

A G E N D A

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**METRO**

**Agenda**

MEETING: METRO COUNCIL REGULAR MEETING  
DATE: November 16, 2006  
DAY: Thursday  
TIME: 2:00 PM  
PLACE: Metro Council Chamber

**CALL TO ORDER AND ROLL CALL**

**1. INTRODUCTIONS**

**2. CITIZEN COMMUNICATIONS**

**3. CONSENT AGENDA**

3.1 Consideration of Minutes for the November 9, 2006 Metro Council Regular Meeting.

3.2 **Resolution No. 06-3739**, For the Purpose of Confirming the Reappointment of Wayne Luscombe and Rick Sandstrom to Metro Central Station Community Enhancement Committee.

**4. ORDINANCES – FIRST READING**

4.1 **Ordinance No. 06-1129**, For the Purpose of Amending the Regional Framework Plan to Revise Metro Policies on Housing Choice and Affordable Housing And Amending Metro Code Sections 3.07.710 through 3.07.760 to Implement The New Policies.

**5. RESOLUTIONS**

5.1 **Resolution No. 06-3712**, For the Purpose of Amending the 2006-09 Metropolitan Transportation Improvement Program (MTIP) to add 172<sup>nd</sup> Avenue: Foster Road to Sunnyside Road Project and Transfer Funds from the 172<sup>nd</sup> Avenue: Sunnyside Road to Highway 212 Project. Burkholder

**6. CHIEF OPERATING OFFICER COMMUNICATION**

**7. COUNCILOR COMMUNICATION**

**ADJOURN**

**Television schedule for November 16, 2006 Metro Council meeting**

<p><b>Clackamas, Multnomah and Washington counties, and Vancouver, Wash.</b>          Channel 11 -- Community Access Network  <a href="http://www.tvctv.org">www.tvctv.org</a> -- (503) 629-8534          2 p.m. Thursday, Nov. 16 (live)</p>	<p><b>Portland</b>          Channel 30 (CityNet 30) -- Portland Community Media  <a href="http://www.pcmtv.org">www.pcmtv.org</a> -- (503) 288-1515          8:30 p.m. Sunday, Nov. 19          2 p.m. Monday, Nov. 20</p>
<p><b>Gresham</b>          Channel 30 -- MCTV  <a href="http://www.mctv.org">www.mctv.org</a> -- (503) 491-7636          2 p.m. Monday, Nov. 20</p>	<p><b>Washington County</b>          Channel 30 -- TVC-TV  <a href="http://www.tvctv.org">www.tvctv.org</a> -- (503) 629-8534          11 p.m. Saturday, Nov. 18          11 p.m. Sunday, Nov. 19          6 a.m. Tuesday, Nov. 21          4 p.m. Wednesday, Nov. 22</p>
<p><b>Oregon City, Gladstone</b>          Channel 28 -- Willamette Falls Television  <a href="http://www.wftvaccess.com">www.wftvaccess.com</a> -- (503) 650-0275          Call or visit website for program times.</p>	<p><b>West Linn</b>          Channel 30 -- Willamette Falls Television  <a href="http://www.wftvaccess.com">www.wftvaccess.com</a> -- (503) 650-0275          Call or visit website for program times.</p>

**PLEASE NOTE: Show times are tentative and in some cases the entire meeting may not be shown due to length. Call or check your community access station web site to confirm program times.**

Agenda items may not be considered in the exact order. For questions about the agenda, call Clerk of the Council, Chris Billington, (503) 797-1542. Public hearings are held on all ordinances second read and on resolutions upon request of the public. Documents for the record must be submitted to the Clerk of the Council to be considered included in the decision record. Documents can be submitted by e-mail, fax or mail or in person to the Clerk of the Council. For additional information about testifying before the Metro Council please go to the Metro website [www.metro-region.org](http://www.metro-region.org) and click on public comment opportunities. For assistance per the American Disabilities Act (ADA), dial TDD 797-1804 or 797-1540 (Council Office).

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF CONFIRMING THE	)	RESOLUTION NO. 06-3739
REAPPOINTMENT OF WAYNE LUSCOMBE	)	
AND RICK SANDSTROM TO METRO	)	Introduced by Councilor Burkholder
CENTRAL STATION COMMUNITY	)	
ENHANCEMENT COMMITTEE	)	
	)	
	)	

WHEREAS, Metro Code Chapter 2.19.030, "Membership of the Advisory Committees," states that all members and alternate members of all Metro Advisory Committees shall be appointed by the Council President and shall be subject to confirmation by the Council; and

WHEREAS, Metro Code Chapter 2.19.120, "Metro Central Station Community Enhancement Committee (MCSCEC)," provides for the (MCSCEC); and

WHEREAS, Metro Code Chapter 2.19.120(b)(1) sets forth representation criteria for Committee membership; and

WHEREAS, Metro Code Chapter 2.19.030 states that advisory committee members and alternate members are limited to two consecutive two-year terms; and

WHEREAS, the terms of Mr. Wayne Luscombe and Mr. Rick Sandstrom have expired and they have expressed interest in serving another term; and

WHEREAS, Mr. Luscombe and Mr. Sandstrom are members in good standing and their reappointments are supported by the Committee Chair; and

WHEREAS, the Council President has reappointed these two individuals, subject to confirmation by the Metro Council; now, therefore,

BE IT RESOLVED that the Metro Council reappoints Mr. Wayne Luscombe and Mr. Rick Sandstrom to serve on the Metro Central Station Community Enhancement Committee.

ADOPTED by the Metro Council this 16<sup>th</sup> day of November, 2006.

\_\_\_\_\_  
David Bragdon, Council President

Approved as to Form:

\_\_\_\_\_  
Daniel B. Cooper, Metro Attorney

## STAFF REPORT

### IN CONSIDERATION OF RESOLUTION NO. 06-3739 FOR THE PURPOSE OF REAPPOINTING WAYNE LUSCOMBE AND RICK SANDSTROM TO METRO CENTRAL STATION COMMUNITY ENHANCEMENT COMMITTEE (MCSEC)

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Date: November 16, 2006

Prepared by: Karen Blauer

## BACKGROUND

The seven-member Metro Central Station Community Enhancement Committee (MCSCEC) is charged with making recommendations to the Metro Council regarding policies and the administration of the rehabilitation and enhancement program for the Northwest and North Portland Area, including recommending projects for funding.

2.19.030, "Membership of the Advisory Committees," Metro Code Chapter 2.19.120(b)(1) sets forth representation criteria for Committee membership.

Metro Code 2.19.120(b)(1) authorizes membership on the Committee, including six citizen neighborhood representatives. Metro Code 2.19.030 concerning membership of advisory committees, limits these representatives to two consecutive two-year terms. Two members' terms have expired: Wayne Luscombe, representing the Forest Park neighborhood, and Rick Sandstrom, representing the Cathedral Park neighborhood. Both are members in good standing and Councilor Rex Burkholder, chair of the MCSCEC, supports their reappointments. Furthermore, both have expressed interest in serving second terms on the MCSCEC.

## ANALYSIS/INFORMATION

1. **Known Opposition.** There is no known opposition.
2. **Legal Antecedents.** ORS 192.610 "Governing Public Meetings", Metro Code Chapter 2.19.030, "Membership of the Advisory Committees" and 2.19.130, "Metro Solid Waste Advisory Committee", provide a legal basis for these reappointments.
3. **Anticipated Effects.** Adoption of this resolution would confirm the reappointments of Mr. Luscombe and Mr. Sandstrom to the MCSCEC.
4. **Budget Impacts.** None.

## RECOMMENDED ACTION

The Council President recommends adoption of Resolution No. 06-3739 to confirm the reappointments of Mr. Luscombe and Mr. Sandstrom to the MCSCEC.

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING THE ) Ordinance No. 06-1129  
REGIONAL FRAMEWORK PLAN TO REVISE )  
METRO POLICIES ON HOUSING CHOICE )  
AND AFFORDABLE HOUSING AND )  
AMENDING METRO CODE SECTIONS )  
3.07.710 THROUGH 3.07.760 TO IMPLEMENT ) Introduced by Councilors Rex Burkholder and  
THE NEW POLICIES ) Robert Liberty

WHEREAS, the provision of housing choice for all families and individuals across the region is a matter of regional concern because of its impact on regional economic competitiveness, access to jobs, transportation investments, environmental quality and issues of fairness to people and among communities; and

WHEREAS, Metro established the Housing Choice Task Force (“HCTF”) to make recommendations to the Metro Council on strategies to increase the supply of affordable housing and housing choices in the region; and

WHEREAS, the HCTF submitted its Regional Housing Choice Implementation Strategy (“RHCIS”) to the Metro Council in March, 2006, with a comprehensive set of recommendations for policies and mechanisms to increase housing choice and the production and preservation of affordable housing; and

WHEREAS, the Metro Council accepted the recommendations of the HFTF contained in the RHCIS by Resolution No. 06-3677B (For the Purpose of Accepting the Regional Housing Choice Task Force Strategy Recommended by the Housing Choice Task Force Appointed by the Metro Council) on April 20, 2006; and

WHEREAS, the Metro Council, by the same Resolution No. 06-3677B, directed the Chief Operating Officer to prepare an ordinance for consideration by the Council to make appropriate amendments to the Regional Framework Plan and the Urban Growth Management Functional Plan to implement the recommendations of the RHCIS; and

WHEREAS, the Metropolitan Policy Advisory Council reviewed the proposed amendments and recommended that the Metro Council adopt the amendments; and

WHEREAS, the Metro Council held a public hearing on the proposed amendments on December \_\_, 2006, and considered public comments in their decision-making; now, therefore,

BE IT RESOLVED that:

1. Policy 1.3 of the Regional Framework Plan is amended as indicated in Exhibit A, attached and incorporated into this ordinance.
2. Metro Code sections 3.07.710 through 3.07.760 (Title 7 of the Urban Growth Management Functional Plan) are amended as indicated in Exhibit B, attached and incorporated into this ordinance.
3. The amendments to the Regional Framework Plan and the Urban Growth Management Functional Plan comply with the statewide planning goals as indicated in Exhibit C, the Findings of Fact and Conclusions of Law, attached and incorporated into this ordinance.

ADOPTED by the Metro Council this \_\_ day of December, 2006.

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David Bragdon, Council President

Attest:

Approved as to form:

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Christina Billington, Recording Secretary

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Daniel B. Cooper, Metro Attorney

**Exhibit A to Ordinance No. 06-1129  
Amendments to the Regional Framework Plan Policy 1.3**

**1.3 Housing ~~and Affordable Housing~~ Choice**

It is the policy of the Metro Council to:

- 1.3.1 Encourage ~~affordable housing opportunities in the region by~~ local governments to ensure that their land use regulations:
- a. ~~Offering~~ Allow a diverse range of housing types, ~~available within the region, and within cities and counties inside Metro's Urban Growth Boundary.;~~
  - b. ~~Being~~ Make housing choices available to households of all income levels ~~that live or have a member working in each jurisdiction and subregion.;~~ and
  - c. ~~Providing an appropriate balance of jobs and housing of all types within subregions.~~
  - ~~d. Addressing current and future need for and supply of affordable housing production goals. Allow affordable housing, particularly in Centers and Corridors and other areas well-served with public services.~~
  - ~~e. Minimizing any concentration of poverty.~~
- 1.3.2 ~~Include in the Urban Growth Management Functional Plan~~ Establish voluntary affordable housing production goals to be adopted by local ~~jurisdictions~~ governments ~~in the region as well as land use and non-land use affordable housing tools and strategies~~ their efforts to make housing more affordable.
- 1.3.3 Require local governments in the region to report progress towards increasing the supply of affordable housing ~~and seek their assistance in periodic inventories of the supply of affordable housing.~~
- 1.3.4 ~~Acknowledge that there is a need to~~ Work in cooperation with local governments, state government, business groups and citizens ~~to create a housing fund available region wide in order to leverage other affordable housing resources. , and that, if the region is to be successful in increasing the amount of affordable housing, such a housing fund would need the support of a wide range of interests including local government, state and business groups.~~
- 1.3.5 Provide assistance to local governments to help them do their part in achieving regional goals for the production and preservation of housing choice and affordable housing.
- 1.3.6 Integrate Metro efforts to expand housing choices with other Metro activities, including transportation planning, land use planning and planning for parks and greenspaces.
- 1.3.7 When expanding the Urban Growth Boundary, assigning or amending 2040 Growth Concept design type designations or making other discretionary decisions, seek opportunities for agreements with local governments and others to devote a portion of new residential capacity to affordable housing.

- 1.3.8 Consider incentives, such as priority for planning grants and transportation funding, to local governments that obtain agreements from landowners and others to devote a portion of new residential capacity to affordable housing.
- 1.3.9 Help ensure opportunities for lower cost housing types throughout the region so that families of modest means are not obliged to live concentrated in a few neighborhoods, because concentrating poverty is not desirable for the residents or the region.
- 1.3.10 For purposes of these policies, “affordable housing” means housing that families earning less than the median income for the region can reasonably afford without spending more than 30 percent of their after-tax income. It includes single-family, multi-family, ownership and rental housing as well as private, public, non-profit and subsidized housing.



**Exhibit B to Ordinance No. 06-1129**  
**Amendments to Metro Code Sections 3.07.720 through 3.07.760**

**TITLE 7: ~~AFFORDABLE~~ HOUSING CHOICE**

3.07.710 Intent

The Regional Framework Plan ~~stated the need to provide affordable housing opportunities through: a) a diverse range of housing types, available within the region, and within cities and counties inside Metro's Urban Growth Boundary; b) sufficient and affordable housing opportunities available to households of all income levels that live or have a member working in each jurisdiction and subregion; c) an appropriate balance of jobs and housing of all types within subregions; d) addressing current and future need for and supply of affordable housing in the process used to determine affordable housing production goals; and e) minimizing any concentration of poverty.~~ The Regional Framework Plan directs that Metro's Urban Growth Management Functional Plan include calls for establishment of voluntary affordable housing production goals to be adopted by local jurisdictions in the region as well as land use and non-land use affordable housing tools and strategies governments and assistance from local governments on reports on. The Regional Framework Plan also directs that Metro's Urban Growth Management Functional Plan include local governments' reporting progress towards increasing the supply of affordable housing. It is the intent of Title 7 to implement these policies of the Regional Framework Plan.

~~Title 1 of this functional plan requires cities and counties to change their zoning to accommodate development at higher densities in locations supportive of the transportation system. Increasing allowable densities and requiring minimum densities encourage compact communities, more efficient use of land and should result in additional affordable housing opportunities. These Title 1 requirements are parts of the regional affordable housing strategy.~~

3.07.720 Voluntary Affordable Housing Production Goals

Each city and county within the Metro region should adopt the Affordable Housing Production Goal indicated in Table 3.07-7, ~~for their city or county~~ as amended over time, as a guide to measure progress toward **increasing housing choices** and meeting the affordable housing needs of households with incomes between 0% and 50% of the regional median family income.

3.07.730 Requirements for Comprehensive Plan and Implementing Ordinance Changes

~~A. Cities and counties within the Metro region shall ensure that their comprehensive plans and implementing ordinances:~~

- ~~1. Include strategies to ensure a diverse range of housing types within their jurisdictional boundaries.~~
- ~~2. Include in their plans actions and implementation measures designed to maintain the existing supply of affordable housing as well as increase the opportunities for new dispersed affordable housing within their boundaries.~~
- ~~3. Include plan policies, actions, and implementation measures aimed at increasing opportunities for households of all income levels to live within their individual jurisdictions in affordable housing.~~

~~B. Cities and counties within the Metro region shall consider amendment of their comprehensive plans and implementing ordinances with the following affordable housing land use tools and strategies identified below. Compliance with this subsection is achieved when the governing body of a city or county considers each tool or strategy in this subsection and either amends its comprehensive plan and implementing ordinances to adopt the tool or strategy or explains in writing why it has decided not to adopt it.~~

- ~~1. Density Bonus. A density bonus is an incentive to facilitate the development of affordable housing. Local jurisdictions could consider tying the amount of bonus to the targeted income group to encourage the development of affordable units to meet affordable housing production goals.~~
- ~~2. Replacement Housing. No Net Loss housing policies for local jurisdictional review of requested quasi-judicial Comprehensive Plan Map amendments with approval criteria that would require the replacement of existing housing that would be lost through the Plan Map amendment.~~

~~3. Inclusionary Housing.~~

- ~~a. Implement voluntary inclusionary housing programs tied to the provision of incentives such as Density Bonus incentives to facilitate the development of affordable housing.~~
- ~~b. Develop housing design requirements for housing components such as single-car garages and maximum square footage that tend to result in affordable housing.~~
- ~~c. Consider impacts on affordable housing as a criterion for any legislative or quasi-judicial zone change.~~

~~4. Transfer of Development Rights.~~

- ~~a. Implement TDR programs tailored to the specific conditions of a local jurisdiction.~~
- ~~b. Implement TDR programs in Main Street or Town Center areas that involve upzoning.~~

~~5. Elderly and People with Disabilities. Examine zoning codes for conflicts in meeting locational needs of these populations.~~

~~6. Local Regulatory Constraints; Discrepancies in Planning and Zoning Codes; Local Permitting or Approval Process.~~

- ~~a. Revise the permitting process (conditional use permits, etc.).~~
- ~~b. Review development and design standards for impact on affordable housing.~~
- ~~c. Consider using a cost/benefit analysis to determine impact of new regulations on housing production.~~
- ~~d. Regularly review existing codes for usefulness and conflicts.~~
- ~~e. Reduce number of land use appeal opportunities.~~

~~f. Allow fast tracking of affordable housing.~~

~~7. Parking.~~

~~a. Review parking requirements to ensure they meet the needs of residents of all types of housing.~~

~~b. Coordinate strategies with developers, transportation planners and other regional efforts so as to reduce the cost of providing parking in affordable housing developments.~~

~~3.07.740 Requirements for Inventory and Progress Reports on Housing Supply~~

~~Progress made by local jurisdictions in amending comprehensive plans and implementing ordinances and consideration of land use related affordable housing tools and strategies to meet the voluntary affordable housing production goals shall be reported according to the following schedule:~~

~~A. By January 31, 2002, cities and counties within the Metro region shall submit a brief status report to Metro as to what items they have considered and which items remain to be considered. This analysis could include identification of affordable housing land use tools currently in use as well as consideration of the land use tools in Section 3.07.730(B).~~

~~B. By December 31, 2003, each city and county within the Metro region shall provide a report to Metro on the status of its comprehensive plan and implementing ordinances explaining how each tool and strategy in subsection 3.07.730B was considered by its governing body. The report shall describe comprehensive plan and implementing ordinance amendments pending or adopted to implement each tool and strategy, or shall explain why the city or county decided not to adopt it.~~

~~C. By June 30, 2004, each city and county within the Metro region shall report to Metro on the outcome of the amendments to its comprehensive plan and implementing ordinances pending at the time of submittal of the report described in subsection B of this section and on the public response, if any, to any implementation adopted by the city or county to increase the community's stock of affordable~~

~~housing, including but not limited to the tools and strategies in subsection 3.07.730B.~~

~~3.07.750 Metro Assessment of Progress~~

~~A. Metro Council and MPAC shall review progress reports submitted by cities and counties and may provide comments to the jurisdictions.~~

~~B. Metro Council shall:~~

~~1. In 2003, estimate 2000 baseline affordable housing units affordable to defined income groups (less than 30 percent, 31-50 percent, 51-80 percent of the region's median family income) using 2000 U.S. Census data;~~

~~2. By December 2004, formally assess the region's progress made in 2001-2003 to achieve the affordable housing production goals in Table 3.07-7;~~

~~3. By December 2004, review and assess affordable housing tools and strategies implemented by local governments and other public and private entities;~~

~~4. By December 2004, examine federal and state legislative changes;~~

~~5. By December 2004, review the availability of a regional funding source;~~

~~6. By December 2004, update the estimate of the region's affordable housing need; and~~

~~7. By December 2004, in consultation with MPAC, create an ad hoc affordable housing task force with representatives of MPAC, MTAC, homebuilders, affordable housing providers, advocate groups, financial institutions, citizens, local governments, state government, and U.S. Housing and Urban Development Department to use the assessment reports and census data to recommend by December 2005 any studies or any changes that are warranted to the existing process, tools and strategies, funding plans or goals to ensure that significant progress is made toward providing affordable housing for those most in need.~~

- A. Local governments shall assist Metro in the preparation of a biennial affordable housing inventory by fulfilling the reporting requirements in subsection 3.07.120D of Title 1 (Requirements for Housing and Employment Accommodation) and subsection B of this section.
- B. Local governments shall report their progress on increasing the supply of affordable housing to Metro on a form provided by Metro, to be included as part of the biennial housing inventory described in subsection A. Local governments shall submit their first progress reports on April 15, 2007, and by April 15 every two years following that date. Local governments may report their progress as part of the capacity reports required by subsection 3.07.120D of Title 1 (Requirements for Housing and Employment Accommodation). Progress reports shall include, at least, the following information:
1. The number and types of units of affordable housing preserved and income groups served during the reporting period, as defined in Metro's form;
  2. The number and types of units of affordable housing built and income groups served during the reporting period;
  3. Affordable housing built and preserved in Centers and Corridors; and
  4. City or county resources committed to the development of affordable housing, such as fee waivers and property tax exemptions.

~~3.07.7603.07.740 Recommendations to Implement Other Affordable Housing Strategies~~  
Technical Assistance

- ~~A. Local jurisdictions are encouraged to consider implementation of the following affordable housing land use tools to increase the inventory of affordable housing throughout the region. Additional information on these strategies and other land use strategies that could be considered by local jurisdictions are described in Chapter Four of the Regional Affordable Housing Strategy and its Appendixes.~~

~~1. Replacement Housing. Consider policies to prevent the loss of affordable housing through demolition in urban renewal areas by implementing a replacement housing ordinance specific to urban renewal zones.~~

~~2. Inclusionary Housing. When creating urban renewal districts that include housing, include voluntary inclusionary housing requirements where appropriate.~~

~~B. Local jurisdictions are encouraged to analyze, adopt and apply locally appropriate non land use tools, including fee waivers or funding incentives as a means to make progress toward the Affordable Housing Production Goal. Non land use tools and strategies that could be considered by local jurisdictions are described in Chapter Four of the Regional Affordable Housing Strategy and its Appendixes. Cities and Counties are also encouraged to report on the analysis, adoption and application of non land use tools at the same intervals that they are reporting on land use tools (in Section 3.07.740).~~

~~C. Local jurisdictions are also encouraged to continue their efforts to promote housing affordable to other households with incomes 50% to 80% and 80% to 120% of the regional median household income.~~

~~D. Local jurisdictions are encouraged to consider joint coordination or action to meet their combined affordable housing production goals.~~

Cities and counties are encouraged to take advantage of the programs of technical and financial assistance provided by Metro to help achieve the goal of increased production and preservation of housing choices and affordable housing.

**Table 3.07-7**  
**Five-Year Voluntary Affordable Housing Production Goals**  
 (Section 3.07.720)

<b>Jurisdiction</b>	<b>2001-2006 Affordable Housing Production Goals</b>		
	<i>Needed new housing units for households earning less than 30% of median household income</i>	<i>Needed new housing units for households earning 30-50% of median household income</i>	<i>Total</i>
Beaverton	<b>427</b>	<b>229</b>	<b>656</b>
Cornelius	<b>40</b>	<b>10</b>	<b>50</b>
Durham	<b>6</b>	<b>4</b>	<b>10</b>
Fairview	<b>42</b>	<b>31</b>	<b>73</b>
Forest Grove	<b>55</b>	<b>10</b>	<b>65</b>
Gladstone	<b>43</b>	<b>10</b>	<b>53</b>
Gresham	<b>454</b>	<b>102</b>	<b>556</b>
Happy Valley	<b>29</b>	<b>28</b>	<b>57</b>
Hillsboro	<b>302</b>	<b>211</b>	<b>513</b>
Johnson City	<b>0</b>	<b>0</b>	<b>0</b>
King City	<b>5</b>	<b>0</b>	<b>5</b>
Lake Oswego	<b>185</b>	<b>154</b>	<b>339</b>
Maywood Park	<b>0</b>	<b>0</b>	<b>0</b>
Milwaukie	<b>102</b>	<b>0</b>	<b>102</b>
Oregon City	<b>123</b>	<b>35</b>	<b>158</b>
Portland	<b>1,791</b>	<b>0</b>	<b>1,791</b>
Rivergrove	<b>1</b>	<b>1</b>	<b>2</b>
Sherwood	<b>67</b>	<b>56</b>	<b>123</b>
Tigard	<b>216</b>	<b>103</b>	<b>319</b>
Troutdale	<b>75</b>	<b>56</b>	<b>131</b>
Tualatin	<b>120</b>	<b>69</b>	<b>189</b>
West Linn	<b>98</b>	<b>71</b>	<b>169</b>
Wilsonville	<b>100</b>	<b>80</b>	<b>180</b>
Wood Village	<b>16</b>	<b>1</b>	<b>17</b>
Clackamas County, Urban, Unincorporated	<b>729</b>	<b>374</b>	<b>1,103</b>
Multnomah County, Urban, Unincorporated*	<b>81</b>	<b>53</b>	<b>134</b>
Washington County, Urban Unincorporated	<b>1,312</b>	<b>940</b>	<b>2,252</b>
<b>Total</b>	<b>6,419</b>	<b>2,628</b>	<b>9,047</b>

\* Strategies and implementation measures addressing these housing goals are in the Progress Reports of the Cities of Portland, Gresham and Troutdale.



## STAFF REPORT

### IN CONSIDERATION OF ORDINANCE NO. 06-1129 FOR THE PURPOSE OF AMENDING THE REGIONAL FRAMEWORK PLAN AND FUNCTIONAL PLAN, TITLE 7 TO CLARIFY AND REVISE CITY AND COUNTY RESPONSIBILITIES

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Date: [November 3, 2006](#)

Prepared by: Gerry Uba

#### BACKGROUND

On January 18, 2001, the Metro Council adopted Ordinance No. 00-882C, amending the affordable housing policy in the Regional Framework Plan and amending the Urban Growth Management Functional Plan Title 7, entitled "Affordable Housing." Title 7 required local governments to adopt voluntary local affordable housing production goals, amend their comprehensive plans and implementing ordinances by adopting land use tools and strategies, and submit progress reports in 2002, 2003 and 2004.

Reviews of local government's progress reports in the Annual Compliance Report for the Urban Growth Management Functional Plan by MPAC, MTAC and the Metro Council in 2004 and 2005 concluded that it was important to determine the reasons for very limited actions by local governments. On February 15, 2005, MPAC chair, Jack Hoffman and Metro Council President, David Bragdon sent a letter to local governments to assess: 1) local interest in exploring the possibility of implementing an affordable housing plan developed by local and regional housing experts to meet their share of regional affordable housing production goals; 2) housing units built in the communities and sold for \$120,000 or less; and 3) rents for apartment units that have been built or rehabilitated since 2000. The assessment revealed the following categories of barriers and interest to local governments' adoption of Title 7 strategies and tools:

- "We're already in compliance through implementation of State housing requirements"
- "One size doesn't fit all due to unique local conditions"
- "It costs too much – no funding/not enough staff"
- "Little vacant land exist or land is too expensive"
- "Political barriers due to local charter provisions that limit local actions"
- "We will welcome assistance to explore opportunities available for affordable housing development and redevelopment"

Following the requirements in Title 7 and the result of the MPAC and Metro Council assessment, the Metro Council created the Housing Choice Task Force (HCTF) on February 10, 2005 by action of Resolution No. 05-3536. The HCTF was charged to meet for one year (March 2005 to March 2006), and was charged to:

1. Offer recommendations for policies and programs to facilitate housing production in 2040 mixed-use areas and to meet the Five-Year Affordable Housing Production Goals in the Urban Growth Management Functional Plan
2. Help build support for regional housing supply solutions by working closely with those individuals and organizations that are in a position to help implement them.
3. Recommend to the Metro Council actions that they should take as part of the broader strategy for implementing regional housing supply solutions.
4. Recommend how Metro could move beyond current requirements for local government reporting on their implementation of specific land use and non-land use strategies in Functional Plan Title 7.

The goal of the Task Force was to refocus the efforts of the region's policy makers and housing providers on the task of overcoming obstacles to bolstering the region's supply of a broad range of housing, particularly in the 2040 Centers and corridors.

#### HCTF Report and Recommendations:

The HCTF built on the lessons learned from the 1998 Affordable Housing Technical Advisory Committee and local governments implementation of Title 7 to develop an implementation strategy for increasing the supply of housing choice, and specifically affordable housing in the locations with services, so as to reduce expenditures for low income households. In March 2006, the HCTF submitted its recommendations in the report entitled the "Regional Housing Choice Implementation Strategy" to the Metro Council. Following is the summary of the key recommendations for Metro:

- a) Integrate housing supply concerns, and specifically affordable housing, into all policy making and funding allocations
- b) Create a permanent Housing Choice Advisory Committee to advise the Metro Council
- c) Work toward development of a new, permanent regional resource
- d) Seek increased funding at the federal, state and regional levels
- e) Work to remove regulatory barriers for affordable housing supply
- f) Work to reduce the cost of developing housing, and specifically affordable housing in the 2040 centers and corridors
- g) Provide technical assistance to local governments
- h) Current policy directing local jurisdictions to adopt land use and non-land use affordable housing tools and strategies should be amended to remove the reporting requirement
- i) Current policy directing local governments to adopt the voluntary affordable housing production goals for the assessment of their progress should be retained, while focusing on results oriented reporting process.
- j) Conduct biennial housing survey for the assessment of the progress toward achieving the region's housing choices implementation strategy.
- k) Require local governments to assist Metro in a biennial housing survey.

#### Metro Council Action on the HCTF Recommendations:

On April 20, 2006, the Metro Council directed staff to:

1. Prepare an ordinance for appropriate amendments to the Regional Framework Plan and the Urban Growth Management Functional Plan to implement the recommendations in the Regional Housing Choice Implementation Strategy, and to establish a process for reporting by local governments on their progress in meeting affordable housing and a diversity of housing options goals and objectives;
2. Prepare a resolution for the creation of a Housing Choice Policy Advisory Committee with representatives of MPAC, MTAC, and other stakeholders.
3. Prepare a resolution for the creation of an ad hoc housing financing study committee with representatives of elected officials, housing developers, major employers, realtors, affordable housing advocates, and federal and state housing officials to assist Metro and other entities involved in providing affordable housing to develop a politically feasible mechanism for implementing the funding solutions recommended by the Housing Choice Task Force.
4. Work cooperatively with local governments in the region to provide technical assistance to preserve and develop affordable housing, including inventoring of publicly owned land that could be potential sites for establishing housing choice.

#### Proposed Changes in the Regional Framework Plan and Functional Plan:

*Regional Framework Plan: The summary of changes is as follows:*

A. Metro's policies on how it will work with local governments to implement housing choices:

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- Local governments will be encouraged to implement land use regulations (allowing diverse range of housing types and affordable housing especially in the 2040 Centers and Corridors, making housing choices available for all income levels), adopt affordable housing production goals, and assist Metro to conduct affordable housing inventory.
  - Local governments will be required to report on their progress.
- B. Metro's policies on how it will implement housing choices:
- Work with stakeholders to create a regional fund to leverage other affordable housing resources
  - Integrate housing issues and solutions with other Metro programs, including consideration of affordable housing in the prioritization of grants
  - During UGB expansion process, see opportunities to devote a portion of residential capacity to affordable housing
  - Create opportunities that will discourage concentration of poverty

*Functional Plan Title 7: The summary of changes is as follows:*

- A. Local governments are encouraged to adopt affordable housing production goals as a guide to measure progress
- B. Local governments are required to assist Metro to conduct affordable housing inventory
- C. Local governments are required to report on their progress, with first report due on April 15, 2007, and by April 15 every other two years
- D. Local governments are encouraged to use Metro's technical and financial assistance services

Other Metro Actions:

Metro staff is developing a "Regional Housing Choice Work Plan" and have started collaborating with local governments' staff to establish a regional housing inventory team and develop a regional affordable housing database. Local programs currently participating in the inventory are the Housing Authorities of Clackamas County, Portland, Washington County and Clark County, Washington, and the Portland Development Commission and the City of Beaverton.

**ANALYSIS/INFORMATION**

**1. Known Opposition**

Staff is not aware of any opposition to the proposed legislation

**2. Legal Antecedents**

Metro Regional Framework Plan established a policy to encourage local governments to ensure diversity of housing types available to households of all income level. Metro Code 3.07.710 established course of actions for affordable housing for local governments and Metro to comply.

**3. Anticipated Effects**

Ordinance No. 06-1129 would amend Title 7 of the Urban Growth Management Functional Plan to help focus local efforts on results oriented progress reporting and Metro technical assistance.

**4. Budget Impacts**

The provision and expansion of technical assistance services to local governments will require additional resources in the future.

#### **RECOMMENDED ACTION**

Staff recommends the adoption of Ordinance No. 06-1129 to encourage local governments to assist Metro to assess the region's effort to increase affordable housing supply, and take advantage of Metro's technical assistance services to increase the supply of housing choices in the centers, corridors and other areas of their jurisdictions.

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING THE 2006-	)	RESOLUTION NO. 06-3712
09 METROPOLITAN TRANSPORTATION	)	
IMPROVEMENT PROGRAM (MTIP) TO ADD	)	Introduced by Councilor Rex Burkholder
THE 172 <sup>ND</sup> AVENUE: FOSTER ROAD TO	)	
SUNNYSIDE ROAD PROJECT AND TRANSFER	)	
FUNDS FROM THE 172 <sup>ND</sup> AVENUE:	)	
SUNNYSIDE ROAD TO HIGHWAY 212	)	
PROJECT	)	

WHEREAS, the Metropolitan Transportation Improvement Program (MTIP) prioritizes projects from the Regional Transportation Plan to receive transportation related funding; and

WHEREAS, the Joint Policy Advisory Committee on Transportation (JPACT) and the Metro Council must approve any subsequent amendments to add new projects to the MTIP; and

WHEREAS, the JPACT and the Metro Council approved the 2006-09 MTIP on August 18, 2005; and

WHEREAS, Clackamas County has requested the transfer of \$2,549,000 of transportation funding from the 172<sup>nd</sup> Avenue: Sunnyside Road to Highway 212 project to a new project to widen 172<sup>nd</sup> Avenue between Foster Road and Sunnyside Road; and

WHEREAS, this is a new transportation project requiring amendment into the Metropolitan Transportation Improvement Program prior to these funds being made available to the project; and

WHEREAS, the project has been determined in conformity with the State Implementation Plan for air quality per federal regulations; and

WHEREAS, these projects are consistent with the Regional Transportation Plan; now therefore

BE IT RESOLVED that the Metro Council hereby adopts the recommendation of JPACT to add the SE 172<sup>nd</sup> Avenue: Foster Road – Sunnyside Road project into the 2006-09 Metropolitan Transportation Improvement Program with \$2,549,000 of funding transferred from the 172<sup>nd</sup> Avenue: Sunnyside Road – Highway 212 project.

ADOPTED by the Metro Council this \_\_\_\_ day of November 2006.

\_\_\_\_\_  
David Bragdon, Council President

Approved as to Form:

\_\_\_\_\_  
Daniel B. Cooper, Metro Attorney

## STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 06-3712, FOR THE PURPOSE OF AMENDING THE 2006-09 METROPOLITAN TRANSPORTATION IMPROVEMENT PROGRAM (MTIP) TO ADD THE 172ND AVENUE: FOSTER ROAD TO SUNNYSIDE ROAD PROJECT AND TRANSFER FUNDS FROM THE 172<sup>ND</sup> AVENUE: SUNNYSIDE ROAD TO HIGHWAY 212 PROJECT

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Date: September 20, 2006

Prepared by: Ted Leybold

## BACKGROUND

Clackamas County has requested a transfer of funding authority from the SE 172<sup>nd</sup> Avenue: Sunnyside Road to Highway 212 project to the SE 172<sup>nd</sup> Avenue: Foster Road to Sunnyside Road project. The available fund authority is \$2,549,000 and is proposed to be used for environmental assessment and engineering work on the project.

The County has stated that it will use local funds to complete the existing project. This will allow the project to proceed more quickly, meeting their desired construction schedule to serve pending development in the project area.

The County has submitted the required project information to request transfer of funds to a new project. The new project would widen a two-lane rural road to a five-lane facility with urban infrastructure and design treatments. The facility will serve as the primary north/south arterial connecting the Pleasant Valley area with Sunnyside Road and the Clackamas Industrial area and regional center. It has been evaluated relative to other road capacity project in the Transportation Priorities process and ranks near the middle of the other road capacity projects in the quantitative evaluation. It also has qualitative attributes, including serving an urban growth boundary expansion area that has completed concept planning.

Air quality conformity analysis will be submitted to the air quality agencies and TPAC for consultation and forwarded to FHWA for approval.

This resolution would approve amending the 2006-09 Metropolitan Transportation Improvement Program to transfer programming of \$2,549,000 from the SE 172<sup>nd</sup> Avenue: Sunnyside Road to Highway 212 project to the SE 172<sup>nd</sup> Avenue: Foster Road to Sunnyside Road project.

## ANALYSIS/INFORMATION

1. **Known Opposition** None known at this time.
2. **Legal Antecedents** Amends the 2006-09 Metropolitan Transportation Improvement Program adopted by Metro Council Resolution 05-3606 on August 18, 2005 (For the Purpose of Approving the 2006-09 Metropolitan Transportation Improvement Program for the Portland Metropolitan Area).
3. **Anticipated Effects** Adoption of this resolution will make available transportation funding to Clackamas County for the SE 172<sup>nd</sup> Avenue: Foster Road to Sunnyside Road project and remove availability of that funding for the SE 172<sup>nd</sup> Avenue: Sunnyside Road to Highway 212 project.
4. **Budget Impacts** None.

## RECOMMENDED ACTION

Staff recommends the adoption of Resolution No. 06-3712.