

## MINUTES OF THE METRO COUNCIL MEETING

Thursday, April 20, 2006  
Metro Council Chamber

Councilors Present: David Bragdon (Council President), Susan McLain, Robert Liberty, Rex Burkholder, Carl Hosticka, Rod Park, Brian Newman

Councilors Absent: Rod Park (excused)

Council President Bragdon convened the Regular Council Meeting at 2:01 p.m.

### 1. INTRODUCTIONS

There were none.

### 2. CITIZEN COMMUNICATIONS

There were none.

### 3. CONSENT AGENDA

#### 3.1 Consideration of minutes of the April 13, 2006 Regular Council Meetings.

Motion:

Councilor Liberty moved to adopt the meeting minutes of the April 13, 2006 Regular Metro Council.
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Vote:

Councilors Burkholder, McLain, Liberty, Newman, Hosticka and Council President Bragdon voted in support of the motion. The vote was 6 aye, the motion passed.
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### 4. ORDINANCES – SECOND READING

#### 4.1 **Ordinance No. 06-1114**, An Ordinance Confirming the Re-Adoption of Metro Code 7.03 (Investment Policy)

Motion:	Councilor McLain moved to adopt Ordinance No. 06-1114.
Seconded:	Councilor Hosticka seconded the motion

Councilor McLain introduced the ordinance. State law required the annual re-adoption of the investment policy. She urged support.

Council President Bragdon opened a public hearing on Ordinance No. 06-1114. No one came forward. Council President Bragdon closed the public hearing.

Vote:

Councilors Hosticka, Burkholder, McLain, Newman, Liberty and Council President Bragdon voted in support of the motion. The vote was 6 aye, the motion passed.
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4.2 **Ordinance No. 06-1117**, For The Purpose of Dedicating a Metro Open Spaces Property in the Tryon Creek Linkages Target Area.

Motion:	Councilor Newman moved to adopt Ordinance No. 06-1117.
Seconded:	Councilor McLain seconded the motion

Councilor Newman said they had received a request to name one of Metro's open spaces in the Tryon Creek area after a fallen sheriff, Sheriff Deputy Ernest Loll. He noted that there was precedence for naming open spaces as had been done for former councilor Judy Weir. He thanked the neighborhood association for their request. He noted that the site would be called Loll Wildwood.

Council President Bragdon opened a public hearing on Ordinance No. 06-1117.

Nancy Drais, West Portland Neighborhood Association, 18111 S Clark Lane Oregon City Oregon 97045 said she wrote the letter on behalf of the Friends of Tryon Creek. She thanked the Council for considering the request. Councilor Newman was curious as to how they came up with the name. Ms. Drais said they had grappled with the name. A member of the Friends group had made the suggestion and so she had made the request.

Amanda Fritz, Friends of Arnold Creek, 4106 SW Vacuna St Portland OR 97219 said they had the public process in 1998 for the naming. She thanked the Council for their consideration of this ordinance. She explained the process they had gone through. She said this also honored Judy Weir who had made this purchase of open space happen while she served as a Metro Councilor.

Council President Bragdon closed the public hearing.

Vote:

Councilors Hosticka, Burkholder, McLain, Newman, Liberty and Council President Bragdon voted in support of the motion. The vote was 6 aye, the motion passed.
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**5. RESOLUTIONS**

5.1 **Resolution No. 06-3688**, For the purpose of Granting an Easement to Washington County Department of Land Use and Transportation for Non-Park Use through Metro Property in the Jackson Bottom Dairy/McKay Creeks Target Area.

Motion:	Councilor McLain moved to adopt Resolution No. 06-3688.
Seconded:	Councilor Newman seconded the motion

Councilor McLain explained that this easement would allow Washington County to build a new bridge in the Jackson Bottom Dairy/McKay Creeks Target Area. They had followed Metro Code and were working with their Washington County partner. Council President Bragdon thanked Councilor McLain and Dan Cooper, Metro Attorney, for their efforts on this issue.

Vote:

Councilors Hosticka, Burkholder, Newman, McLain, Liberty, and Council President Bragdon voted in support of the motion. The vote was 6 aye, the motion passed.
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5.2 **Resolution No. 06-3677A**, For the Purpose of Accepting the Regional Housing Choice Implementation Strategy recommended by the Housing Choice Task For Appointed by the Metro Council.

Motion:	Councilor Liberty moved to adopt Resolution No. 06-3677A.
Seconded:	Councilor Burkholder seconded the motion

Councilor Liberty thanked the Task Force for their service. He spoke to the history of the resolution and the goals of the Task Force. He provided some statistics on housing prices around the nation. He said that this task force was a follow-up from the Regional Affordable Housing Task Force. He talked about the definition of affordable housing.

Councilor Burkholder also thanked the Task Force for their efforts. He noted the broad range of interests that served on the committee. The issue affected all of our lives. He spoke to the need for jurisdictional reporting and that this Task Force was set up in part to address this issue. He also noted that this committee would be here to provide advice. They wanted something on going to provide a consistent presence in the agency that addressed housing issues. They were calling for an ad hoc committee to address affordable housing. He provided additional details on the report. Councilor Liberty added that the experience they had in Wilsonville was very productive and they would like to continue this effort.

Council President Bragdon opened a public hearing

Hal Bergsma, Planning Service Manager of City of Beaverton, 4755 SW Griffith Beaverton OR 97076 said he was here to convey a letter written by Mayor Rob Drake and Joseph Grillo from the City of Beaverton. Both individuals had served on the Housing Choice Task Force. He summarized the letter (a copy of this letter is included in the record). Councilor Newman talked about the jurisdictional issue of reporting when he first started on the Council. He asked Mr. Bergsma if he had higher hopes about reporting now. Mr. Bergsma said he was a member of Metro Technical Advisory Committee (MTAC). There had been a lot of discussion about affordable housing over the years. He said one recommendation that came out of the report was to deemphasize reporting and focus on getting more affordable housing built. He explained that they hoped to learn from the experiences in the region.

Jane Leo, Portland Metropolitan Association of Realtors, 5331 SE Macadam Ave Portland OR 97219 read her testimony into the record (a copy of which is included in the record). They were happy to be involved in continued conversations.

Ramsey Weit, Executive Director of the Community Housing Fund, 3700 SW Murray Blvd #190 Beaverton OR 97005 thanked the Council for bringing this issue to the limelight. He urged passage of the resolution. He spoke to the original charge of the Task Force. He observed that there was need to raise awareness of affordable housing. They wanted to see affordable housing included in the discussions having to do with transportation and land use planning. Second, he felt Metro could help increase production of affordable housing. Their group knew how to do this. They would look to Metro to be a convener to increase revenue for affordable housing. Third, Council could help reduce development costs through staff and technical assistance to generalize the knowledge. Finally, he had been an advocate for years. This approach had mixed success but this report helped bring the issue to the forefront.

Kate Allen, Enterprise Foundation, 520 SW 6<sup>th</sup> Ave Suite 700, Portland OR 97204 thanked the Council for the opportunity to serve on the Task Force. The composition of the committee spoke to the intent of goal. She said Metro had some very important tools to advance the goals of providing equal access to affordable housing in the region. Resources and technical assistance was key to success of affordable housing and to having a range of housing. She talked about the City of Wilsonville experience and meeting their housing goals. She urged adoption of the resolution. Councilor Liberty said this problem would not be solved anytime soon. He said in the report they had addressed increase in homeownership as well as increase of home prices. He noted that rents had stayed relatively stable. He asked how long she thought this would last. Ms. Allen said the rents may be stable but individuals were less able to afford the rents. Councilor Liberty expressed concern that rents would go. Ms. Allen responded to his comment.

Erin O'Rourke-Meadors, 5261 Coventry Court, Lake Oswego, OR 97035, said she appreciated the dedication of the Task Force members. She urged adoption of the resolution. She also requested that Council engage the jurisdictions as true partners and not adversaries. She recommended pursuing changes in state law and detailed those changes. She also asked that Metro dedicate financial resources to this issue. She commented that beyond the possible significance of increased rent, when there were flat rents, there were a lot of condo conversions. She thought they needed safeguards to limit the minimal inventory of rentals. Councilor Burkholder thanked Ms. O'Rourke-Meadors for her comments.

Council President Bragdon closed the public hearing

Councilor Newman asked about item 2 of the resolution and wondered by adopting the resolution were they were implying that all recommendations were endorsed. Councilor Liberty responded to his question. Councilor Newman asked about the permanency of the committee. Councilor Liberty said this committee would continue providing advice to the Council. Mr. Cooper explained the difference between advisory committees and task forces. Councilor McLain asked about having an ongoing committee to achieve the result. Mr. Cooper said they could form an advisory committee with a sunset date.

Councilor Newman wondered what the budget implications were to add an advisory committee and an ad hoc committee. Andy Cotugno, Planning Director, explained what was currently proposed in the budget and the potential amendment from Councilor Liberty. He explained the impact. Councilor Hosticka asked if the term work force housing had operational significance and where was it in the report. Councilor Liberty responded to his question on the definition of work force housing. Gerry Uba, Planning Department, said the term work force housing separated the homelessness issue that was related to affordable housing. Affordable housing was still used nationally. Councilor McLain said pages 52 and 53 addressed solutions in the toolbox. The report provided some details to implementation suggestions and strategies. This resolution was the next step. It was making a commitment to say that Metro was not going to give up the idea of providing shelter for the region. She felt this was the right thing to do. She felt that the resolution was a safeguard to continue to analyze and refine Council's involvement.

Council President Bragdon thanked Councilors Burkholder and Liberty for their efforts and their philosophies in turning the focus around. They had converted this into something useful. He was really impressed with the pilot program in Wilsonville. This was why there was merit in taking the next step. He would be supporting the resolution.

Councilor Newman also thanked Councilor Liberty and Burkholder for their vision and their optimism. He would be supporting this resolution but expressed concerns: the creation of a new committee and an ad hoc committee. There was a limited universe of those who were willing to serve. He felt it was better to have short-term task forces. Second, using Goal 5 as an example, they felt that they were in a no win situation. He didn't want to go down that same path with the housing issue. He was also concerned about the budget implication for the next year. However, affordable housing was a concern of the region. Metro could provide technical assistance.

Motion to amend:	Councilor Burkholder moved to amend Resolution No. 06-3677A. In "Be it Resolved #3" replace the word "resolution" with "legislation" and take out the word "permanent".
Seconded:	Councilor Liberty seconded the motion

Vote: 

Councilors all supported the change, the amendment passed.
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Motion to amend:	Councilor Burkholder moved to amend Resolution No. 06-3677A. In "Be it Resolved #5" take out the words "publicly owned".
Seconded:	Councilor Liberty seconded the motion

Vote: 

Councilors all supported the change, the amendment passed.
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Councilor Burkholder said they had made a lot of progress on a regional response to housing issues. How could they do better? What could they do as governments to stop doing things that increased the cost of housing? They wanted to look at the regulatory structures and ask, were they in the way? He felt this was the start of some really good work. They did not meet as a full committee every month but broke off into subcommittees. He felt this model was very successful. He urged an aye vote.

Councilor Liberty said the operative word was "resolution". This was a regional issue. This agency integrated prospective and brought together a holistic approach. The work of the committee was practical. He did not think this would ever be solved but they could make progress.

Vote: 

Councilors Hosticka, Burkholder, Newman, McLain, Liberty, and Council President Bragdon voted in support of the motion. The vote was 6 aye, the motion passed.
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Councilor Burkholder said they had certificates of appreciation for those who had served on the Task Force. He handed these out to members that were present.

**6 EXECUTIVE SESSION HELD PURSUANT TO ORS 192.660(1)(e).  
DELIBERATIONS WITH PERSONS DESIGNATED TO NEGOTIATE  
REAL PROPERTY TRANSACTIONS.**

Time Began: 3:22pm

Members present: Phil Whitmore, Dan Cooper, Andy Cotugno, Meganne Steele, Michael Jordan

Time Ended: 3:41pm

6.1 **Resolution No. 06-3689**, For the Purpose of Authorizing the Chief Operating Officer to Purchase Property in the Gresham Civic Neighborhood, NE of the Max station, for a Transit Oriented Development Project

Motion:	Councilor Liberty moved to adopt Resolution No. 06-3689.
Seconded:	Councilor McLain seconded the motion

Councilor Liberty said this resolution would allow for a purchase of property in the Gresham Civic area. Councilor Burkholder said he would be abstaining on this resolution and explained his vote. The market in this area was increasing. He wanted to give a message to take a look at the broader picture in terms of where we were going with the Transit Oriented Development (TOD) program. There were a lot of areas that were identified as centers and transit oriented development sites. Councilor Newman asked Mr. Whitmore about ground floor retail and the possibility that City of Gresham update their zoning code. Mr. Whitmore responded to his question. Councilor Newman asked about other projects in the area. Mr. Whitmore provided a summary of what was happening with other properties in the area and their hopes for the future.

Councilor Liberty said Mr. Whitmore put together a presentation on the TOD program. He suggested that if Council had concerns they share those with staff. Mr. Whitmore said after the Get Centered event in Gresham there was a lot of optimism. They needed to take a leap where there was self-finance which would establish the opportunity for other developers. Councilor McLain said she felt comfortable with the TOD report. She would be voting for this resolution. They had been asked how you make creative changes in the market. One of the successes of the TOD program was that they had created a sense of place. She would like to see more projects out west but they needed to see some successes. She felt Metro had been pragmatic and that the Office of the Metro Attorney had made sure that the risks were minimal. Councilor Newman said he would be supporting the resolution but with some of the same concerns that Councilors McLain and Burkholder had expressed. He was willing to take a little risk. He hoped that more of the market would have changed in Gresham. He talked about the Milwaukie TOD project and its successes. TOD was about strategic investments.

Vote:

Councilors Hosticka, Newman, McLain, Liberty, and Council President Bragdon voted in support of the motion. The vote was 5 aye, the motion passed with Councilor Burkholder abstaining from the vote.
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**7. CHIEF OPERATING OFFICER COMMUNICATION**

Michael Jordan, COO, assured Council that Management would be watching out for their interest. He talked about next week's three Council meetings.

**8. COUNCILOR COMMUNICATION**

Councilor Burkholder said this morning was a culmination of the Regional Transportation Plan update regional effort. The meeting included a variety of people who participated. Most of the meeting was spent in small group addressing new ideas. He was pleased with the launch of the program. He provided a calendar of the upcoming events. He thanked Council for their participation.

Metro Council Meeting

04/20/06

Page 7

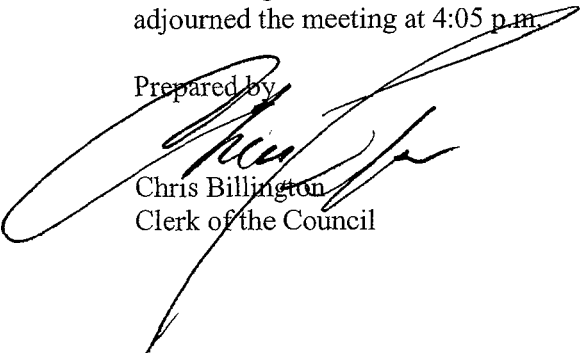
Councilor Hosticka said they would have their first meeting of Economic Advisors next Thursday before the Council meeting. He urged Councilors attendance at the luncheon.

Councilor Newman said they had their first meeting of the Oregon Zoo Future Vision Committee last Tuesday. The meeting was well attended. Members were enthusiastic.

**8. ADJOURN**

There being no further business to come before the Metro Council, Council President Bragdon adjourned the meeting at 4:05 p.m.

Prepared by



Chris Billington  
Clerk of the Council

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF APRIL 20, 2006**

<b>Item</b>	<b>Topic</b>	<b>Doc Date</b>	<b>Document Description</b>	<b>Doc. Number</b>
3.1	Minutes	4/13/06	Metro Council Meeting Minutes of April 13, 2006	042006c-01
6.1	Revised resolution	4/20/06	<b>Resolution No. 06-3689</b> , For the Purpose of Authorizing the Chief Operating Officer to purchase property in the Gresham Civic Neighborhood, NE of the Max station, for a Transit Oriented Development Project	042006c-02
5.2	Memo	4/13/06	To: David Bragdon and Metro Council From: Councilors Burkholder and Liberty, Co-Chairs Housing Choice Task Force Re: Housing Choice Task Force Final Report	042006c-03
5.2	Letter	4/20/06	To: Council President Bragdon and Metro Council From: Joseph Grillo, Community Development Director, City of Beaverton Re: Proposed Resolution No. 06-3677A	042006c-04
5.2	Testimony	4/20/06	To: Metro Council From: Jane Leo, Portland Metropolitan Association of Realtors Re: Adoption of Resolution No. 06-3677A	042006c-05