached and forms part of the record.

Bill Ashforth, Housing Choice Task Force (HCTF) Committee, said that all three (3) of the subcommittees had come to the same conclusion that the reporting aspect was prejudicial to anything that they chose to do. He said that they found that in each jurisdiction the actual inventory of affordable housing was not complete. In order to have a cohesive policy and funding or to address areas of most concern that reporting aspect was of primary importance.

Margaret Bax, HCTF Committee, talked about revenue streams and funding sources.

Tom Cusak, HCTF Committee, talked about income limits. He provided a handout on this and that is attached and forms part of the record.

Hal Bergsma, HCTF Committee, talked about the land use policies for increasing affordable housing.

Councilor Liberty said there were more players involved now in affordable housing issues than ever before. He said that the Metro Council had set aside money for this issue because they thought it was important. He said Metro was working on the budget for the next fiscal year and there would be tradeoffs that they would have to make. He said the question for partners in the region was "how important do you think the affordable housing system is?"

Commissioner Diane Linn, Multnomah County, said that was a fair question and that it would only get harder. She referenced the rising costs for healthcare, energy, affordable housing, and other concerns. She said that more people were going to food banks and that there had been a rise in homelessness. She said that studies indicated that unless people had a place to stay and support services, the community ended up spending more money putting them in jail or other facilities. She said they should look at results and see how making inroads in producing more units would help in creating solutions. She said that they should look at multi-dwelling units to be reused for housing. She said that all the available tools were great but the issue needed to be taken to a higher and simpler level. She said that they needed to create effective solutions for affordable housing and that it would take concerted effort. She said she hoped Metro would continue with this effort, as it was a growing concern.

## **7. ORDINANCE 06-1110 TITLE 11 PUBLIC FACILITIES**

Dick Benner, Metro Attorney, reviewed the materials included in the packet for the members. He said that MTAC would look at this again next week and that they would make a recommendation for the next MPAC meeting, therefore MPAC would have a chance to review and make a recommendation for Metro Council. He reviewed what MTAC had commented on so far. There would be a more in-depth report for the MPAC members at the next meeting.

Chris Smith, Multnomah County Citizen, talked about the importance of safe routes to schools and the need to have school planning integrated in the overall plan of community. He said they needed to create some momentum to connect those values back into the discussion.

Larry Sowa, Clackamas County, asked about the question of immanent domain.

Mr. Benner said the ordinance only addressed the ability to take larger parcels and divide into smaller parcels for public facilities. There was discussion about ownership, purchase of property before it was brought into the boundary versus after, the risks involved, and the reality of the problems faced by public facilities.

Andy Cotugno, Planning Director, said that schools were usually active participants in the planning process.

Jack Hoffman said he had concern that the ordinance would allow school districts to shop areas even if no concept planning had begun. He asked that MTAC examine carefully the unintended consequences of the ordinance.

Chair Kidd said he would probably support the ordinance. He said that immanent domain was the last tool in his toolbox that he would use as a mayor.

## **8. MAYORS' FORUM**

Chair Kidd distributed an agenda for the Mayors/Chairs forum to be held on February 3<sup>rd</sup>, 2006. That document is attached and forms part of the record. He emphasized that Mayors from all over the region, both inside and outside the boundary were invited. He said that anyone could attend the meeting, but the emphasis and discussion was only for the mayors and chairs.

Jack Hoffman reviewed the time frame, the agenda, and the focus of the Mayors/Chairs forum.

There being no further business, Chair Kidd adjourned the meeting at 6:44 p.m.

Respectfully submitted,



Kim Bardes  
MPAC Coordinator

ATTACHMENTS TO THE RECORD FOR JANUARY 25, 2006

The following have been included as part of the official public record:

<b>AGENDA ITEM</b>	<b>DOCUMENT DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT NO.</b>
<b>#3 MTAC Nominations</b>	1/23/06	2006 MTAC Nominations for MPAC Consideration and MTAC membership list	012506-MPAC-01
<b>#6 Expansion Area Planning Fund</b>	1/25/06	Expansion Area Planning Fund Report	012506-MPAC-02
<b>#5 Housing Choice Report</b>	1/25/06	Regional Housing Choice Implementation Strategy, Recommendation of the Housing Choice Task Force draft report	012506-MPAC-03
<b>#5 Housing Choice Report</b>	January 2006	2005 Portland Metro HUD Income Limits submitted by Tom Cusack, HUD	012506-MPAC-04
<b>#8 Mayors' Forum</b>	January 2006	Mayors'/Chairs' Forum "Investing in our Communities" agenda	012506-MPAC-05