

Metro | Agenda

Meeting: Metro Policy Advisory Committee (MPAC)
Date: Wednesday, January 13, 2010
Time: 5 to 7 p.m.
Place: Council Chambers

5 PM	1.	<u>CALL TO ORDER</u>	Tom Brian, Chair
		• MPAC Member and Alternate Recognition	
5:02 PM	2.	<u>SELF INTRODUCTIONS & COMMUNICATIONS</u>	Tom Brian, Chair
		• New Members and Alternates	
5:05 PM	3.	<u>CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS</u>	
5:10 PM	4.	<u>CONSENT AGENDA</u>	Tom Brian, Chair
	*	Consideration of the MPAC Minutes for December 9, 2009	
	#	Annual Appointment of MTAC Members	
5:20 PM	5.	<u>COUNCIL UPDATE</u>	
	6.	<u>ACTION ITEMS</u>	
5:25 PM	6.1	# Nomination and Election of 2010 MPAC Officers – <u>APPROVAL REQUESTED</u>	Tom Brian, Chair
	7.	<u>INFORMATION / DISCUSSION ITEMS</u>	
5:35 PM	7.1	* Urban and Rural Reserves update and discussion of draft intergovernmental agreements – <u>INFORMATION / DISCUSSION</u>	John Williams
6:35 PM	7.2	* Funding Affordable Housing as a Matter of Metropolitan Concern – <u>DISCUSSION</u>	Robert Liberty, Councilor
6:55 PM	8.	<u>MPAC MEMBER COMMUNICATION</u>	
7 PM	9.	<u>ADJOURN</u>	Shane Bemis, Chair

* Material available electronically.

Material provided at meeting.

All material will be available at the meeting.

For agenda and schedule information, call Kelsey Newell at 503-797-1916, e-mail: kelsey.newell@oregonmetro.gov.

To check on closure or cancellations during inclement weather please call 503-797-1700x.



2010 MPAC Tentative Agendas

Tentative as of January 5, 2010

<p><u>MPAC Meeting</u> January 13</p> <ul style="list-style-type: none"> • Nominations and elections of 2010 officers (action) • Reserves update and draft intergovernmental agreements (IGAS) (discussion) • Funding Affordable Housing as a Matter of Metropolitan Concern (discussion) 	<p><u>MPAC meeting</u> January 27</p> <ul style="list-style-type: none"> • Affordable housing as a Matter of Metropolitan Concern (recommendation to council) • Reserves – draft IGAs, maps (discussion)
<p><u>MPAC Meeting</u> February 10</p> <ul style="list-style-type: none"> • Reserves IGAs, maps (recommendation to council) • Making the Greatest Place Investment Strategy 2010-11 Timeline (discussion) 	<p><u>MPAC meeting</u> February 24</p> <ul style="list-style-type: none"> • Achieving Sustainable Compact Development: New Tools and Approaches for Developing Centers and Corridors (discussion) • Performance Measures Update (discussion)
<p><u>MPAC Meeting</u> March 10</p> <ul style="list-style-type: none"> • Final draft Regional Transportation Plan, functional plan amendments and alternative mobility standards • Center and corridor changes 	<p><u>MPAC Meeting</u> March 24</p>
<p><u>MPAC Meeting</u> April 14</p> <ul style="list-style-type: none"> • Local governments propose local efficiency measures that can be counted towards closing capacity gap 	<p><u>MPAC Meeting</u> April 28</p>
<p><u>MPAC Meeting</u> May 12</p> <ul style="list-style-type: none"> • Capacity tradeoff analysis • Urban Growth Management Functional Plan Amendments • Performance measures 	<p><u>MPAC Meeting</u> May 26</p> <ul style="list-style-type: none"> • Capacity tradeoff analysis • Urban Growth Management Functional Plan Amendments • Performance measures

<p><u>MPAC Meeting</u> June 9</p> <ul style="list-style-type: none"> • 2035 RTP (recommendation to council) • Capacity tradeoff analysis • Urban Growth Management Functional Plan Amendments • Performance measures 	<p><u>MPAC Meeting</u> June 23</p> <ul style="list-style-type: none"> • Capacity tradeoff analysis • Urban Growth Management Functional Plan Amendments • Performance measures
<p><u>MPAC Meeting</u> July 14</p>	<p><u>MPAC Meeting</u> July 28</p>
<p><u>MPAC Meeting</u> August 11</p>	<p><u>MPAC Meeting</u> August 25</p>
<p><u>MPAC Meeting</u> September 8</p>	<p><u>MPAC Meeting</u> September 22</p>
<p><u>MPAC Meeting</u> October 13</p>	<p><u>MPAC Meeting</u> October 27</p>
<p><u>MPAC Meeting</u> November 10</p>	<p><u>MPAC Meeting</u> November 17</p>
<p><u>MPAC Meeting</u> December 15</p>	

<p><u>July – September 2010 (3rd quarter)</u></p> <ul style="list-style-type: none"> • MPAC (and JPACT?) discusses Ordinance 10-xxxx, amending the Regional Framework Plan and the UGMFP to adopt strategies and actions to close the gap between the 20-year need and existing capacity 	<p><u>October – December 2010 (4th quarter)</u></p> <ul style="list-style-type: none"> • MPAC (and JPACT?) discusses and recommends to the Metro Council Ordinance 10-xxxx, amending the Regional Framework Plan and the UGMFP to adopt strategies and actions to close the gap between the 20-year need and existing capacity • Metro Council holds public hearings and adopts Ordinance 10-xxxx, amending the Regional Framework Plan and the UGMFP to adopt strategies and actions to close the gap between the 20-year need and existing capacity • If necessary, MPAC (and JPACT?) consider ordinance recommending to Metro Council Urban Growth Boundary capacity adjustments • If necessary, Metro Council considers ordinance for Urban Growth Boundary capacity adjustments. <i>Adoption of this ordinance by the Metro Council constitutes a land use action appealable to LUBA</i>
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METRO POLICY ADVISORY COMMITTEE
December 9, 2009
Metro Regional Center, Council Chambers

MEMBERS PRESENT

Tom Brian, Chair
Charlotte Lehan, Second Vice Chair
Sam Adams
Matt Berkow
Pat Campbell
Jody Carson
Nathalie Darcy
Dennis Doyle
Amanda Fritz
Carl Hosticka
Dick Jones
Robert Liberty
Keith Mays
Rod Park
Wilda Parks
Alice Norris
Judy Shiprack
Rick VanBeveren
Mike Weatherby
Jerry Willey
Richard Whitman

AFFILIATION

Washington Co. Commission
Clackamas Co. Commission
City of Portland
Multnomah Co. Citizen
City of Vancouver
City of West Linn, representing Clackamas Co. Other Cities
Washington Co. Citizen
City of Beaverton, representing Washington Co. 2nd Largest City
City of Portland
Metro Council
Clackamas Co. Special Districts
Metro Council
City of Sherwood, representing Washington Co. Other Cities
Metro Council
Clackamas Co. Citizen
City of Oregon City, representing Clackamas Co. 2nd Largest City
Multnomah Co. Commission
TriMet Board of Directors
City of Fairview, representing Multnomah Co. Other Cities
City of Hillsboro, representing Washington Co. Other Cities
Oregon Dept. of Land Conservation & Development

MEMBERS EXCUSED

Shane Bemis, Vice Chair
Ken Allen
Richard Burke
Jack Hoffman
Robert Kindel
Steve Stuart
Dilafroz Williams

AFFILIATION

City of Gresham, representing Multnomah Co. 2nd Largest City
Port of Portland
Washington Co. Special Districts
City of Lake Oswego, representing Clackamas Co. Largest City
City of North Plains, City in Washington Co. outside UGB
Clark Co., Washington Commission
Governing Body of School Districts

ALTERNATES PRESENT

Shirley Craddick

AFFILIATION

City of Gresham, representing Multnomah Co. 2nd Largest City

STAFF: Andy Cotugno, David Bragdon, Kim Ellis, Kathryn Harrington, Milena Hermansky, Robin McArthur, Kelsey Newell, Ken Ray, John Williams.

1. **CALL TO ORDER AND DECLARATION OF A QUORUM**

Chair Brian declared a quorum and called the meeting to order at 5:12 p.m.

2. **SELF INTRODUCTIONS AND COMMUNICATIONS**

Committee members and audience members introduced themselves.

3. **CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS**

There were none.

4. **CONSENT AGENDA**

Consideration of the MPAC minutes for November 18, 2009

MOTION: Mayor Alice Norris moved, and Mayor Mike Weatherby seconded, to approve the MPAC minutes from November 18, 2009.

ACTION TAKEN: With all in favor, the motion passed.

Consent items for further discussion identified by Commissioner Fritz

Commissioner Amanda Fritz of Portland expressed that *Consent Items for Consideration* #192 and #201 of the Regional Transportation Plan (RTP), both of which relate to pedestrian routes, need further analysis before the plan is adopted. She encouraged the committee to recommend stronger policy language on issues of sidewalks. Mr. Andy Cotugno of Metro suggested the Active Transportation Partnership (ATP) as an avenue to advocate for sidewalks, as opposed to modifying the RTP.

MOTION: Commissioner Fritz moved, and Ms. Nathalie Darcy seconded, recommend to the Metro Council that the Active Transportation Committee to approve the formation of a pedestrian work group as part of the ATP.

Discussion: The committee conveyed discomfort in supporting the motion without prior understanding of what is already being done through the ATP and existing committees that may already be working on pedestrian-related issues. Members suggested an informational presentation on the matter in 2010.

ACTION TAKEN: Commissioner Fritz withdrew the motion and proposed a future information/discussion item on the ATP and pedestrian issues.

MOTION: Commissioner Fritz moved, and Councilor Jody Carson seconded, to recommend to the Metro Council approval of the 2035 draft RTP, *Consent Items for Consideration* #179, #203, and #204.

ACTION TAKEN: With all in favor, the motion passed. MPAC did not make a recommendation to the Metro Council on Consent Items for Consideration #192 and #201 .

5. COUNCIL UPDATE

Councilor Robert Liberty informed the committee that the Metro Council will act on the Urban Growth Report (UGR) at the December 10, 2009 Council Meeting. The council will also hear on proposals related to Urban Reserves.

6. INFORMATION/ DISCUSSION ITEMS

Status Update on Reserves, Decision-making Process, and the MPAC's role.

Metro Council President David Bragdon and Councilor Carl Hosticka discussed their proposal for designation of urban and rural reserves. After many months of collaboration among interested parties, local governments and agency partners, and in the interest of arriving at a solution, President Bragdon and Councilor Hosticka developed an initial proposal (separate from the Metro Council and Core 4 recommendations), which they intend to act as a platform upon which future discussions may be based.

Councilor Hosticka overviewed the proposed map; highlighting areas of interest, rationale behind decisions, and similarities and differences with the counties' recommendations. Committee discussion included Area #93, the Stafford Basin, and impacts of the proposal on the region's urban footprint specifically in relation to the number of proposed acres. Councilor Hosticka also reviewed the reserves decision-making process, noting that MPAC will have an additional opportunity in January to discuss reserves prior to making a recommendation to the Metro Council on February 10. Metro and the three counties intend to adopt Intergovernmental Agreements on reserves by the end of February 2010.

Councilors Liberty and Rod Park briefly addressed their proposal for designating reserves; highlighting differences between their proposal and Council President Bragdon and Councilor Hosticka's map. In general their proposal included fewer areas as urban reserves, noting the improved efficiency of development practices and the difficulty in bringing services to newly urbanized areas. A formal map will be available shortly.

7. MPAC MEMBER COMMUNICATIONS

There were none.

8. **ADJOURN**

Chair Tom Brian adjourned the committee at 6:53 p.m.

Respectfully submitted,



Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR DECEMBER 9, 2009:

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

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
6.1	Map	12/09/2009	Core 4 Proposed Areas of Preliminary Agreement	120909j-01
6.1	Table	12/03/2009	Reserves Core 4 Discussion Status	120909j-02
6.1	Memo	12/08/2009	Proposal for Designation of Urban and Rural Reserves	120909j-03
6.1	Map	12/08/2009	David Bragdon/Carl Hosticka Map	120909j-05
	Letter	12/01/2009	Joint Position Statement by the cities of Tualatin and West Linn re: Urbanization of Stafford Area	120909j-06

MPAC Worksheet

Agenda Item Title (include ordinance or resolution number and title if applicable): Urban and Rural Reserves update and discussion of draft intergovernmental agreements

Presenter: John Williams

Contact for this worksheet/presentation: John Williams

Council Liaison Sponsor: Councilor Hosticka

Purpose of this item (check no more than 2):

Information __X__
Update _____
Discussion __X__
Action _____

MPAC Target Meeting Date: ____January 13_____

Amount of time needed for:

Presentation _15 m____

Discussion _45 m____

Purpose/Objective (what do you expect to accomplish by having the item on *this meeting's* agenda):
(e.g. to discuss policy issues identified to date and provide direction to staff on these issues)

Update MPAC on the latest reserves intergovernmental agreement and map, Council actions regarding reserves and allow for discussion.

Action Requested/Outcome (What action do you want MPAC to take at *this meeting*? State the *policy* questions that need to be answered.)

MPAC will discuss reserves at both January 2010 meetings prior to making a recommendation to the Council on February 10, 2010.

Background and context:

In 2007 at the request of Metro and its regional partners, the Oregon Legislature passed Senate Bill 1011, establishing a new framework for urban growth in the Portland metropolitan region. Under this new system, Clackamas, Multnomah and Washington counties, working together with Metro, will determine together which lands outside the current urban growth boundary are best suited to accommodate urban development over the next 40 to 50 years and which lands should be off limits to development in order to protect their values as farms, forests and natural areas during that same period.

After adoption of intergovernmental agreements (scheduled for February 2010) the counties will each formally designate rural reserves by amending their comprehensive plans and related documents. The Metro Council will simultaneously designate urban reserves by ordinance amending the Regional Framework Plan and Urban Growth Management Functional Plan.

What has changed since MPAC last considered this issue/item?

On December 16 the Core 4 agreed to release a draft intergovernmental agreement and urban and rural reserves map for public comment. On December 17 the Metro Council adopted two resolutions regarding reserves, described in more detail in the staff report.

What packet material do you plan to include? (must be provided 8-days prior to the actual meeting for distribution)

- Metro Council resolutions 09-4100 and 09-4101 including attachments.
- Updated public outreach calendar for January 2010.

What is the schedule for future consideration of item (include MTAC, TPAC, JPACT and Council as appropriate):

- MPAC discussion in January; recommendation to Council February 10
- Council hearing and adoption February 25

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF RELEASING A DRAFT) RESOLUTION NO. 09-4100
MODEL INTERGOVERNMENTAL)
AGREEMENT BETWEEN METRO AND) Introduced by Council President David
CLACKAMAS, MULTNOMAH AND) Bragdon and Councilor Carl Hosticka
WASHINGTON COUNTIES TO DESIGNATE
URBAN RESERVES AND RURAL RESERVES
FOR PUBLIC COMMENT

WHEREAS, Metro and Clackamas, Multnomah and Washington Counties have declared their mutual interest in long-term planning for the portions of the three-county area that currently lie outside the Metro UGB in order to ensure the development of great communities within the urban growth boundary surrounded by prosperous farms, ranches, woodlots, forests, and natural landscape features; and

WHEREAS, the 2007 Oregon Legislature enacted Senate Bill 1011, codified at ORS 195.137 to 195.145 (“the statute”), at the request of the four governments and many other local governments and organizations in the region and state agencies, to establish a new method to accomplish the goals of the four governments through long-term planning; and

WHEREAS, the statute authorizes Metro to designate Urban Reserves and the three counties to designate Rural Reserves to accomplish the purposes of the statute, which are consistent with the goals of the four governments; and

WHEREAS, the Land Conservation and Development Commission adopted rules to implement the statute on January 25, 2008, as directed by the statute; and

WHEREAS, the statute and rules require the four governments to work together in their efforts to designate reserves and to enter into formal agreements between Metro and each county to designate reserves in a coordinated and concurrent process prior to adoption of ordinances adopting reserves; and

WHEREAS, the Metro Council will direct its efforts in reaching agreements with the three counties on the designation of urban and rural reserves toward achieving the Outcomes that are part of Metro’s overall Making the Greatest Place initiative, as indicated by performance measures; and

WHEREAS, Metro and the three counties have developed a draft intergovernmental agreement, including a map showing proposed urban reserves and rural reserves, to release for public comment at hearings and open houses; and

WHEREAS, the four governments have planned public open houses and hearings for the period between January 6 and January 22, 2010; now, therefore,

BE IT RESOLVED that the Metro Council

1. Accepts the draft model intergovernmental agreement between Metro and Clackamas, Multnomah and Washington Counties, attached to this resolution as Exhibit A, with a map of proposed urban reserves and rural reserves, attached as Exhibit B, for the purpose of obtaining public comment.
2. Directs the Chief Operating Officer to release the draft model intergovernmental agreement and map to the public for comment at public hearings and open houses between January 6, and January 22, 2010, as shown in the "Schedule for Phase IV Public Events", attached to this resolution as Exhibit C.

ADOPTED by the Metro Council this 17th day of December, 2009.



David Bragdon, Council President

Approved as to form:

Daniel B. Cooper, Metro Attorney



DRAFT 4
(December 17, 2009)
Intergovernmental Agreement
Between Metro and XXXX County
To
Adopt Urban and Rural Reserves

This Agreement is entered into by and between Metro and XXXX County pursuant to ORS 195.141 and 190.003 to 190.110 for the purpose of agreeing on the elements of an ordinance to be adopted by Metro designating Urban Reserves and of an ordinance to be adopted by XXXX County designating Rural Reserves, all in XXXX County.

PREFACE

This agreement will lead to the designation of Urban Reserves and Rural Reserves. These reserves will become elements of the region’s overall long-term strategy to attain a sustainable and prosperous region. The reserves will work toward that goal in conjunction with other elements of the strategy – focusing investments in our existing communities and using our infrastructure, community assets and urban land efficiently - to achieve the following six outcomes adopted by the Metro Council as endorsed by the Metro Policy Advisory Committee:

- Vibrant Communities
- Economic Prosperity
- Safe and Reliable Transportation
- Leadership on Climate Change
- Clean Air and Water
- Equity

These reserves will provide long-term direction for investments in our communities.

RECITALS

WHEREAS, Metro and Multnomah, Washington and Clackamas Counties (“the four governments”) have declared their mutual interest in long-term planning for the three-county area in which they exercise land use planning authority to ensure the development of Great Communities, to maintain the viability and vitality of the region’s farm and forest industries and to protection the important natural landscape features that limit urban development or help define appropriate boundaries of urbanization; and

WHEREAS, the Oregon Legislature enacted Senate Bill 1011 in 2007, at the request of the four governments and many other local governments and organizations in the region and state agencies, to establish a new method to accomplish the goals of the four governments through long-term planning; and

WHEREAS, Senate Bill 1011, codified at ORS 195.137 to 195.145 (“the statute”), authorizes the four local governments to designate Urban Reserves and Rural Reserves to accomplish the purposes of the statute, which are consistent with the goals of the four governments; and

WHEREAS, the Land Conservation and Development Commission (“LCDC”) adopted rules to implement the statute on January 25, 2008, as directed by the statute; and

WHEREAS, the statute and rules require the four governments to work together in their joint effort to designate reserves and to enter into formal agreements among them to designate reserves in a coordinated and concurrent process prior to adoption of ordinances adopting reserves; and

WHEREAS, the statute and the rules set forth certain factors to be considered in the designation of reserves, and elements to be included in ordinances adopting reserves; and

WHEREAS, the four governments have followed the procedures and considered the factors set forth in the statute and the rule; and

WHEREAS, the four governments have completed an extensive and coordinated public involvement effort; and

WHEREAS, the four governments have coordinated their efforts with cities, special districts, school districts and state agencies in the identification of appropriate Urban and Rural Reserves;

NOW, THEREFORE, Metro and XXXX County agree as follows:

AGREEMENT

- A. **Metro agrees** to adopt the following policies and map and incorporate them in the Regional Framework Plan:
1. A policy that designates as “Urban Reserves” those areas shown as proposed Urban Reserves on Exhibit A, attached to this Agreement.
 2. A policy that determines that the “Urban Reserves” designated by the Regional Framework Plan pursuant to this Agreement are intended to provide capacity for population and employment for the ___ years between 2010 and ____, a total of ___ years from the date of adoption of the ordinance designating the reserves.
 3. A policy that gives highest priority to Urban Reserves for future addition to the urban growth boundary (UGB).
 4. A map depicting the “Urban Reserves” adopted by Metro and the “Rural Reserves” adopted by XXXX County following this Agreement.

5. A policy that Metro will not add “Rural Reserves” designated by ordinance following this Agreement to the regional UGB for __ years.
 6. A policy that Metro will not re-designate “Rural Reserves” as “Urban Reserves” for __ years.
 7. A policy that Metro will require a “concept plan”, the required elements of which will be specified in the Urban Growth Management Functional Plan in consultation with the county, for an area of Urban Reserves under consideration for addition to the UGB to be completed prior to the addition. Concept plans may address finance, provision of infrastructure, natural resource protection, governance and other elements critical to the creation of great communities.
 8. A policy that Metro will review the designations of urban and rural reserves, in coordination with Clackamas, Multnomah and Washington Counties, within 20 years after the adoption of reserves by the four local governments pursuant to this agreement.
- B. **XXXX County agrees** to adopt the following policies and map and incorporate them in the XXXX County Comprehensive Plan:
1. A policy that designates as “Rural Reserves” the areas shown as proposed Rural Reserves on Exhibit A, attached to this Agreement.
 2. A map depicting the “Rural Reserves” designated by the Comprehensive Plan and the “Urban Reserves” adopted by Metro following this Agreement.
 3. A policy that XXXX County will not include “Rural Reserves” designated pursuant to this Agreement in the UGB of any city in the county for __ years from the date of adoption of the ordinance designating the reserves.
 4. A policy that XXXX County will not re-designate “Rural Reserves” as “Urban Reserves” for a city in the county for __ years from the date of adoption of the ordinance designating the reserves.
 5. A policy that XXXX County will not amend its Comprehensive Plan or any land use regulation that applies to land designated “Urban Reserve” or “Rural Reserve” to allow uses not allowed, or to allow creation of new lots or parcels smaller than allowed, on the date of adoption of the ordinance designating the reserves.
 6. A policy that commits the county to participation in development of a “concept plan” for an area of Urban Reserves under consideration for addition to the UGB.
 7. A policy that XXXX County will review the designations of urban and rural reserves, in coordination with Metro and XXXX and XXXX Counties, within 20 years after the adoption of reserves by the four local governments pursuant to this agreement.

C. **XXXX County and Metro agree** to follow this process for adoption of the ordinances that will carry out this Agreement:

1. Each government will hold at least one public hearing on its draft ordinance prior to its adoption.
2. Metro will hold its final hearing and adopt its ordinance no later than _____, 2010.
3. XXXX County will hold its final hearing and adopt its ordinance no later than _____, 2010.
4. If testimony at a hearing persuades Metro or XXXX County that it should revise its ordinance in a way that would make it inconsistent with this Agreement, then it shall continue the hearing and propose an amendment to the Agreement to the other party and to YYYY and ZZZZ Counties.
5. If XXXX County or Metro proposes an amendment to the Agreement, the two parties will convene a meeting of the four governments to consider the amendment.
6. Metro and XXXX County will adopt a common set of findings, conclusions and reasons that explain their designations of “Urban Reserves” and “Rural Reserves” as part of their ordinances adopting the reserves.
7. Metro and XXXX County will establish, in coordination with XXXX and XXXX Counties, and will adopt a process for making minor revisions to the boundaries between urban reserves and lands not designated rural reserves that can be made at the time of “concept planning” prior to adding urban reserves to the UGB.
8. Within 45 days after adoption of the last ordinance adopting reserves of the four governments, XXXX County and Metro will submit their ordinances and supporting documents to LCDC in the manner of periodic review.

XXXX COUNTY

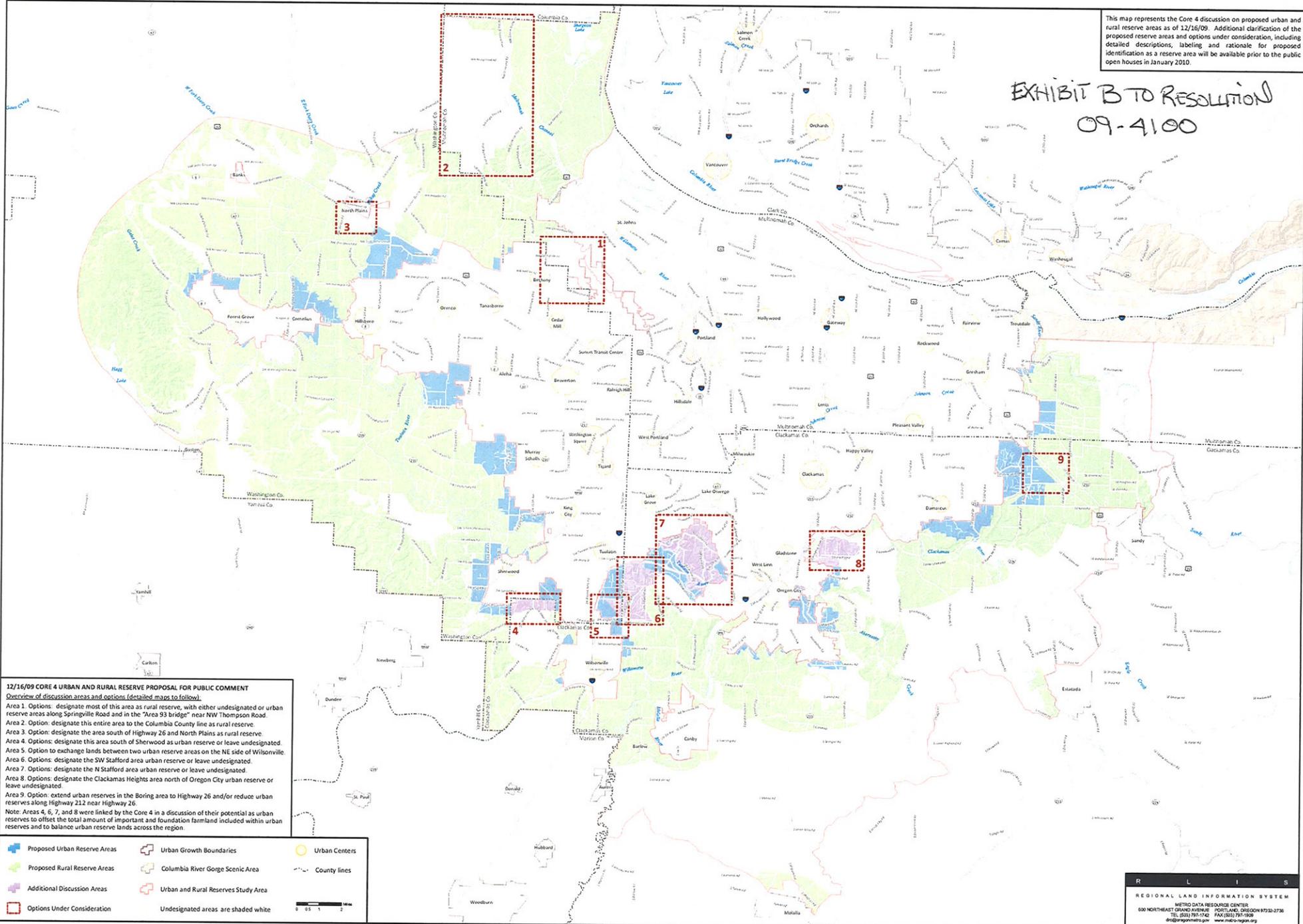
METRO

Chair, XXXX County
Board of Commissioners

Council President

This map represents the Core 4 discussion on proposed urban and rural reserve areas as of 12/16/09. Additional clarification of the proposed reserve areas and options under consideration, including detailed descriptions, labeling and rationale for proposed identification as a reserve area will be available prior to the public open houses in January 2010.

EXHIBIT B TO RESOLUTION
09-4100



12/16/09 CORE 4 URBAN AND RURAL RESERVE PROPOSAL FOR PUBLIC COMMENT
Overview of discussion areas and options (detailed maps to follow)
 Area 1. Options: designate most of this area as rural reserve, with either undesignated or urban reserve areas along Springville Road and in the "Area 93 bridge" near NW Thompson Road
 Area 2. Option: designate this entire area to the Columbia County line as rural reserve.
 Area 3. Option: designate the area south of Highway 26 and North Plains as rural reserve.
 Area 4. Options: designate this area south of Sherwood as urban reserve or leave undesignated.
 Area 5. Option to exchange lands between two urban reserve areas on the NE side of Wilsonville.
 Area 6. Options: designate the SW Stafford area urban reserve or leave undesignated.
 Area 7. Options: designate the N Stafford area urban reserve or leave undesignated.
 Area 8. Options: designate the Clackamas Heights area north of Oregon City urban reserve or leave undesignated.
 Area 9. Option: extend urban reserves in the Boring area to Highway 26 and/or reduce urban reserves along Highway 212 near Highway 26.
 Note: Areas 4, 6, 7, and 8 were linked by the Core 4 in a discussion of their potential as urban reserves to offset the total amount of important and foundation farmland included within urban reserves and to balance urban reserve lands across the region.

	Proposed Urban Reserve Areas		Options Under Consideration
	Proposed Rural Reserve Areas		Urban Centers
	Additional Discussion Areas		County Lines
	Urban Growth Boundaries		Columbia River Gorge Scenic Area
	Urban and Rural Reserves Study Area		Undesignated areas are shaded white

Schedule for Phase IV Public Events, Jan. 6-21, 2010

Draft 5, Dec. 17, 2009

The following dates and locations are tentative, pending confirmation from the Core 4 of desirability of open houses versus joint county/Metro public hearings in conjunction with open houses.

Date	Time	Location	Event type	Notes
Wed., Jan. 6	5:30-7:30 p.m.	Wilsonville City Hall	Open house, potential joint hearing	Seeking Jan 11 or later date*
Thurs., Jan. 7	Evening			
Sat., Jan. 9	10 am – 2 pm	Multnomah County East, Gresham (or JAN 21)	Open house	One of two alternative dates
**Mon., Jan. 11	Evening			Open date
Tues., Jan. 12	5:30-7:30 pm	Clackamas County DSB, Oregon City (or JAN 19)	Open house, potential joint hearing	One of two alternative dates
Wed., Jan. 13	5:30-7:30 pm	Tigard High School	Open house	
Thurs., Jan. 14	5:00-7:30 pm	Metro Regional Center	Open house, potential joint hearing	
Sat., Jan. 16	10 am-2 pm	Washington County PSB (or JAN 21)	Open house	One of two alternative dates
Mon., Jan. 18				MLK Holiday
Tues., Jan. 19	6:00-8:00 pm	Clackamas County facilities, Oregon City (or JAN 12)	Open house, potential joint hearing	One of two alternative dates
Wed., Jan. 20	Evening			Open date
Thurs., Jan. 21	Evening	Multnomah County East, Gresham (or JAN 9)	Open house, potential joint hearing	One of two alternative dates
Thurs. Jan 21	4-8 pm	Hillsboro Civic Center, Hillsboro (or JAN 16)	Open house, potential joint hearing	One of two alternative dates

* Later dates are being explored for Wilsonville event to provide more time for materials preparation and mailings.

** Core 4 meeting scheduled 9 a.m.-noon at Metro

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 09-4100, FOR THE PURPOSE OF RELEASING DRAFT INTERGOVERNMENTAL AGREEMENTS BETWEEN METRO AND CLACKAMAS, MULTNOMAH AND WASHINGTON COUNTIES TO DESIGNATE URBAN RESERVES AND RURAL RESERVES FOR PUBLIC COMMENT

Date: December 9, 2009

Prepared by: John Williams, x1635

BACKGROUND

The Reserves Core 4 group, representing Clackamas, Multnomah and Washington counties and Metro, has been working towards a set of preliminary agreed-upon areas for designation as urban reserves and rural reserves. This agreement is the culmination of over one and a half years of work and meetings, including the time and effort of the regional Reserves Steering Committee members. The mapped areas of preliminary agreement are included in a draft Intergovernmental Agreement (IGA), which has been agreed to by the Core 4 members. The Core 4 wishes to release the draft IGA, including maps of the areas, for public comment during January 2010. The IGA is scheduled to be finalized and adopted by all four governments by the end of February 2010.

Resolution 09-4100 endorses the release of this material to the public for comment in January. Phase Four of the Coordinated Public Involvement Plan, agreed to by the four governments, requires that public input be sought on preliminary urban and rural designations. Releasing the draft IGA at this time will enable project staff adequate time to prepare materials for public review and comment during mid- January. The results of this effort will be used to inform the Core 4 and four governments of general public and other stakeholder concerns regarding the preliminary areas of agreement. This information, in turn, will be factored into the decision by the Core 4 to finalize the IGAs for adoption in February.

The draft IGA includes a map depicting the urban reserve and rural reserve areas of preliminary agreement; short narrative descriptions of the rationale and context for each area will be available as well to support and clarify the map choices.

ANALYSIS/INFORMATION

- 1. Known Opposition:** There is no known opposition to releasing the draft products for public review. The draft IGA and map have been reviewed and agreed to by the Reserves Core 4.
- 2. Legal Antecedents:** Oregon Revised Statute (ORS) 195.137 to 195.145 and 197.651 (from SB 1011) and Oregon Administrative Rule (ORA) 660 Division 27 Urban and Rural Reserves in the Portland Metropolitan Area authorize the designation of urban and rural reserves by Metro and a county through intergovernmental agreements; Coordinated Public Involvement Plan that was reviewed by the State Citizen Involvement Advisory Committee.
- 3. Anticipated Effects:** The adoption of Resolution 09-4100 will facilitate completion of the reserves project for the reasons outlined above and supports the continued collaboration between Metro and Clackamas, Multnomah and Washington counties on this project.
- 4. Budget Impacts:** None; the Council has previously approved budget amendments for Reserves funding through the project completion date in May 2010.

RECOMMENDED ACTION

Staff recommends adoption of Resolution 09-4100.

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF EXPRESSING THE)	RESOLUTION NO. 09-4101
PRINCIPLES, OBJECTIVES AND CONCERNS)	
THAT WILL GUIDE THE METRO COUNCIL'S)	Introduced by Council President David
CONTINUED PARTICIPATION IN AND THE)	Bragdon
DESIGNATION OF URBAN AND RURAL)	
RESERVES WITH CLACKAMAS,)	
MULTNOMAH AND WASHINGTON)	
COUNTIES FOLLOWING REFERRAL FOR)	
PUBLIC REVIEW OF THE DECEMBER 17,)	
2009, DRAFT MODEL INTERGOVERN-)	
MENTAL AGREEMENT AND MAP PROPOSED)	
BY THE "CORE 4" REPRESENTATIVES OF)	
THE FOUR GOVERNMENTS)	

WHEREAS, the designation of urban and rural reserves is part of a broader regional, cooperative effort to guide growth, development and redevelopment in the region in ways that fulfill Metro's Charter mandate to carry out "planning and policy making to preserve and enhance the quality of life and the environment for ourselves and future generations"; and

WHEREAS, the Metro Council believes the successful designation of urban and rural reserves is necessary to avoid repeating the confusion, acrimony and expense in time and money associated with the former system of quinquennial reconsiderations of the supply of land inside and outside the urban growth boundary, instead of focusing on other important matters of regional concern; and

WHEREAS, the Metro Council today adopted Resolution No. 09-4100 to refer to the public a draft model intergovernmental agreement (IGA) recommended by Metro and Clackamas, Multnomah and Washington Counties, in consultation with the respective elected governing bodies, for public review in January, 2010; and

WHEREAS, the draft model IGA contains a map showing areas that may be designated urban reserve and rural reserve and possible alternatives to those designations; and

WHEREAS, the four local governments will continue to discuss the possible designations of the areas on the map in an effort to reach agreement among them by the last week of February, 2010; and

WHEREAS, the Council wishes to make explicit to its partner local governments and the public the principles and objectives that have guided and will guide its participation in these discussions and its concerns with the map referred by Resolution No. 09-4100 for public comment; now, therefore,

BE IT RESOLVED that:

1. The Metro Council will continue to use the process for designation of reserves to achieve the following desired regional outcomes, adopted by the Council upon recommendation

by the Metropolitan Policy Advisory Committee, to guide all elements of the “Making the Greatest Place” initiative:

- **Vibrant communities** – People live and work in vibrant communities where they can choose to walk for pleasure and to meet their everyday needs.
- **Economic prosperity** – Current and future residents benefit from the region’s sustained economic competitiveness and prosperity.
- **Safe and reliable transportation** – People have safe and reliable transportation choices that enhance their quality of life.
- **Leadership on climate change** – The region is a leader in minimizing contributions to global warming.
- **Clean air and water** – Current and future generations enjoy clean air, clean water, and healthy ecosystems.
- **Equity** – The benefits and burdens of growth and change are distributed equitably.

2. In order to help realize these outcomes, the Metro Council endorses the following regional investment strategy, which applies to land inside the urban growth boundary today and to land added to the boundary, if any:

- (a) Focus our growth in city and town centers and main streets within the current urban growth boundary to the greatest extent possible – to preserve farms, forests and natural areas outside the boundary while protecting single-family neighborhoods within our existing communities.
- (b) Repair and maintain our existing public works and community assets – roads, water and sewer lines, schools, parks and public places – to get the most out of what we already have, to maintain and increase the vitality of our existing communities and create a solid foundation for meeting the needs of the future.
- (c) An essential component of our quality of life is good jobs, economic opportunity and economic security for families and individuals. Our investments should help protect and create good jobs for the people who live here now, and those who will come. To

ensure good jobs we must plan and invest in ways that increase our region's economic competitiveness.

(d) Invest equitably so that every city and county and every neighborhood thrives. This means that the benefits and burdens of growth and change are distributed equitably, for people and for their governments.

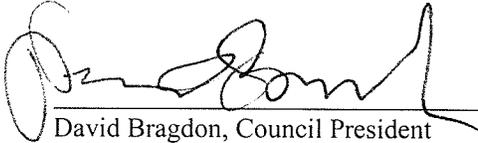
3. The Metro Council will continue to use the following principles, more fully set forth in Exhibit A, to guide selection of urban and rural reserves:

- The reserves analyses will be quality-based, not “numbers-based.”
- Reserve locations will be relevant to urbanization pressures.
- Not all land outside the urban growth boundary is an urban or rural reserve, but the balance retains its existing rural, non-urban zoning under state law.
- Future urban growth boundary expansion areas, if any, will be drawn from the urban reserves.
- Natural and artificial physical features will help establish “hard edges.”
- Areas will be considered as either urban or rural reserves.
- Area characteristics will define the unit of analysis for study areas.
- Urban reserve designations will support implementation of the 2040 Growth Concept.
- The reserves analysis will recognize that multiple factors make a Great Community.
- The designation of rural reserves does not impose new limitations on uses allowed by current zoning.

4. The Metro Council acknowledges the benefits of the designation of large areas of rural lands as rural reserves as indicated by the Core 4 map referred on this day to the public for comment. These benefits include an unprecedented level of long-range certainty provided to the owners and managers of farmlands and forest lands; long-range protection from scattered development and rezoning given to natural areas and resources and important elements of the regional landscape; increased certainty regarding where urbanization should occur.

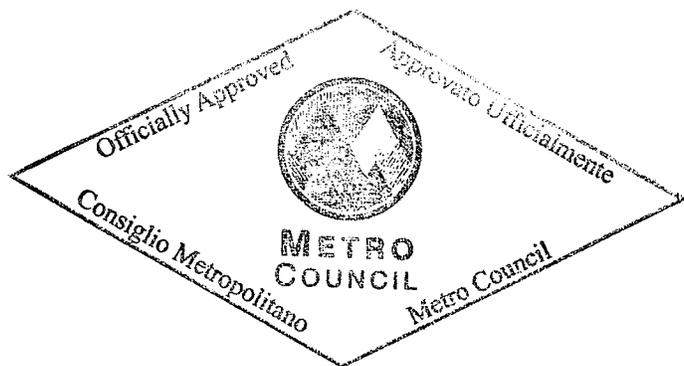
5. The Metro Council expresses the following sense of the Council, with the Core 4 map referred on this day to the public for comment:
- The time period for which the reserves apply should be closer to the 40-year period than the 50-year because of the Council's concern about the ability to forecast demand and needs a half-century into the future.
 - The areas shown on the Core 4 map as possible urban reserves that are also shown on the Oregon Department of Agriculture Map as Foundation Agricultural Land should be reduced in order to protect the viability and vitality of the agricultural economy.
6. The Metro Council directs the Council's representative to the Core 4, Councilor Kathryn Harrington, to continue conveying this statement of principles and objectives to the members of Core 4.
7. The Metro Council directs the Chief Operating Officer to make this statement of principles and objectives available to the public at the Metro website.

ADOPTED by the Metro Council this 17th day of December, 2009.


David Bragdon, Council President

Approved as to form:

Daniel B. Cooper, Metro Attorney



Guiding Principles for Urban and Rural Reserves Analysis and Designation
March 2009

According to the Lead Council Rights and Responsibilities definition, guiding principles are defined as the “*outcomes, positions and direction for the project that are held and agreed to by the council as a whole.*”

The legislation and administrative rule set the primary guiding principles for the urban and rural reserve analysis and designation, including guidelines for considering the great community factors, foundation, important and conflicted agriculture land and natural features. Within that framework, the Council has the opportunity to direct how the work proceeds and express their preferences.

The following summarizes the guiding principles that Council has discussed at various times to guide the analysis of the reserve areas. In response, these are the principles that staff will follow in conducting the reserves analysis.

Guiding Principles

- 1) **The reserves analyses will be quality-based, not “numbers-based.”** The analysis will start with the characteristics of the land and its suitability and compatibility for future urban and rural uses. It will foster a discussion that is not based on meeting a forecast population and job number and will not be tied to the need to identify a specific number of acres. The desired outcome is **quality reserves (including of the right size) in the right location** that have potential for success, not acreage numbers. Over time, the urban reserves will be urbanized in response to changing economic and demographic trends.
 - a) Ultimate urban reserve (designation) sizing and location is dependent upon local aspirations for centers, example regional centers and town centers in cities/urban areas and the active management/evolution of those centers with planning concepts of Great Communities and PBGM (see #8 as well).
- 2) **Reserve locations will be relevant to urbanization pressures.** The focus for consideration of reserves will be those areas with the greatest proximity to the urban growth boundary and those along major transportation corridors and other areas where development pressure is highest.
 - a) All land which is potentially subject to urbanization should either be in an urban reserve or a rural reserve.
- 3) **Not all land is urban or rural reserve.** Not all lands outside of the UGB in the three-county area will be included in either an urban reserve or a rural reserve. Some lands will have no reserve designation at all, reflecting a lower priority for urbanization. The rural and urban reserve areas will be specifically delineated and not extend infinitely in any direction.
- 4) **Future urban growth boundary expansion areas will be drawn from the urban reserves.** Areas that are not urban reserves will not be considered for future additions to the urban growth boundary. The planning process for the urban reserves will help identify the location, sizing and timing of need for land to be included in the urban growth boundary. After

designation of the reserves, a concept plan will be developed for the urban reserves which will address financing, governance and other issues to a greater level of detail than is possible in the reserve designation process and which will help identify the suitability of land for inclusion in the urban growth boundary.

- 5) **Natural and man-made features will help establish “hard edges.”** Urban and rural reserve designations will use natural and man-made features to help establish boundaries that provide logical or intuitive edges to urbanization in the long term.
- 6) **Areas will be considered as either urban or rural reserves.** As directed by the statute and administrative rule, the analysis and designation process will consider all of the relevant great community, agriculture and natural feature factors – no one factor will trump another as a matter of principle. For each study area, the following questions will need to be answered:
 - Should the study area be included in a reserve study area or not?
 - Should the study area be considered for an urban reserve or a rural reserve, or does it have qualities of both?
 - For those study areas that could be either urban or rural, what qualities seem to indicate strength or value one way or the other?
- 7) **Area characteristics will define the unit of analysis for study areas.** The correct size of the unit for analysis will depend on the issues or characteristics in the evaluation for each study area. The unit of analysis (e.g., 100 acres or 1 square mile) may be larger for the initial analysis that leads to the identification of study areas and smaller for the analysis leading to the actual reserve designation.
- 8) **Urban reserve designations will support implementation of the 2040 Growth Concept.** Consistent with the Great Community factors identified in the statute and rule, the urban reserve analysis will demonstrate how the establishment of a reserve will support implementation of the goals in the 2040 growth concept. For example, the designations will demonstrate how adding land can help make a center more vibrant. In addition to local compatibility factors, the analysis will include regional considerations, such as infrastructure cost and financing impacts, air and water quality. The analysis will list the impacts, both pro and con, on the existing urban areas, including the effect on the social, environmental and economic factors that support sustainability.
- 9) **The reserve analysis will recognize that multiple factors make a Great Community.** Land availability is one of many tools that can help make a Great Community and the need for an urban reserve. Additional investments in existing communities – in transportation, other infrastructure or development – can substitute for the need for additional land to meet the region’s growth needs. The urban reserve analysis will consider all of these tools.
- 10) **Rural reserves do not reflect down zones.** The designation of a rural reserve is not intended to restrict that activity which is already allowed. Rather, the designation is intended to reflect regional commitment to supporting the agriculture economy and natural features by providing long-term certainty necessary for long-term investments and by limiting conflicting urban development patterns.

 Metro | Memo

Date: January 5, 2010
To: MPAC
From: John Williams, Metro Land Use Planning Manager
Re: January 13 MPAC Urban and Rural Reserves Discussion

As previously discussed, MPAC is scheduled to make a recommendation to the Metro Council on the urban and rural reserves intergovernmental agreements (IGAs) on February 10, 2010. Time has been allocated on the January 13 and 27 agendas for discussion of the current reserves proposal in preparation for that recommendation.

Status Update

The Core 4 held three meetings in December, and on December 16 agreed to release a draft intergovernmental agreement and urban and rural reserves map for public comment. The entire IGA and map will be the subject of comment, but the Core 4 outlined specific policy options for some areas and asked that those be called out in the public comment period.

On December 17 the Metro Council, after conducting a public hearing, adopted two resolutions regarding reserves. Both resolutions and their attachments are included in this MPAC packet. Resolution 09-4100 expressed the Council's support for releasing the Core 4 map for public comment. Attachments include a quickly produced map and text describing the Core 4's direction, a draft IGA, and the schedule of January open houses and public hearings. Resolution 09-4101 expressed the "principles, objectives and concerns that will guide the Council's continued participation" in the designation of urban and rural reserves. It includes a statement of the Council's previously adopted regional desired outcomes, a short summary of an investment strategy for achieving those outcomes, a listing of previously discussed Council guiding principles for the designation of reserves, support for a reserves timeframe closer to 40 than 50 years, and expresses the sense of the Council that significant protection from urbanization for rural areas is accomplished with the current map but that it would be desirable to increase the amount of foundation farmland within rural reserves.

A significant round of public outreach will take place in January, including open houses, Metro Council hearings and on-line comment opportunities. Metro and county staff are currently working on materials for these events and there will likely be additional materials available for MPAC's January 13 meeting.

Decision timeline

In January MPAC discussion will focus on the specific maps and IGAs released by the Core 4 for public comment. MPAC is scheduled to make a recommendation to the Metro Council on the adoption of reserves intergovernmental agreements on February 10, 2010. This is necessary to allow the Council to adopt the IGAs by the end of February. The Core 4 and their governing bodies have agreed on this timeline so that urban reserves can be utilized in making growth management decisions in 2010. If reserves are not adopted in time, growth management decisions in this region will be guided by soil hierarchy as they have been in the past.

Once IGAs are adopted, Metro and the three counties will then have to formally adopt reserves. Metro will adopt the urban reserves via amendments to the Regional Framework Plan and Urban Growth Management Functional Plan; the counties will each adopt rural reserves via amendments to their comprehensive plans and land use ordinances. The IGAs list these required adoption actions but the specific language used in each jurisdiction's formal actions will not be determined until the next phase of work, which will begin in March 2010.

Upcoming dates

- Public comment period 1/11 – 1/25 (includes open houses around the region and on-line “virtual open house;” schedule attached)
- MPAC discussion of reserves map and IGAs 1/13, 1/27
- Core 4 meetings 1/11, 2/8
- MPAC recommendation to Council 2/10
- Metro Council hearing and adoption of IGAs 2/25
- Counties also adopt IGAs by end of February

- Metro Council and counties adopt urban and rural reserves by amending functional/framework/comprehensive plans – March-May 2010

MPAC Worksheet

Agenda Item Title (include ordinance or resolution number and title if applicable):
Ordinance No. 10-1231: Funding Affordable Housing as a Matter of Metropolitan Concern

Presenter: Robert Liberty

Contact for this worksheet/presentation: Ina Zucker x1543 or Kayla Mullis x7554

Council Liaison Sponsor: Robert Liberty

Purpose of this item (check no more than 2):

Information _____

Update _____

Discussion XX

Action XX

MPAC Target Meeting Date: January 13, 2010

Amount of time needed for:

Presentation 5 minutes

Discussion 10 minutes

Purpose/Objective (what do you expect to accomplish by having the item on *this meeting's* agenda):

(e.g. to discuss policy issues identified to date and provide direction to staff on these issues)

Provide a draft ordinance for MPAC's review that declares affordable housing a matter of metropolitan concern, and provide some time for questions and discussion of this ordinance.

Action Requested/Outcome (What action do you want MPAC to take at *this meeting*? State the *policy* questions that need to be answered.)

At this meeting, MPAC has the opportunity to discuss whether it should advise the Metro Council to approve the ordinance in question, declaring affordable housing a matter of metropolitan concern. Approval of this ordinance would provide Metro with the authority to spend funds on affordable housing. MPAC will follow up this discussion with a vote on January 27, 2010, advising the Metro Council on whether the Council should approve the ordinance.

Background and context:

The attached staff report and draft ordinance provide more complete background and context for this item, including a list of the many instances that the Metro Council has expressed support for affordable housing through policy objectives, legislation and additions to the Metro Code. Also, MPAC has participated in many discussions of Metro's involvement in housing issues including presentations on and discussion of the Housing Needs Analysis on April 22, 2009, and on November 18, 2009, the Regional Housing Choice Revolving Fund on November 28, 2007 and

February 13, 2008, and the recommendations of the Housing Choice Task Force on March 8, 2006, November 8, 2006, and on November 28, 2009 in conjunction with the Regional Housing Choice Revolving Fund.

The Metro Council has recognized affordable housing as a regionally important issue on many occasions, in many different documents. In June 2009, as part of the FY 2009-2010 budget, the Metro Council adopted a resolution that approves the use of limited duration funds for loans for a term up to five years for pre-development work, land acquisition and construction. These loans will aid in the construction of ownership and rental housing for persons and families of below average incomes in the centers, corridors, and station areas designated for growth in Metro's 2040 Regional Framework Plan. The ordinance under consideration by MPAC for this meeting, which must be approved by the Metro Council, will allow Metro to proceed with disbursing these loans to support affordable housing.

What has changed since MPAC last considered this issue/item?

MPAC has considered affordable housing issues on many occasions but has never specifically addressed the question of whether the Metro Council should declare affordable housing a matter of metropolitan concern. The Metro Council's approval in June 2009 of the budget resolution identifying the \$850,000 of limited duration funds for affordable housing loans triggers the review of this ordinance by MPAC.

What packet material do you plan to include? (must be provided 8-days prior to the actual meeting for distribution)

A draft ordinance and staff report.

What is the schedule for future consideration of item (include MTAC, TPAC, JPACT and Council as appropriate):

Action by MPAC on January 27, 2010, and then action by the Metro Council in February 2010.

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF DETERMINING THAT) ORDINANCE NO. 10-1231
PROVIDING FINANCIAL RESOURCES TO)
INCREASE THE SUPPLY OF AFFORDABLE)
HOUSING IS A MATTER OF METROPOLITAN) Introduced by Councilor Robert Liberty
CONCERN)

WHEREAS, Section 4 of the Metro Charter, entitled “Jurisdiction of Metro,” provides that, “Metro has jurisdiction over matters of metropolitan concern. Matters of metropolitan concern include the powers granted to and duties imposed on Metro by current and future state law and those matters the Council by ordinance determines to be of metropolitan concern. The Council shall specify by ordinance the extent to which Metro exercises jurisdiction over matters of metropolitan concern”; and

WHEREAS, Section 7 (1) of the Metro Charter, entitled “Assumption Ordinance,” provides that “The Council shall approve by ordinance the undertaking by Metro of any function not authorized by Sections 5 and 6 of this charter. The ordinance shall contain a finding that the function is of metropolitan concern and the reasons it is appropriate for Metro to undertake it”; and

WHEREAS, Fundamental 7 of the Metro Council’s Regional Framework Plan charges Metro to “Enable communities to provide diverse housing options for all residents by providing a mix of housing types as well as affordable housing in every jurisdiction”; and

WHEREAS, Chapter 1.3.1 Housing Choice of Metro’s Regional Framework Plan states that it is the policy of the Metro Council to encourage affordable housing opportunities in the Metro Area by addressing current and future supply of affordable housing production goals; and

WHEREAS, Title 7 Housing Choice of Metro Code Chapter 3.07 Urban Growth Management Functional Plan, Metro Code Section 3.07.750 Technical Assistance, encourages cities and counties to take advantage of the programs of technical and financial assistance provided by Metro to help achieve the goal; and

WHEREAS, on January 25, 2007, the Metro Council amended and adopted the Regional Framework Plan and the Metro Code, via Ordinance No. 06-1129B, which took effect on April 25, 2007 (“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”); and

WHEREAS, the Metro Council has acknowledged that continued and accelerated population growth is likely to negatively affect the availability and affordability of housing in the Metro Area, and that the lack of sufficient funding for affordable housing remains a major barrier to the production of affordable housing; and

WHEREAS, it is the Metro Council’s goal that the Metro Area grow and reinvest in ways that assure a high quality of life for residents of all incomes, races and ethnicity, including the development and preservation of housing affordable to families and individuals of modest means in mixed-use, walkable neighborhoods close to services and public transit; and

WHEREAS, on June 26, 2008, the Metro Council adopted Metro Resolution No. 08-3940 (“For the Purpose of Affirming a Definition of a “Successful Region” and Committing Metro to Work with Regional Partners to Identify Performance Indicators and Targets and to Develop a Decision-Making Process to Create Successful Communities”), establishing six defining measures of a successful region, one of which seeks to minimize geographic concentrations of poverty, by providing affordable housing choices in centers and corridors, such that the benefits and the burdens of growth and change are distributed equally; and

WHEREAS, at regular meetings on November 28, 2007 and February 13, 2008, MPAC [Metro Policy Advisory Committee] discussed Metro’s Housing Need Study, the Metro Region’s Affordable Housing Inventory, and the proposed \$10 million Regional Housing Choice Revolving Fund, which was later established by Metro Council ordinance adopting a June, 2008 budget amendment, and committing \$1 million in seed money from Metro limited duration funds, contingent on a \$9-19 million match from public, private, and charitable partners, and

WHEREAS, the \$9-19 million in expected matching contributions to establish the Regional Housing Choice Revolving Fund were not forthcoming; and

WHEREAS, on June 25, 2009, the Metro Council adopted the Metro FY 2009-10 budget via Resolution No. 09-1215B (“Adopting the Annual Budget for Fiscal Year 2009-10, Making Appropriations, Levying Ad Valorem Taxes, Authorizing an Interfund Loan and Declaring an Emergency”), and determined to use the remaining limited duration fund to provide regional funding for affordable housing, to accomplish some key objectives of the regional housing choice implementation strategy; and

WHEREAS, the Metro Council has identified \$850,000 of limited duration funds that may be made available to establish a revolving loan fund for affordable housing, to provide short-term loans for pre-development work, land acquisition and construction, to be known as the Regional Housing Choice Revolving Loan Fund; and

WHEREAS, in determining that providing regional funding for affordable housing is a matter of metropolitan concern, Metro will not exercise any authority to direct or regulate local government efforts to provide such funding, in order to avoid providing or regulating any existing service provided by local governments; and

WHEREAS, pursuant to Section 7(3) of the Metro Charter, “Assumption of Other Service Functions, the [Metro] Council shall seek the advice of the [Metro Policy Advisory Committee] MPAC before adopting an ordinance authorizing provision or regulation by Metro of a service, which is not a local government service”; and

WHEREAS, in accord with the provisions of the Metro Charter, MPAC’s advice has been sought for this ordinance, and MPAC advises approval; now therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. In accord with Section 4 of the Metro Charter, Metro Council finds that providing Metro funding for increasing the Metro Area’s supply of affordable housing is a function of metropolitan concern.

2. In accord with Section 7(1) of the Metro Charter, this finding is supported and justified by the legislation cited in the preceding recitals and by Metro Council’s findings contained in the

Regional Housing Choices Implementation Strategy report accepted by the Metro Council in March 2006, which recommended that Metro should direct effort towards development of new resources for affordable housing and join all lead advocate for increased funding at the Federal, State, and regional levels.

3. The Metro Council directs that Metro should not exercise any authority to direct or regulate local government efforts to provide such funding and therefore finds that Metro is not providing or regulating any existing service provided by local governments. In accord with Section 7(2) of the Metro Charter, Metro Council finds that this ordinance is therefore not subject to approval by either the Metro Policy Advisory Committee or the voters of the Metro Area.

4. In accord with Sections 4 and 7 of the Metro Charter, Metro Council hereby undertakes jurisdiction over increasing the Metro Area's supply of affordable housing, by utilizing Metro funds to provide short-term loans to assist in the development of additional affordable housing in the Metro Area.

ADOPTED by the Metro Council this _____ day of _____ 2010.

David Bragdon, Council President

Attest:

Approved as to Form:

Tony Andersen, Recording Secretary

Daniel B. Cooper, Metro Attorney

STAFF REPORT

Date: December 29, 2009

Prepared by: Kayla Mullis and Ina Zucker

813-7554; 797-1543

BACKGROUND

This ordinance declares affordable housing an issue of metropolitan concern, and authorizes Metro to spend funds to provide short-term loans to assist in the development of additional affordable housing in the Metro area.

The funds in question were approved when the Metro Council adopted the FY2009-10 budget which included the use of remaining limited duration funds to provide regional funding for affordable housing. Specifically the use of these funds was approved to accomplish key objectives of the Regional Housing Choice Implementation Strategy report, accepted by the Metro Council in March 2006, which recommended that Metro develop new resources for affordable housing and advocate for increased funding at federal, state and regional levels. The funds were originally part of \$1 million in seed money that the Metro Council approved for the FY2008-09 budget, and were contingent on finding matching fund of \$9-19 million from public, private and charitable partners. This was known as the Regional Housing Choice Revolving Fund. When the expected matching contributions were not forthcoming, the Metro Council approved use of \$850,000 of the original \$1 million to establish a revolving loan fund for affordable housing that will provide short-term loans for pre-development work, land acquisition and construction. This is now known as the Regional Housing Choice Revolving Loan Fund.

The Metro Council's decision to allocate these funds was rooted in a series of actions that recognize affordable housing supply as an important issue in the region and include:

- Fundamental 7 of the Metro Council's Regional Framework Plan which charges Metro to "enable communities to provide diverse housing options for all residents by providing a mix of housing types as well as affordable housing."
- Chapter 1.3.1 of the Regional Framework Plan which states that it is the policy of the Metro Council to encourage affordable housing opportunities by addressing current and future supply of affordable housing production goals.
- Resolution No. 08-3940, adopted by the Metro Council in June 2008, which established six defining measures of a successful region, one of which seeks to minimize geographic concentrations of poverty by providing affordable housing choices in centers and corridors in order to equitably distribute the benefits and burdens of growth and change.
- Title 7 of the Urban Growth Management Functional Plan, codified to be part of the Metro code in 2007, entitled Housing Choice which establishes voluntary affordable housing production goals to be adopted by local governments, and encourages cities and counties to take advantage of Metro programs to help "achieve the goal of increased production and preservation of housing choices and affordable housing."

Ordinance No. 10-1231 will officially recognize affordable housing as a matter of metropolitan concern, and directs the Metro Council to undertake jurisdiction over increasing the Metro area's supply of affordable housing by utilizing Metro funds to provide short-term loans to assist in developing affordable housing.

ANALYSIS/INFORMATION

1. **Known Opposition:** None known.
2. **Legal Antecedents:** Sections 4 and 7 of the Metro Charter provide that Metro has jurisdiction over "matters of metropolitan concern," including those matters the Council determines to be of metropolitan concern by ordinance. Such an ordinance shall contain a finding that a function is of metropolitan concern and the reasons for which it is appropriate to be undertaken by Metro. As outlined above, the Metro Council has approved legislation supporting affordable housing in accepting the Regional Housing Choices Implementation Strategy report in March 2006, including Fundamental 7 and chapter 1.3 in the Metro Council's Regional Framework Plan, amending the Regional Framework Plan by adopting Title 7 on Housing Choice by ordinance in 2007, by adopting six defining measures of a successful region in 2008 and including a measure that focuses on affordable housing, and by approving the Regional Housing Choice Revolving Fund in the FY 2008-09 budget.
3. **Anticipated Effects:** The Metro Council will undertake jurisdiction over increasing the Metro area's supply of affordable housing by utilizing Metro funds to provide short-term loans to assist in the development of additional affordable housing in the Metro area.
4. **Budget Impacts:** Future revenues and expenditures associated with the implementation of a short-term loan program to assist in development of affordable housing will be determined as part of the budget process.

RECOMMENDED ACTION

The Office of the Metro Attorney and staff recommend the adoption of Ordinance No. 10-1231.

Materials following this page were distributed at the meeting.



2010 MPAC Tentative Agendas

Tentative as of January 11, 2010

<p><u>MPAC Meeting</u> January 13</p> <ul style="list-style-type: none"> • Nominations and election of 2010 officers (action) • Reserves update and draft intergovernmental agreements (IGAs) (discussion) • Affordable Housing as a Matter of Metropolitan Concern (discussion) 	<p><u>MPAC meeting</u> January 27</p> <ul style="list-style-type: none"> • Affordable Housing as a Matter of Metropolitan Concern (recommendation to council) • Reserves – draft IGAs, maps (discussion)
<p><u>MPAC Meeting</u> February 10</p> <ul style="list-style-type: none"> • Reserves IGAs, maps (recommendation to council) • Making the Greatest Place Investment Strategy 2010-12 Timeline (discussion) • Regional Transportation Plan: Sunset of the Columbia River Crossing project 	<p><u>MPAC meeting</u> February 24</p> <ul style="list-style-type: none"> • Achieving Sustainable Compact Development: New Tools and Approaches for Developing Centers and Corridors (discussion) • Performance Measures Update (discussion)
<p><u>MPAC Meeting</u> March 10</p> <ul style="list-style-type: none"> • Final draft Regional Transportation Plan, functional plan amendments and alternative mobility standards • Center and corridor changes 	<p><u>MPAC Meeting</u> March 24</p>
<p><u>MPAC Meeting</u> April 14</p> <ul style="list-style-type: none"> • Local governments propose local efficiency measures that can be counted towards closing capacity gap 	<p><u>MPAC Meeting</u> April 28</p>

<p><u>MPAC Meeting</u> May 12</p> <ul style="list-style-type: none"> • Capacity tradeoff analysis (discussion) • Regional Framework Plan/Urban Growth Management Functional Plan Amendments (discussion) • Performance measures 	<p><u>MPAC Meeting</u> May 26</p> <ul style="list-style-type: none"> • Capacity tradeoff analysis (discussion) • Regional Framework Plan/Urban Growth Management Functional Plan Amendments (discussion) • Performance measures
<p><u>MPAC Meeting</u> June 9</p> <ul style="list-style-type: none"> • 2035 RTP (recommendation to council) • Capacity tradeoff analysis • Regional Framework Plan/Urban Growth Management Functional Plan Amendments • Performance measures 	<p><u>MPAC Meeting</u> June 23</p> <ul style="list-style-type: none"> • Capacity tradeoff analysis • Regional Framework Plan/Urban Growth Management Functional Plan Amendments • Performance measures
<p><u>MPAC Meeting</u> July 14</p>	<p><u>MPAC Meeting</u> July 28</p>
<p><u>MPAC Meeting</u> August 11</p>	<p><u>MPAC Meeting</u> August 25</p>
<p><u>MPAC Meeting</u> September 8</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (discussion) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments 	<p><u>MPAC Meeting</u> September 22</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (discussion) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments
<p><u>MPAC Meeting</u> October 13</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (discussion) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments 	<p><u>MPAC Meeting</u> October 27</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (discussion) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments

<p><u>MPAC Meeting</u> November 10</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (discussion) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments 	<p><u>MPAC Meeting</u> November 17</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (recommendation to council) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments
<p><u>MPAC Meeting</u> December 15</p>	

600 NE Grand Ave.
Portland, OR 97232-2736
503-797-1700
503-797-1804 TDD
503-797-1797 fax

www.oregonmetro.gov



Metro | Memo

Date: January 13, 2010

To: Metro Policy Advisory Committee

From: Robin McArthur, AICP *RM*
Planning & Development Director

Re: 2010 MTAC Nominees for MPAC Approval

Per MPAC bylaws Article IV, Section C, applicable to the Metro Technical Advisory Committee, "each jurisdiction or organization named shall annually notify MPAC of their nomination. MPAC may approve or reject any nomination. Revision of the membership of MTAC may occur consistent with MPAC bylaw amendment procedures..."

Please review the attached list of nominees for 2010 MTAC membership.

Please note some nominations are still pending and will be submitted for MPAC consideration as soon as they are received.

If you have any questions or comments, do not hesitate to contact me.

Thank you.

Attachment

**METRO TECHNICAL ADVISORY COMMITTEE NOMINEES FOR 2010 FOR METRO POLICY
ADVISORY COMMITTEE CONSIDERATION JANUARY 13, 2010**

Seat No.	Jurisdiction/Organization	Member	Alternate
1.	Clackamas County	R. Scott Pemble	Vacant
2.	Multnomah County	Chuck Beasley	Jane McFarland (1 st); Karen Schilling (2 nd)
3.	Washington County	Brent Curtis	Andy Back (1 st); Joanne Rice (2 nd)
4.	Largest City in the Region: Portland	Susan Anderson	Bob Clay (1 st); Al Burns (2 nd)
5.	Largest City in Clackamas County: Lake Oswego	Denny Egner	Vacant
6.	Largest City in Multnomah County: Gresham	Jonathan Harker	Stacy Humphrey
7.	Largest City in Washington County: Hillsboro	Pat Ribellia	Colin Cooper (1 st); Alwin Turiel (2 nd)
8.	2 nd Largest City in Washington County: Beaverton	Don Mazziotti	Steven Sparks
9.	2 nd Largest City in Clackamas County: Oregon City	Dan Drentlaw	Tony Konkol
10.	Clackamas County/Other Cities	John Sonnen, West Linn	Michael Walter, Happy Valley (1 st); Katie Mangle, Milwaukie (2 nd)
11.	Multnomah County/Other Cities	Preston Polasek, Wood Village	Lindsey Nesbitt, Fairview
12.	Washington County/Other Cities	Julia Hajduk, Sherwood	Doug Rux, Tualatin (1 st); Richard Meyer, Cornelius (2 nd)
13.	Clackamas County Citizen	Vacant	Vacant
14.	Multnomah County Citizen	Kay Durtschi	Vacant
15.	Washington County Citizen	Ramsay Weit	Vacant
16.	TriMet	Jillian Detweiler	Alonzo Wertz
17.	DLCD	Jennifer Donnelly	Vacant
18.	ODOT	Lainie Smith	Lidwien Rahman
19.	Port of Portland	Susie Lahsene	Tom Bouillion
20.	Commercial & Industrial Contractor Assn. (Associated General Contractors)	Vacant	Vacant
21.	Residential Contractor Assn. (HBA)	Alan DeHarpport	Ryan O'Brien (1 st), Dave Nielsen (2 nd)
22.	Private Economic Development Assn.	Beverly Bookin, Columbia Corridor Assn.	Ric Stephens, Westside Economic Alliance
23.	Public Economic Development Organization	Renate Mengelberg, Regional Economic Development Partners	Rob Pochert, Beaverton Economic Development
24.	Land Use Advocacy Organization	Mary Kyle McCurdy, 1000 Friends of Oregon	Vacant
25.	Environmental Organization	Jim Labbe, Audubon Society	Barb Grover, Audubon Society
26.	School District	Dick Steinbrugge, Beaverton School District	Vacant

27.	A Special District	Lorna Stickel, Portland Water Bureau	Rebecca Geisen, Portland Water Bureau
28.	Architect Assn. (AIA)	David Berniker	Joseph Readdy
29.	Landscape Architect Assn. (ASLA)	Mike O'Brien	Steve Durrant
30.	Electric Utilities (PGE)	Deane Funk	Charlie Allcock (1 st); Annette Mattson (2 nd)
31.	Natural Gas Utilities	Vacant	Vacant
32.	Telecommunication Utilities	Vacant	Vacant
33.	Affordable Housing Advocacy Organization	Vacant	Vacant
34.	Clark County, Washington	Vacant	Vacant
35.	Vancouver, Washington	Laura Hudson	Bryan Snodgrass
36.	Metro Planning & Development Dept. – Chair (non-voting)	Robin McArthur	

Urban and Rural Reserves Update



Metropolitan Policy Advisory Committee
January 13, 2010

URBAN AND RURAL RESERVES

Agenda

- Update on Core 4 and Metro Council actions
- Review public outreach schedule
- Review decision-making timeline
- Discuss proposed IGA and map



Update

- Core 4 agrees to release draft IGA and map 12/16/09
- Metro Council actions 12/17/09:
 - Resolution 09-4100 – released draft IGA including map for public comment
 - Resolution 09-4101 – expressed Council's principles, objectives and concerns



Public Outreach January 11-22

- ✓ January 11 – Gresham
 - 4:30 – 6:30 open house, 6:00 Metro Council hearing
- January 14 – Portland
 - 4:30 – 6:30 open house, 6:00 Metro Council hearing
- January 16 – Hillsboro
 - 9:00 – 11:00 open house
- January 19 – Oregon City
 - 4:30 – 6:30 open house
- January 20 – Sherwood
 - 4:30 – 6:30 open house, 6:00 Metro Council hearing
- January 21 – Wilsonville
 - 4:30 – 6:30 open house, 6:00 Metro Council hearing

Online open house at www.oregonmetro.gov/reserves



Decision-making timeline

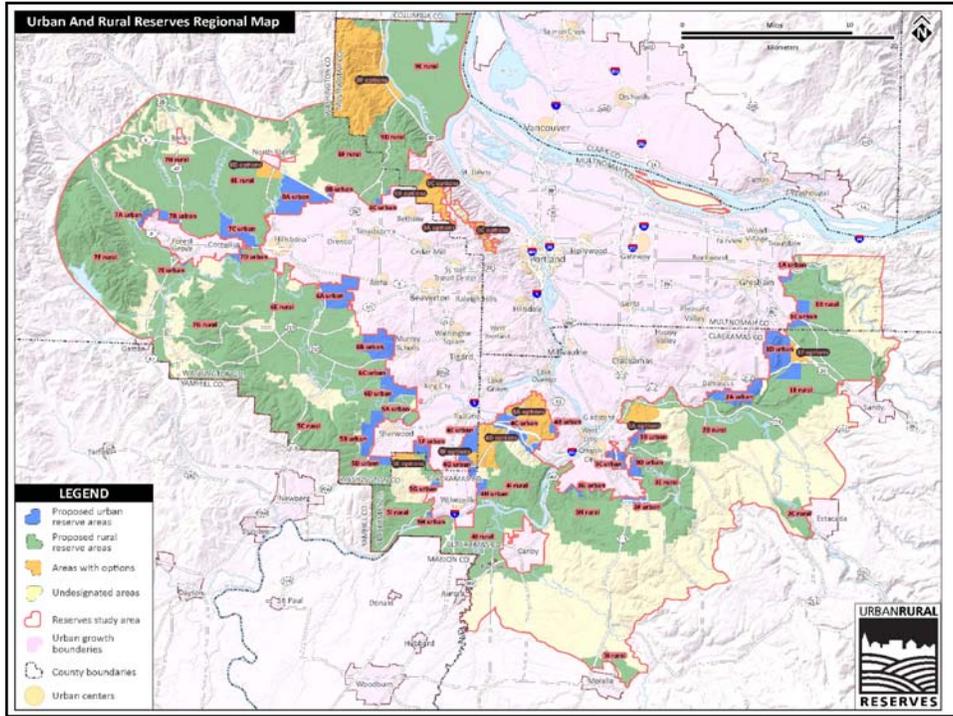
- Public comment period January 11 – 22
- Core 4 meeting February 8
- MPAC:
 - Jan. 27: continued discussion
 - Feb. 10: recommendation to Council on IGAs
- Metro, counties adopt IGAs by end of February
- Metro, counties adopt urban and rural reserves by amending functional/framework/comprehensive plans: March – May 2010



Intergovernmental Agreements

- Elements:
 - Preface/recitals
 - Metro commitments
 - County commitments
 - Discussion items







Core 4 Reserves Status

Date: January 11, 2010

Urban Reserve Proposal for Public Comment

Identifier	Location	Approx. Acreage
1A	Troutdale, SE of City, bounded by UGB on west and SE Stark and SE 282 nd Drive on east	186
1C	East of Gresham, south of Lusted Rd, west of 302 nd and north of Johnson Creek floodplain	855
1D	Boring/Damascus area, south and west of Hwy 26 (including rural buffer). Includes community of Boring north of SE Kelso Rd	2,691
2A	Damascus, south & southeast of City to bluff and Noyer Creek area	1,576
3B	Oregon City, east of City centered on S Holcomb Blvd.	384
3C	Oregon City, Newell Canyon area	696
3D	Oregon City, east of City centered on S Maple Lane Rd	486
3F	South of Oregon City Centered on S Henrici Rd.	362
3G	Oregon City, three 'bench' areas south of City	220
4B	Stafford/West Linn, small area adjacent to SW Rosemont & SW Solano Rd	162
4C	Stafford, linear strip centered on SW Borland Rd	1,362
4E	Norwood Rd area, north of SW Frobase Rd, east of I-5, & west of SW 65 th Ave	845
4G	Northeast Wilsonville, north and south of SW Elligsen Rd	585
4H	East Wilsonville, area bisected by SW Advance Rd.	346
5A	North of Sherwood, small area between the UGB and Tualatin River floodplain	123

5B	West of Sherwood, south of SW Lebeau/SW Scholls-Sherwood Road and north of SW Chapman Rd	1,280
5D	South of Sherwood, south of SW Brookman Rd.	439
5F	Between Sherwood and Tualatin in the vicinity of SW Tonquin Road	568
5G	West Wilsonville, north of SW Tooze Rd & east of SW Graham's Ferry Rd.	120
5H	SW Wilsonville, south of Wilsonville Rd, west of Willamette Way	63
6A	S of Hillsboro, west of SW 209 th Ave & north of Rosedale Rd.	2,000
6B	Cooper Mtn., north of SW Scholls Ferry & east of SW Grabhorn Road	1,776
6C	West of West Bull Mt. & north of SW Beef Bend Rd.	559
6D	S of Beef Bend, east of Roy Rogers Rd and north of Tualatin River	519
7A	Northwest Forest Grove, north and south of David Hill Rd	333
7B	North of Forest Grove, between NW Thatcher Rd & Hwy 47, south of NW Purdin Rd.	489
7C	N of Cornelius, north of TV Hwy, west of Dairy Creek & east of NW Cornelius Schefflin Rd	1,409
7D	S of Cornelius, west of SW 345 th Ave to Tualatin River	205
7E	S of Forest Grove, south of Elm Street	37
8A	N of Hillsboro, east of McKay Creek, south of Hwy 26 to city boundary	2,670
8B	North of Hwy 26, Northwest quadrant area of Hwy 26/Helvetia Rd Interchange	91
8C	Bethany, two areas, one west of NW 185 th and second area north of PCC Rock Creek	173
Total Approximate Acreage		23,610

The above table represents the following acreage break-down for proposed urban reserves for the three counties:

Clackamas County	8,631
Multnomah County	1,041
Washington County	13,938
Total	23,610

Areas with Options for Public Comment

Identifier	Location	Approx. Acreage
1F	North of Hwy 212, east of SE 282 nd and south of Hwy 26	479
3A	North of Oregon City centered on S Forsythe Rd.	1,255
4A	Stafford, north of Tualatin River between West Linn and Lake Oswego	3,170
4D	Stafford Road south of I-205, west of SW Newland Rd and generally east of the Clackamas/Washington County line	2,262
4F	South of SW Frobase Rd and west of SW 65 th Ave	273
5E	South of Sherwood, east and west of SW Baker Rd and north of SW Morgan Rd	515
8D	South of Hwy 26, east of NW Gordon Rd, centered on NW Beach Rd	642
9A	Bonny Slope area along NW Laidlaw Rd, adjacent to the City of Portland	145
9B	East of North Bethany Community Plan area along NW Springville Rd	464
9C	South of BPA power line, west and north of the City of Portland, east of Multnomah/Washington County line	2,005
9F	West of Hwy 30, east of Multnomah/Washington County line, north of Rock Creek Rd	12,368
Total Approximate Acreage		23,578

The above table represents the following acreage break-down for areas with options for the three counties:

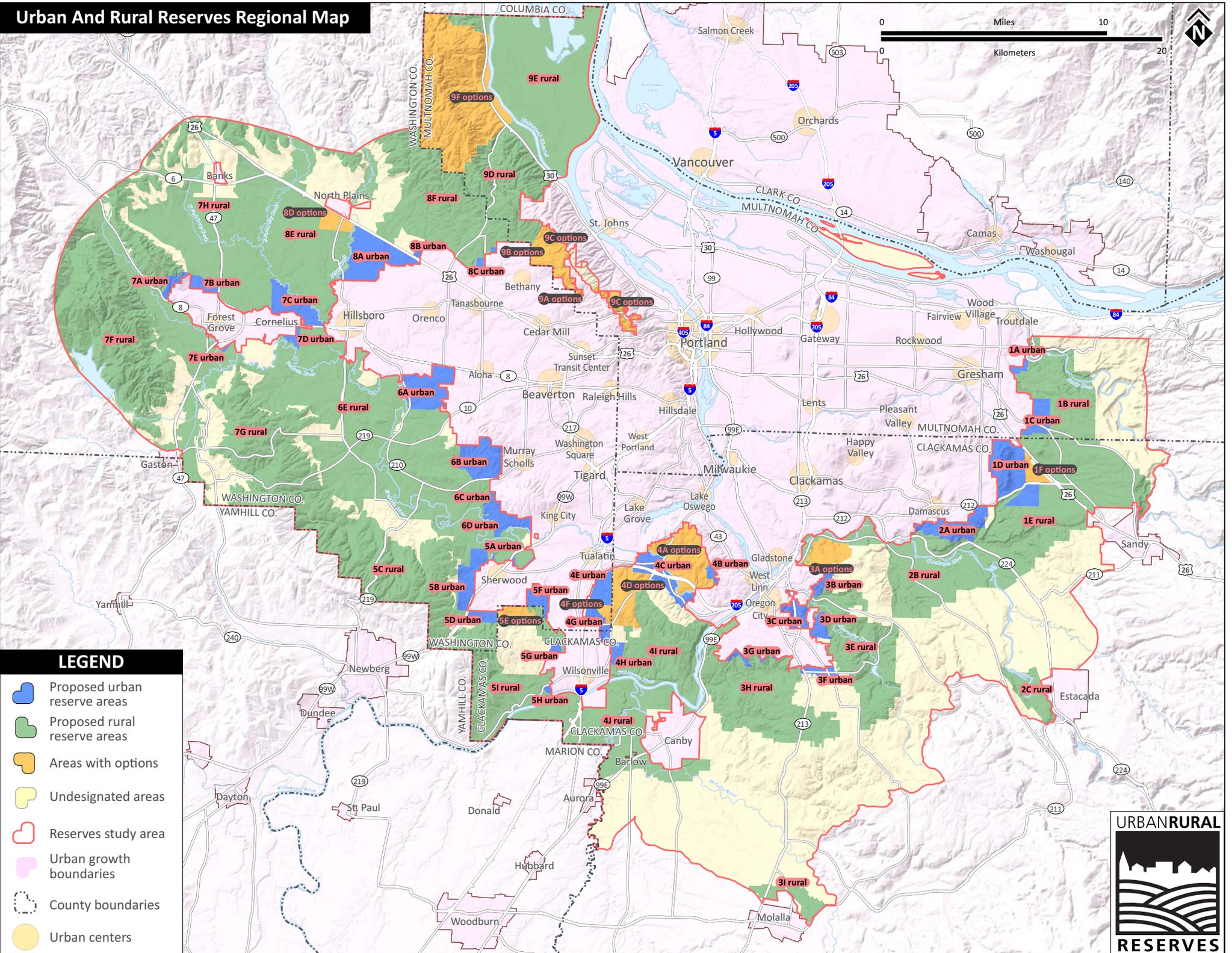
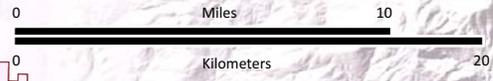
Clackamas County	7,681
Multnomah County	14,982
<u>Washington County</u>	<u>915</u>
Total	23,578

Rural Reserve Proposal for Public Comment

The acreage break-down for proposed rural reserves for the three counties is:

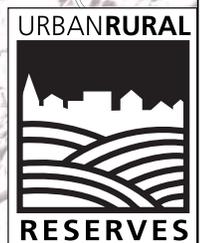
Clackamas County	70,075
Multnomah County	30,235
<u>Washington County</u>	<u>129,484</u>
Total	229,794

Urban And Rural Reserves Regional Map



LEGEND

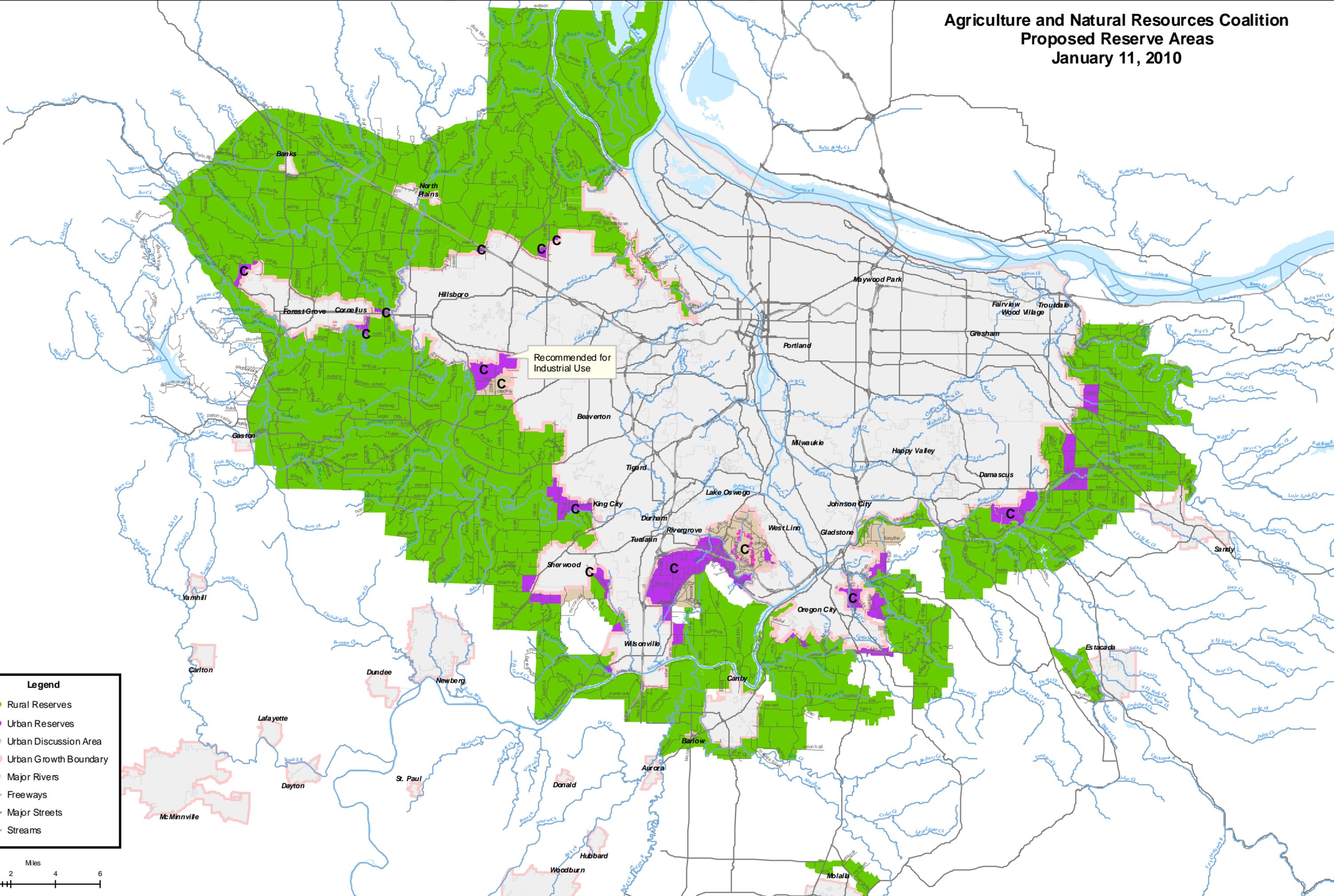
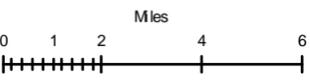
-  Proposed urban reserve areas
-  Proposed rural reserve areas
-  Areas with options
-  Undesignated areas
-  Reserves study area
-  Urban growth boundaries
-  County boundaries
-  Urban centers



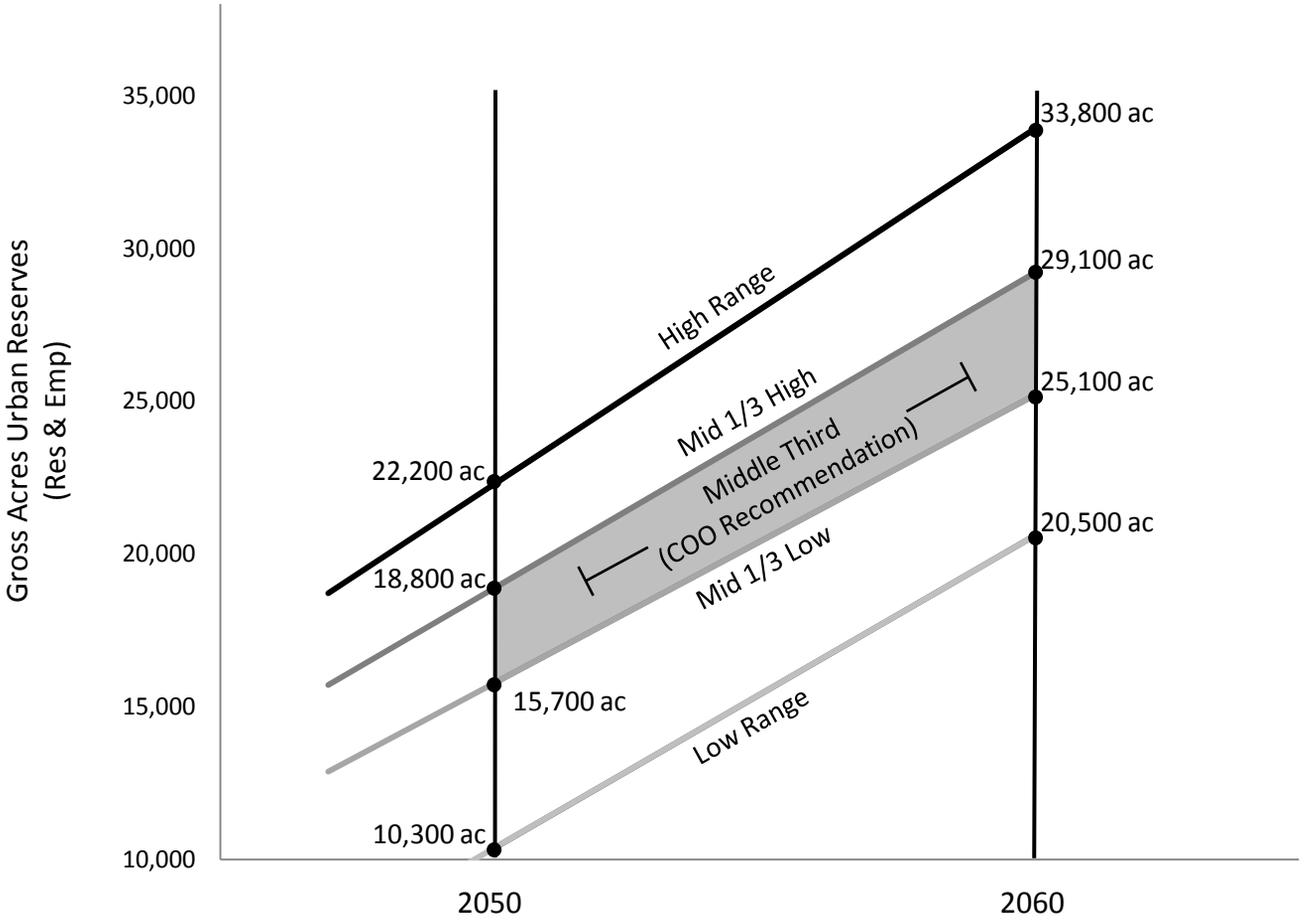
**Agriculture and Natural Resources Coalition
Proposed Reserve Areas
January 11, 2010**

Legend

- Rural Reserves
- Urban Reserves
- Urban Discussion Area
- Urban Growth Boundary
- Major Rivers
- Freeways
- Major Streets
- Streams



COO Recommendation
On Regional Urban Reserves
9/2009



January 2010 Reserves open houses and hearings

Monday, Jan. 11

4:30 to 6:30 p.m. open house
6 p.m. Metro Council hearing
Multnomah County East Building
600 NE 8th Ave., Gresham

Thursday, Jan. 14

4:30 to 6:30 p.m. open house
6 p.m. Metro Council hearing
Metro Regional Center
600 NE Grand Ave., Portland

Saturday, Jan. 16

9 to 11 a.m. open house
Washington County Public Services Building
155 N. First Ave., Hillsboro

Tuesday, Jan. 19

4:30 to 6:30 p.m. open house
Clackamas County Development Services Building
150 Beaver Creek Road, Oregon City

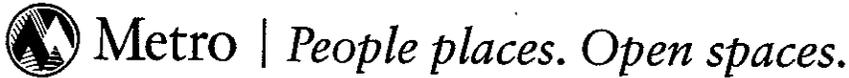
Wednesday, Jan. 20

4:30 to 6:30 p.m. open house
6 p.m. Metro Council hearing
Sherwood Library/City Hall
22560 SW Pine St., Sherwood

Thursday, Jan. 21

4:30 to 6:30 p.m. open house
6 p.m. Metro Council hearing
Wilsonville City Hall
29799 SW Town Center Loop E., Wilsonville

For more information, visit the web page www.oregonmetro.gov/reserves and click on the *Share your views* link.



December 16, 2009

Chair Lynn Peterson
Members of the Clackamas County Commission
2051 Kaen Road
Oregon City, OR 97045

Dear Chair Peterson and Commissioners:

For nearly two years, the Metro Council and the county commissions of the region have been working with many citizens, organizations, and businesses to identify areas to be designated as urban and rural reserves pursuant to Senate Bill 1011 (2007). Clackamas County has undertaken a commendable effort of engaging its citizens and other stakeholders with respect to the many issues involved in this process and deliberating about the choices we face in a responsible and transparent fashion.

As you are well aware, the ultimate decisions to designate urban and rural reserves must be based on intergovernmental agreements. We are pleased to note that we have general agreement on almost all of the proposed reserves in Clackamas County. However, as of this writing, it appears that a significant difference may remain between the Metro Council and the Clackamas County Commission over the Stafford area. Having received the December 7 letter on this topic from Chair Peterson and Commissioner Lehan, we would like to explain our thinking.

In our view, urban reserve designations may be made with the understanding that different areas will develop in different ways, depending on topography, cost, market factors, and local aspirations. We acknowledge the Stafford Hamlet's Values and Vision Statement and support urban planning that embraces the vision of varying degrees of development across a varied landscape, including clusters of high-quality jobs and housing as well as pockets that retain the "Stafford Character." We commit to working with you to implement this vision.

However, we remain convinced that the only way to support this vision is in the context of designation as urban reserve. In the opinion of our legal counsel (which was shared with you last week), the state of Oregon would be highly unlikely to allow the county to significantly alter the zoning on undesignated farmland outside of urban reserves. If the area's aspirations entail increased levels of development, the notion that undesignated status is the best avenue to achieving those aspirations is simply inaccurate.

As you know, the intergovernmental agreements designating reserves will stipulate that no land will be brought into the urban growth boundary until we have resolved comprehensive financial, land use, natural resource protection and governance issues through concept plans. This approach will ensure that we consider local values and that appropriate phasing of development occurs.

We are concerned that there may be some misconceptions about the Council's intent with respect to the future of Stafford. Specifically, we wish to dispel the notion that designation of the area as urban reserve means that the entire landscape would have to be developed at a density of 15 units/acre or that concept planning would have to address the entire area at once.

We understand and share the Commission's concern about the potential urbanization of foundation farmland. For that reason, we have already worked, and continue to work, to ensure that many thousands of acres of farmland originally proposed by others for designation as urban reserve be designated as rural reserve instead. Much progress has been made in this regard just in the last week. The current reserves proposal protects more than 165,000 acres of foundation farmland from urbanization. Designating the Stafford area as urban reserve can play a part in helping to minimize the amount of foundation farmland that will be considered for urbanization over the next several decades.

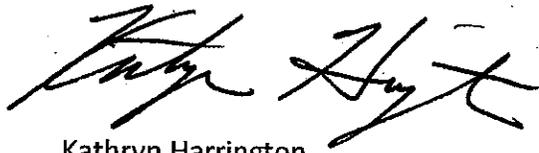
The designation of urban and rural reserves is one of the most significant and promising efforts this region has taken on. We are working hard to bring closure to this process. We pledge to work with you to ensure that the designation of urban reserves in Stafford can serve as a tool to carry out your vision for the area.

We appreciate your careful consideration of these issues and look forward to continued partnership on this topic.

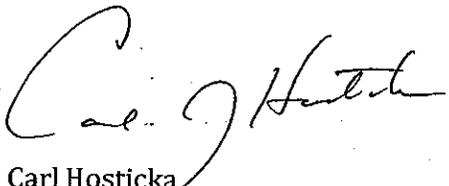
Sincerely,



David Bragdon
Metro Council President



Kathryn Harrington
Metro Councilor, District 4



Carl Hosticka
Metro Council, District 3



Carlotta Collette
Metro Council, District 2



CITY OF

PORTLAND, OREGON

Sam Adams, Mayor
Nick Fish, Commissioner
Amanda Fritz, Commissioner
Randy Leonard, Commissioner
Dan Saltzman, Commissioner

January 11, 2010

President David Bragdon and Metro Councilors
Metro Council
Metro Regional Center
600 NE Grand Avenue
Portland Oregon 97232-2736

RE: Testimony on Urban and Rural Reserves

Specific Reserve Designations for South NW Hills Area in Multnomah County
Powerline/Germantown Rd./Lower Springville Road (County Map Areas 7a and 7b)
Including Areas known as East Bethany and Bonny Slope East

Dear President Bragdon and Metro Councilors,

Thank you for allowing me the opportunity to share my position and recommendation on urban and rural reserve designations generally—and on the unincorporated NW Hills area of Multnomah County in particular.

First, on behalf of the Portland City Council, my fellow MPAC colleague Commissioner Amanda Fritz and I want to thank all of you for guiding the metro region to the final stages of an innovative and unprecedented land use planning initiative. This is ground-breaking planning work. If we get it right, our decisions will serve the region well for decades to come. We have been very impressed by your willingness to listen and respect diverse opinions as you deliberate.

The citizens serving on county Reserves Citizens Advisory Committees and staff also all deserve kudos for undertaking this pioneering effort. So many citizens, property owners and stakeholders deserve recognition. And we know each of you, as regionally elected officials, have played vital roles. In particular allow us to commend Multnomah County Commissioner Jeff Cogen for his dedicated work as Multnomah County's representative to the region's CORE-4. We also want to acknowledge Councilor Kathryn Harrington for her steadfast leadership as the Metro Council representative to CORE-4.

We share the values and objectives embodied in the COO's three pillars, and with these in mind, are asking the members of the CORE-4 to accept Portland's recommendations to the Reserves Steering Committee.

First, we should not lose sight that the region's investment strategy will have a huge effect on both the Reserves decision and the decision on the Urban Growth Boundary. We haven't factored in new investments and changes to financing mechanisms—such as additional Urban Renewal Areas along

brownfield sites, and consolidating and assembling adjoining parcels to provide larger sites. Opening up huge tracts of otherwise excellent agricultural land for industry, when we have land with services already in the UGB, doesn't make sense from a regional investment point of view. The vast majority of our jobs are created through the growth of small businesses. We need to nurture and retain those companies while attracting others.

The City of Portland staff in the Bureau of Planning and Sustainability (BPS) staff has participated in the Urban and Rural Reserves process since the legislation passed in 2007. Portland also served on the regional Reserves Steering Committee. As Mayor, I designated Susan Anderson, BPS Director and Bob Clay, Supervising Planner, to represent Portland. My planning staff worked very closely with the Multnomah County planning staff and the county Citizens Advisory Committee (CAC) to provide information on land use, transportation and urban service suitability. At my direction and with the help of the City's Planning and Development Directors Team, city planning staff also convened the city's urban service provider bureaus to analyze the feasibility, costs and benefits of providing urban services to several locations in the NW Hills—and to weigh these against the city's many priorities.

In part, because of this internal and external collaboration with the county, we can say the city is largely in agreement with most all of the recommendations before you. Within Multnomah County, adjacent to Portland' boundary, there is only one area—the NW Hills South Area (County Map 7a and 7b) where we differ from the county staff recommendation. Let me highlight those reasons:

The areas in question are in Suitability Area 7b, and also contain areas known as East Bethany and Bonny Slope East/East Laidlaw Road.

1. Multnomah County NW Hills, including East Bethany – County Map 7a and 7b

At this time, and based on city staff evaluation of the reserves suitability criteria, the City of Portland recommends this area be designated rural. We conclude that the suitability criteria support a rural designation over either an urban or no designation.

The City of Portland recommendation for this area is the same as the recommendation by the Multnomah County Citizens Advisory Committee and the County Planning Commission. All the NW Hills area should be designated rural.

We believe a “no designation” is an incorrect interpretation under the law's purpose. A “no designation” is too uncertain and too ambiguous. Without a rural designation it leaves lands threatened by adjacent urbanization—and subject to disinvestment and speculation.

More specifically, a “no designation” does not meet the statutory purpose statement envisioned in SB 1011 and contained in Administrative Rule (OAR 660-027-0005). The statute and rule call for either protecting lands, for their farm, forest, natural systems or natural landscape features value, or designating them as future urban to meet future urban land needs. The City of Portland believes this means that where lands meet the rural reserve criteria—and these areas do—and where these outweigh the urban criteria, then there is an affirmative obligation to designate those lands as rural. Only a rural designation can “limit urbanization” and “define the natural boundaries of urbanization.” Urban and rural designations were meant to work together to help ensure livable communities, including the protection of the natural landscape features that define the region for its residents. A “no designation” does not work together to achieve this end and leaves as an open

question a decision that is called for by the statutory purpose and rule. Relevant language in the purpose statement states in part,

"...Rural reserves under this division are intended to provide long-term protection for large blocks of agricultural or forest land and for natural landscape features that limit urban development or define natural boundaries of urbanization." (Emphasis added)

The natural landscape features that extend westerly from Forest Park are without a doubt one of this region's premier regional natural landscapes features. The western hillside flanks of Forest Park include vegetated riparian streams, wildlife habitat, and corridors for ecological and scenic connectivity. These are regionally significant features in themselves. The northwesterly stair-step county line purposely follows the toe of the Forest Park hillside portion of the Tualatin Mountains. When taken together with the County line, and coupled with the same boundary as a major power line easement, it divides the North Bethany concept plan area and Lower Springville Road/East Bethany properties in ways that both "limit urbanization" and "define natural boundaries of urbanization." Both an Oregon Court of Appeals ruling (Case A122246 and A122444; 9/08/05) and a Metro Ordinance (No. 02-987A, page 9; 12/12/02) reached similar conclusions based on findings of fact concerning the North Bethany expansion area eastern boundary.

The county line in this location also meets the Metro Council's *Guiding Principles for Urban and Rural Reserves Analysis and Designation* adopted March 29, 2009 as Resolution No. 09-4101, Exhibit A. Principle # 5 states, "Natural and made-made features will help establish hard edges." The stair-step county line and the power line are man-made, and the broader regionally significant natural landscape features constitute logical or intuitive edges to urbanization in the long term. There is no other better long term, permanent and "hard-edge" boundary in the area. When reserve analysts consider the multiple factors taken together that make great communities, we believe the obvious conclusion is a **rural** designation.

During the course of the reserves process, city service providers met to consider the reserve factors and evaluate the NW Hills area. The group concluded that there were insufficient reasons to designate the area urban. Let me summarize seven of those concerns:

a. **Governance:** There is a very difficult and long-standing challenge of governance in this area, which remains unresolved. Multnomah County has not provided or coordinated urban services for development for more than 25 years, since the passage of Resolution A in 1983. No municipal government has made an affirmative commitment to serve. Metro's own study in 2006, titled *Great Communities*, used the NW Hills as a test area. That study found the same governance-circumstances lacking and the natural landscape features and environmental attributes compelling conditions that would limit urban productivity. Rural roads to Portland from this location are steep, narrow and unsafe for urban commute volumes and are too expensive and impractical to improve. This area raises all the same cost and service delivery issues as have been found virtually impossible to resolve in Bonny Slope West (Area 93).

Let's not condemn a few small patches of low suitability landscape east of the county line to the same ambiguous fate by leaving this land undesignated. These relatively small areas are part of the broader mosaic of a regionally significant natural landscape features extending from Forest Park.

b. Suitability: Setting aside governance, and even if Portland or other provider(s) could serve a small portion the area cost-effectively, there is a question as to whether this is a priority location to meet long-term future housing and community development needs given the areas natural landscape features. We think given this location's context with Forest Park and its important natural landscape features and attributes, a "rural" designation is warranted. We think that when combined with the city and region's many other priorities, that on balance, it is not the right location at this time. We think the county line together with the Powerline easement location makes development west-to-east into Multnomah County impractical and the potential development impacts to adjoining natural features of Forest Park significant.

Portland is committed to build upon the legacy of Forest Park and over time, acquiring key parcels through the Metro Greenspaces program and city contributions. The city has not seen convincing evidence that residential development of the type contemplated will generate enough revenue to contribute to additional land purchases for open space adjacent to Forest Park.

b. Unknown urban service liability and maintenance obligations: The city is also concerned about off-site transportation costs and impacts through portals into Portland. Our Portland Bureau of Transportation staff (PBOT) has expressed major reservations about future service liability costs for maintenance. City transportation staff is likewise concerned about off-site SDC contributions required for additional Washington County north-south collectors such as the extension of NW Saltzman Road for example. Residential development that straddles Lower Springville Road would almost certainly require major off-site road improvements. Development in this area will contribute to additional traffic on rural routes to Portland; roads that pass through environmentally sensitive areas that already have traffic congestion, safety problems, and are virtually impossible to improve in a way that handles additional volumes of urban commute traffic. Portland has an extensive and growing backlog of infrastructure needs and maintenance - and an obligation to residents in existing centers, corridors and employment areas.

c. Impacts from traffic and development on Forest Park: Our Parks Bureau staff has raised concerns over environmental impacts to Forest Park. There is concern over impacts from traffic and development on nearby Forest Park, environmentally sensitive areas, stream corridors, wildlife habitat and natural landscape features.

The concept of generating excess revenues from residential development to acquire off-site park and open space land near Forest Park while interesting, met with great skepticism in light of expected on-site development costs and off-site transportation costs in particular.

d. Meeting Regional Housing Needs: There can be no mistaking that Portland and Multnomah County cities have historically accommodated a large share of population growth in the region. This residential development has included some of the highest overall densities and a range of needed housing types, including some of the region's most cost-burdened households. Portland is an unfinished city. Through infill and redevelopment Portland has accommodated 36% of all housing starts in the region over the past 15 years. Portland expects to continue to accommodate a large share of the region's growth in a sustainable development pattern, largely served by transit.

Staff analysis finds that the city has significant zoned and planned development capacity in its many centers and corridors to accommodate change that is accompanied by a focused investment strategy. Current zoning has capacity for an additional 140,000 households today - without a single parcel re-zoned. The Portland Plan, the city's Comprehensive Plan update, will test and further refine how the city changes overtime. The Portland Plan update has generally not focused on the having to meet the regions, or its own, urban land needs in any unincorporated areas of the NW Hills. Portland has enormous capacity and a redevelopment track record over the past 30 years. Together with the capacity in Gresham and other cities in Multnomah County, we believe the county's city's are doing more than their part to meet regional growth obligations over the next 40-50 planning horizon.

Washington County has proposed very large amounts of land for "urban" designation, including additional areas to the west of the North Bethany Concept Plan which we believe would, if needed, be more suitable if Metro finds additional land is needed. Given the aforementioned challenges, and unknown costs and benefits, from Portland's perspective, the properties east of North Bethany appears to offer lower urban productivity value to meet urban land needs compared to existing centers and corridors - and compared to urban designations proposed in locations adjoining North Bethany to the west.

e. Food Security: While East Bethany does not contain "foundation" agricultural land, urbanization could adversely affect farm operations on surrounding "important" and "conflicted" agricultural lands. Given their proximity, these lands are likely to be increasingly important to the city and region for food security reasons.

f. Portland has committed investment priorities elsewhere: As mentioned, Portland has extensive aspirations and infrastructure investment needs in its centers, corridors and employment areas—where it will accommodate a large growing number of households and jobs—and more benefits to more people in the future.

Should any properties east of North Bethany area become either "urban" or "undesigned," we urge you to recommend that Metro mediate a resolution to governance preferably between cities. Such an agreement would specify who provides municipal urban services in a way that is both cost-effective and within an existing city. A similar sub-regional agreement already exists for areas south of HWY 26 between Portland, Beaverton and Washington Counties; Metro Urban Services Boundary Ordinance # 96-665C adopted March 6, 1997.

2. Bonny Slope East/East Laidlaw Road -

Multnomah County retained the City of Portland and several subcontractor consultants to prepare a Concept Plan for Bonny Slope West. The purpose was to fulfill a UGB expansion decision made by Metro in 2002.

After a very collaborative process between county and city staff and consultants, Portland has concluded it is not cost-effective for the city to provide or coordinate urban services to this location, and accordingly recommends "Bonny Slope East"—also known as East Laidlaw Road area—be designated as "rural."

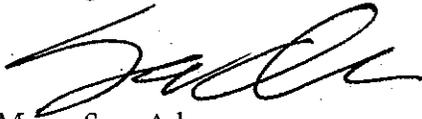
In closing, let us remind you that making investments in our many existing centers, corridors and employment areas will be far more cost-effective than trying to pay for services and build new roads in relatively small, lower density residential enclaves; enclaves that are located in a difficult

geography, amid resource values and significant natural landscape features. Portland can deliver far more benefit for its citizens and citizens of the future, if we focus on producing more housing and employment opportunities that create sustainable neighborhoods and business districts within our region's already urbanized borders.

Commissioner Fritz and I look forward to seeing this important milestone become successful. Its success will help cement our long-standing regional partnership and continue our legacy as a national leader in planning innovation.

We appreciate the opportunity for public comment and applaud your leadership and the wisdom and foresight of this process. The legacy we have inherited from those who preceded us is our region's greatest asset. Building on that asset to plan for our region's green future is the legacy we leave for the generations to follow.

Best regards,



Mayor Sam Adams



Commissioner Amanda Fritz
City of Portland

Cc

Portland City Council
Susan Anderson, BPS, City of Portland
Joe Zehnder, Chief Planner, City of Portland
Portland Planning and Development Directors

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Dear friends,

This morning, a coalition of Oregon conservation and farming organizations gathered on the steps of Metro to provide their proposal for protecting farm lands and natural resources in the Portland metro region.

And this evening, I will be testifying at Metro to share my recommendations on urban and rural reserve designations. As we make crucial decisions about which lands stay rural and which lands become urbanized, I am proud to support the coalition's approach and I want to share with you my reasons why.

Our region's leadership on sustainability is built on a long tradition of excellence in planning and a heritage of conservation and stewardship of our natural environment.

Bold decisions made decades ago - to create an urban growth boundary, to invest in light rail rather than additional highways, to acquire our green spaces as a region rather than piecemeal - have given this region a head start over other cities and regions.

Keep in mind - our region has used just 5 percent of the 28,000 acres added to the UGB in the past decade or more.

As we plan for the next forty years, we have to consider how the lifestyle of future generations will undoubtedly be very different from the lives we lead today. The coming decades will bring:

- Higher energy costs;
- Carbon taxes or cap-and-trade regulations;
- An aging population with needs for advanced health-care and increased services that are accessible by walking or taking transit.

The constraints facing future generations will demand more centralized development, better public transit, and stronger neighborhood economies. As we talk about in the Portland Plan process underway right now—our city's blueprint for the next 25 years—the future is not in sprawl but in 20-minute neighborhoods.

For these reasons, I urge the Metro council, and Washington, Clackamas and Multnomah counties to listen to our region's planners, farmers and conservationists and recognize that 15,000 acres of urban reserves is the right number to meet our economic needs while safeguarding precious rural land.

To continue building the prosperous and sustainable economy we want, it is far more cost-effective and strategic to make investments in our

many existing centers, corridors and employment areas than trying to pay for services and build new roads in relatively small, lower density residential enclaves.

The legacy we have inherited from those who preceded us is our region's greatest asset. Building on that asset to plan for our region's green future is the legacy we leave for the generations to follow.

Best regards,

Mayor Sam Adams

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Mayor Sam Adams

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BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF DETERMINING THAT) ORDINANCE NO. 10-1231
PROVIDING FINANCIAL RESOURCES TO)
INCREASE THE SUPPLY OF AFFORDABLE)
HOUSING IS A MATTER OF METROPOLITAN) Introduced by Councilor Robert Liberty
CONCERN)

WHEREAS, Section 4 of the Metro Charter, entitled “Jurisdiction of Metro,” provides that, “Metro has jurisdiction over matters of metropolitan concern. Matters of metropolitan concern include the powers granted to and duties imposed on Metro by current and future state law and those matters the Council by ordinance determines to be of metropolitan concern. The Council shall specify by ordinance the extent to which Metro exercises jurisdiction over matters of metropolitan concern”; and

WHEREAS, Section 7 (1) of the Metro Charter, entitled “Assumption Ordinance,” provides that “The Council shall approve by ordinance the undertaking by Metro of any function not authorized by Sections 5 and 6 of this charter. The ordinance shall contain a finding that the function is of metropolitan concern and the reasons it is appropriate for Metro to undertake it”; and

WHEREAS, Fundamental 7 of the Metro Council’s Regional Framework Plan charges Metro to “Enable communities to provide diverse housing options for all residents by providing a mix of housing types as well as affordable housing in every jurisdiction”; and

WHEREAS, Chapter 1.3.1 Housing Choice of Metro’s Regional Framework Plan states that it is the policy of the Metro Council to encourage affordable housing opportunities in the Metro Area by addressing current and future supply of affordable housing production goals; and

WHEREAS, Title 7 Housing Choice of Metro Code Chapter 3.07 Urban Growth Management Functional Plan, Metro Code Section 3.07.750 Technical Assistance, encourages cities and counties to take advantage of the programs of technical and financial assistance provided by Metro to help achieve the goal; and

WHEREAS, on January 25, 2007, the Metro Council amended and adopted the Regional Framework Plan and the Metro Code, via Ordinance No. 06-1129B, which took effect on April 25, 2007 (“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”); and

WHEREAS, the Metro Council has acknowledged that continued and accelerated population growth is likely to negatively affect the availability and affordability of housing in the Metro Area, and that the lack of sufficient funding for affordable housing remains a major barrier to the production of affordable housing; and

WHEREAS, it is the Metro Council’s goal that the Metro Area grow and reinvest in ways that assure a high quality of life for residents of all incomes, races and ethnicity, including the development and preservation of housing affordable to families and individuals of modest means in mixed-use, walkable neighborhoods close to services and public transit; and

WHEREAS, on June 26, 2008, the Metro Council adopted Metro Resolution No. 08-3940 (“For the Purpose of Affirming a Definition of a “Successful Region” and Committing Metro to Work with Regional Partners to Identify Performance Indicators and Targets and to Develop a Decision-Making Process to Create Successful Communities”), establishing six defining measures of a successful region, one of which seeks to minimize geographic concentrations of poverty, by providing affordable housing choices in centers and corridors, such that the benefits and the burdens of growth and change are distributed equally; and

WHEREAS, at regular meetings on November 28, 2007 and February 13, 2008, MPAC [Metro Policy Advisory Committee] discussed Metro’s Housing Need Study, the Metro Region’s Affordable Housing Inventory, and the proposed \$10 million Regional Housing Choice Revolving Fund, which was later established by Metro Council ordinance adopting a June, 2008 budget amendment, and committing \$1 million in seed money from Metro limited duration funds, contingent on a \$9-19 million match from public, private, and charitable partners, and

WHEREAS, the national economic crisis and associated collapse of the housing boom made it impossible to complete the matching program needed to establish the Regional Housing Choice Revolving Fund; and

WHEREAS, on June 25, 2009, the Metro Council adopted the Metro FY 2009-10 budget via Resolution No. 09-1215B (“Adopting the Annual Budget for Fiscal Year 2009-10, Making Appropriations, Levying Ad Valorem Taxes, Authorizing an Interfund Loan and Declaring an Emergency”), and determined to use the remaining limited duration fund to provide regional funding for affordable housing, to accomplish some key objectives of the regional housing choice implementation strategy; and

WHEREAS, the Metro Council has identified \$850,000 of limited duration funds that is available for loans for a term up to five years that aid in the construction of ownership or rental housing for persons and families of below average incomes in the centers, corridors and station areas designated for growth in Metro’s 2040 Regional Framework Plan, with such available for uses such as pre-development work, land acquisition and construction; and

WHEREAS, in determining that providing regional funding for affordable housing is a matter of metropolitan concern, Metro will not exercise any authority to direct or regulate local government efforts to provide such funding, in order to avoid providing or regulating any existing service provided by local governments; and

WHEREAS, pursuant to Section 7(3) of the Metro Charter, “Assumption of Other Service Functions, the [Metro] Council shall seek the advice of the [Metro Policy Advisory Committee] MPAC before adopting an ordinance authorizing provision or regulation by Metro of a service, which is not a local government service”; and

WHEREAS, in accord with the provisions of the Metro Charter, MPAC’s advice has been sought for this ordinance, and MPAC advises approval; now therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. In accord with Section 4 of the Metro Charter, Metro Council finds that providing Metro funding for increasing the Metro Area’s supply of affordable housing is a function of metropolitan concern.

2. In accord with Section 7(1) of the Metro Charter, this finding is supported and justified by the legislation cited in the preceding recitals and by Metro Council's findings contained in the Regional Housing Choices Implementation Strategy report accepted by the Metro Council in March 2006, which recommended that Metro should direct effort towards development of new resources for affordable housing and advocate for increased funding at the Federal, State, and regional levels.

3. The Metro Council directs that Metro should not exercise any authority to direct or regulate local government efforts to provide such funding and therefore finds that Metro is not providing or regulating any existing service provided by local governments. In accord with Section 7(2) of the Metro Charter, Metro Council finds that this ordinance is therefore not subject to approval by either the Metro Policy Advisory Committee or the voters of the Metro Area.

4. In accord with Sections 4 and 7 of the Metro Charter, Metro Council hereby undertakes jurisdiction over increasing the Metro Area's supply of affordable housing, by utilizing Metro funds to provide short-term loans to assist in the development of additional affordable housing in the Metro Area.

ADOPTED by the Metro Council this _____ day of _____ 2010.

David Bragdon, Council President

Attest:

Approved as to Form:

Tony Andersen, Recording Secretary

Daniel B. Cooper, Metro Attorney