



**METRO COUNCIL WORK SESSION**  
Meeting Minutes  
January 7, 2016  
Metro Regional Center, Council Chamber

**Councilors Present:** Councilors Sam Chase, Shirley Craddick, Carlotta Collette, Craig Dirksen, and Kathryn Harrington

**Councilors Excused:** Council President Tom Hughes and Councilor Bob Stacey

Councilor Craig Dirksen called the Metro Council work session to order at 2:04 p.m.

**1. CHIEF OPERATING OFFICER COMMUNICATION**

Chief Operating Officer Martha Bennett updated Council on the following items:

- There were no minor UGB adjustments according to the 2015 UGB Minor Adjustments Report,
- One small change was made to the Employment and Industrial Areas (Title 4) map by the City of Tualatin,
- Greenway Recycling is attempting the early renewal of its license through Property and Environmental Services, and
- January is Diversity Month, and events will be happening throughout Metro facilities.

**2. RESOLUTIONS**

2.1 **Resolution No. 15-4673**, For the Purpose of Organizing the Metro Council and Confirming Committee Members

Motion:	Councilor Kathryn Harrington moved to approve Resolution 15-4673.
Second:	Councilor Carlotta Collette seconded the motion.

***Council discussion***

There was no discussion.

Vote: 

Councilors Harrington, Dirksen, Craddick, Collette, and Chase voted in support of the motion. The vote was 5 ayes, the motion <u>passed</u> .
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### **3. COO RECOMMENDATIONS ON PROJECTED CYCLE 4 COMMUNITY PLANNING & DEVELOPMENT GRANTS FUNDS**

Ms. Elissa Gertler, Metro's Planning and Development Director, and Mr. Gerry Uba, Metro staff, presented the COO Recommendations on Projected Cycle 4 Community Planning & Development Grants Funds. Ms. Gertler and Mr. Uba discussed the recommendations of the Chief Operating Officer (COO) on how to invest the remaining \$230,000 unallocated Cycle 4 funds. Key elements of the presentation included:

- The results of reviewing recommendations from the COO and the Grant Screening Committee, the grant evaluation criteria, the grant applications themselves, and public testimony,
- The findings and recommendations of the stakeholder advisory committee and ECONorthwest study, and
- Additional uses for the funds including delivering grants to local jurisdictions for their use on projects such as eliminating barriers to equitable housing or brownfield redevelopment.

#### ***Council Discussion:***

Councilor Chase noted that while both affordable housing and brownfield redevelopment projects fit well with the Community Planning & Development Grant (CPDG) principles, there is currently a lot of interest in the affordable housing issue. Councilor Chase advised the team to pursue site-specific options as a framework moving forward. Councilor Collette suggested that the leftover funds would be more useful if used now rather than rolled into the next funding cycle, and emphasized that the timing for moving forward on affordable housing seems ideal. Councilor Collette also suggested that delivering one large grant to a site-specific project might have more of an impact than delivering several small grants to different projects. Councilor Collette noted that while CPDG funds can't be used to build projects, they can be used to move a project as close to the building stage as possible. Councilor Collette also inquired as to whether a brownfield site could be a potential affordable housing site as well. Councilor Harrington spoke to the importance of focusing on appreciable results rather than additional analysis and planning, and advised delivering larger grants to a fewer number of projects that are capable of producing real results. Councilor Harrington noted that while brownfield development is still important, the timing for housing may be better. Mr. Uba clarified that the goal of analyses is to have local jurisdictions engage with property owners and community members to find out why some properties have remained undeveloped. Mr. Uba noted that this type of analysis helps determine the kind of strategies that local governments can use to identify and then remove barriers to development. Councilor Craddock advised moving forward on funding affordable housing developments even if the amount of available funding is only enough to move several projects forward a little bit. Councilor Dirksen expressed his concern about spreading the funds too thinly across multiple projects, and advised delivering larger grants to fewer projects. Councilor Dirksen also spoke to the possibility of delivering one or two large grants to affordable housing projects, and one grant to a brownfield development project that is already relatively far along in the planning process. Councilor Dirksen also suggested that the language and criteria of the grants be changed to direct recipients toward more action-oriented activities. Ms. Bennett summarized by directing staff to return to the Council with an action-oriented grant program that will effectively address affordable housing developments for the current grant cycle, and analyze the potential of funding brownfield development for future CPDG cycles.

#### **4. 2016 LEGISLATIVE AGENDA**

Mr. Randy Tucker, Metro's Legislative Affairs Manager, presented the 2016 Legislative Agenda. He noted that the purpose of this item was to finalize discussion of the proposed 2016 agenda. Mr. Tucker presented a draft of the overall legislative agenda for 2016 for the Council's review, including the 2015 Legislative Principles. Key elements of the presentation included discussions about the following legislative items:

- Various anticipated land use issues
- Equitable housing
- State Transient Lodging Tax (TLT) increase, and
- TriMet spending authorization.

#### ***Council Discussion:***

Regarding the land use issues, the councilors discussed the staff recommendations for the five legislative proposals that have been carried over from the 2015 legislative session. Councilor Chase emphasized the difference between very low income housing and workforce housing. Councilor Collette expressed her concern for reducing regulations on the Urban Growth Boundary (UGB), and noted that it is important to consider the costs of infrastructure and transportation when considering developing affordable housing projects outside the UGB. Councilor Craddick expressed her concern about districts in the region's core experiencing gentrification, and highlighted her goal of making sure there is affordable housing available there. Councilor Harrington raised concerns about allowing a large UGB expansion simply for the purpose of creating affordable housing, and emphasized the importance of expanding the UGB in areas that have access to amenities and transit options. Councilor Dirksen suggested that giving the Metro Council authority to analyze whether specific expansions that are already planned would increase housing affordability. The councilors and Ms. Bennett discussed whether the legislation would allow or require Metro to expand the UGB as part of a subregional analysis.

Regarding the equitable housing item, the councilors discussed the option of enabling jurisdictions to limit rent increases in newly developed multi-family rental units. Councilor Craddick noted that enabling rent control for some units could help achieve the goal of creating mixed-income housing. Councilor Harrington suggested that requiring rent control for a percentage of units rather than restricting rent for the entire development might allow for more flexibility. Councilor Dirksen expressed his concern that rent control could enable jurisdictions that are opposed to affordable housing projects to make restrictions so strict that it would create barriers to development.

Regarding the State Transient Lodging Tax (TLT), the councilors expressed their concern for the potential risk that increasing the TLT would have on the Oregon Convention Center and similar venues.

Regarding the TriMet authority item, the councilors expressed their concern about the boundaries of the TriMet district and whether or not the legislation would enable the Oregon Department of Transportation (ODOT) to neglect funding its facilities. The councilors determined that further discussion is required in order to reach a final decision regarding their support of this issue.

**5. COUNCIL LIAISON UPDATES AND COUNCIL COMMUNICATION**

Councilor Collette reminded the Council that she will be absent from the following work session because she will be attending the Willamette Falls Legacy Project meeting. Councilor Dirksen updated the Council on the STIP Enhance grant proposals and requested that the councilors provide any feedback by the following Tuesday.

**6. ADJOURN**

Seeing no further business, Councilor Craig Dirksen adjourned the Metro Council work session at 4:32 p.m.

Respectfully submitted,



Kyra Schneider, Council Policy Assistant

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JANUARY 7, 2016**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT No.</b>
<b>1.0</b>	Handout	1/6/16	Memo: End of Calendar Year UGB Minor Adjustment Report from Tim O'Brien	010716cw-01
<b>1.0</b>	Handout	1/1/16	Memo: 2015 annual report on amendments to the Title 4 Map from Martha Bennett	010716cw -02
<b>3.0</b>	Handout	1/7/16	Memo: Unallocated Cycle 4 CPDG Funds from Elissa Gertler	010716cw -03
<b>4.0</b>	Handout	1/7/16	2016 Legislative Agenda	010716cw -04
<b>4.0</b>	Handout	1/4/16	Memo: Comparison of regional priorities to the FAST Act from Andy Cotugno	010716cw -05
<b>4.0</b>	Handout	1/7/16	Oregon Clean Electricity & Coal Transition Plan	010716cw -06
<b>5.0</b>	Handout	1/7/16	STIP Enhance Proposal Submissions for 2019-2021	010716cw -07