

Metro | *Agenda*

Meeting: Metro Council Work Session
Date: Tuesday, February 16, 2016
Time: 2:00 p.m.
Place: Metro Regional Center, Council Chamber

CALL TO ORDER AND ROLL CALL

- | | | |
|----------------|--|--|
| 2:00 PM | 1. CHIEF OPERATING OFFICER COMMUNICATION | |
| 2:10 PM | 2. HOUSING PLANNING AND DEVELOPMENT GRANTS | Elissa Gertler, Metro
Emily Lieb, Metro |
| 3:10 PM | 3. METRO ATTORNEY COMMUNICATIONS | |
| 3:25 PM | 4. COUNCILOR LIASON UPDATES AND COUNCIL COMMUNICATION | |

ADJOURN

Metro respects civil rights

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Повідомлення Metro про заборону дискримінації

Metro з повагою ставиться до громадянських прав. Для отримання інформації про програму Metro із захисту громадянських прав або форми скарги про дискримінацію відвідайте сайт www.oregonmetro.gov/civilrights або Якщо вам потрібен перекладач на зборах, для задоволення вашого запиту зателефонуйте за номером 503-797-1890 з 8.00 до 17.00 у робочі дні за п'ять робочих днів до зборів.

Metro 的不歧视公告

尊重民權。欲瞭解Metro民權計畫的詳情，或獲取歧視投訴表，請瀏覽網站 www.oregonmetro.gov/civilrights。如果您需要口譯方可參加公共會議，請在會議召開前5個營業日撥打503-797-1890（工作日上午8點至下午5點），以便我們滿足您的要求。

Ogeysiiska takooris la'aanta ee Metro

Metro waxay ixtiraamtaa xuquuqda madaniga. Si aad u heshid macluumaad ku saabsan barnaamijka xuquuqda madaniga ee Metro, ama aad u heshid warqadda ka cabashada takoorista, booqo www.oregonmetro.gov/civilrights. Haddii aad u baahan tahay turjubaan si aad uga qaybqaadatid kullam dadweyne, wac 503-797-1890 (8 gallinka hore illaa 5 gallinka dambe maalmaha shaqada) shan maalmo shaqa ka hor kullanka si loo tixgaliyo codsashadaada.

Metro의 차별 금지 관련 통지서

Metro의 시민권 프로그램에 대한 정보 또는 차별 항의서 양식을 얻으려면, 또는 차별에 대한 불만을 신고 할 수 www.oregonmetro.gov/civilrights. 당신의 언어 지원이 필요한 경우, 회의에 앞서 5 영업일 (오후 5시 주중에 오전 8시) 503-797-1890를 호출합니다.

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សេចក្តីជូនដំណឹងអំពីការមិនរើសអើងរបស់ Metro

ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានក្បួនលក្ខណ៍រើសអើងសម្រាប់សេវាសេវា www.oregonmetro.gov/civilrights។
បើលោកអ្នកត្រូវការការបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1890 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃធ្វើការ) ប្រាំពីរថ្ងៃ ថ្ងៃធ្វើការ មុនថ្ងៃប្រជុំដើម្បីអាចឲ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

إشعار بامتياز من Metro

تحتترم Metro حقوقك وطلبك في العمل. إذا كنت تعتقد أنك قد تم التمييز ضدهم على أساس العرق، اللون، الأصل القومي، الجنس، العمر أو الإعاقة، فأنت لديك الحق في تقديم شكوى مع Metro. للحصول على معلومات حول برنامج حقوق مدني، أو للحصول على نموذج شكوى التمييز، يرجى زيارة www.oregonmetro.gov/civilrights. إن لم تتمكن من الاتصال بالهاتف 503-797-1890 (من الساعة 8 صباحاً حتى الساعة 5 مساءً أيام الإثنين إلى الجمعة) قبل خمسة (5) أيام عمل من موعد الاجتماع.

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Notificación de no discriminación de Metro

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Уведомление о недопущении дискриминации от Metro

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Avizul Metro privind nediscriminarea

Metro respectă drepturile civile. Pentru informații cu privire la programul Metro pentru drepturi civile sau pentru a obține un formular de reclamație împotriva discriminării, vizitați www.oregonmetro.gov/civilrights. Dacă aveți nevoie de un interpret de limbă la o ședință publică, sunați la 503-797-1890 (între orele 8 și 5, în timpul zilelor lucrătoare) cu cinci zile lucrătoare înainte de ședință, pentru a putea să vă răspunde în mod favorabil la cerere.

Metro txoj kev ntxub ntxaug daim ntawv ceeb toom

Metro tributes cai. Rau cov lus qhia txog Metro txoj cai kev pab, los yog kom sau ib daim ntawv tsis txaus siab, mus saib www.oregonmetro.gov/civilrights. Yog hais tias koj xav tau lus kev pab, hu rau 503-797-1890 (8 teev sawv ntxov txog 5 teev tsaus ntuj weekdays) 5 hnub ua hauj lw m ua ntej ntawm lub rooj sib tham.

Agenda Item No. 2.0

HOUSING PLANNING AND DEVELOPMENT GRANTS

Metro Council Work Session
Tuesday, February 16, 2016
Metro Regional Center, Council Chamber

METRO COUNCIL

Work Session Worksheet

PRESENTATION DATE: February 16, 2016 **LENGTH:** 45 minutes

PRESENTATION TITLE: Housing Planning and Development Grants

DEPARTMENT: Planning and Development

PRESENTER(S): Emily Lieb, 503-797-1921, emily.lieb@oregonmetro.gov
Elissa Gertler, 503-797-1752, elissa.gertler@oregonmetro.gov

WORK SESSION PURPOSE & DESIRED OUTCOMES

- **Purpose:** To provide the Council with additional detail regarding the proposed Housing Planning and Development Grant (HPDG) program
- **Outcome:** Council directs staff to move forward with implementation of a HPDG program

TOPIC BACKGROUND & FRAMING THE WORK SESSION DISCUSSION

During the January 7, 2016, Council work session, the Council expressed interest in further understanding how unallocated funds from Cycle 4 of the Community Planning and Development Grants (CPDG) could be used to support local implementation of projects that eliminate barriers to the construction of new housing across the region.

Eligible Projects

In consultation with the Office of the Metro Attorney (OMA) and with guidance from Equitable Housing Work Group members, CPDG and Equitable Housing Initiative program staff have identified two categories of housing-related grant projects that would be consistent with the code and administrative rules that currently govern the CPDG program. These include:

- 1) Conduct predevelopment work on potential housing development sites in Title 6 areas where a willing partner has been identified, to get the sites ready for development.

Examples of potential projects:

- *Environmental analysis and brownfield mitigation*
- *Market or funding study*
- *Parking analysis*
- *Pre-application services*

- 2) Conduct evaluation and develop tools to support modification of local code, zoning or permitting processes to eliminate barriers to equitable housing development.

Examples of potential projects:

- *Zoning/code changes to eliminate barriers to the development of accessory dwelling units or cottage clusters*
- *Evaluation and implementation of a tax exemption incentive program, such as Vertical Housing Tax Credits*
- *Implementation of streamlined permitting for affordable housing projects*

Per previous Council guidance, staff recommend using the evaluation criteria framework used during the CPDG Cycle 4 grant program. In addition, the program would require projects to demonstrate a commitment by a governing body to take action as a result of the project, and a proposal for how the project would generate and share lessons learned to benefit similar planning processes across the region.

Available Funds

Unallocated Cycle 4 CPDG is \$230,000. However, additional collections have increased the amount of funding available. To optimize scale and ensure that the program is able to generate benefits across the region, staff recommend an initial budget of \$500,000, to be allocated in grant amounts of \$50,000-\$80,000. At that funding level, the program would be able to support approximately 6-10 projects.

Anticipated Timeline

Winter-Spring 2016: Program development

- Develop work plan
- Draft selection criteria (consistent with CPDG criteria)
- Conduct outreach to identify potential projects and offer support to jurisdictions and partners in developing ideas for proposals
- Confirm selection committee members, likely drawing on some people who participated in the Equitable Housing Work Group in 2015

Summer-Fall 2016: Program launch and project selection

- July 1, 2016: Call for proposals
- Aug. 16, 2016: Deadline for proposals, including governing body acknowledgment
- Sept. 27, 2016: COO and committee recommendations to Council
- Oct. 16, 2016: Notification of awards
- Dec. 31, 2016: Completion of intergovernmental agreements (IGAs)

Winter 2016/17-Summer 2018: Project implementation

- July 2018: Anticipated completion of all grant projects

Expected Outcomes

The HPDG program would provide the necessary funding for local housing-related policy changes and development projects that are implementation-ready, and that might not otherwise move forward, to complete evaluation and predevelopment work necessary to eliminate barriers to the construction of new housing. By tailoring the program criteria to focus on housing, there is an opportunity to support local efforts to address critical housing needs while also building a body of implementation work that can inform regional innovation and knowledge sharing as part of the Equitable Housing Initiative.

QUESTIONS FOR COUNCIL CONSIDERATION

- Does the Council have questions about the program proposal?
- Does the Council direct staff to move forward with implementation of a HPDG program?
- Does the Council have feedback regarding the communications and engagement process for program rollout?

PACKET MATERIALS

- Would legislation be required for Council action Yes No
- If yes, is draft legislation attached? Yes No
- What other materials are you presenting today? n/a

Materials following this page were distributed at the meeting.

BALLOT TITLE AND EXPLANATORY STATEMENT FOR PROPOSED METRO INITIATIVE

Submitted February 12, 2016 by Alison R. Kean, Metro General Counsel

Caption:

Business payroll tax for Portland State University scholarships, instructors, advisors. (10 words)

Question:

Shall voters enact region-wide business payroll tax for Portland State University scholarships, instructors, advisors; assign tax administration responsibility to Metro? (20 words)

Summary:

Measure enacts a region-wide business payroll tax to provide funding for Portland State University need-based scholarships and student support. Measure declares PSU funding a matter of metropolitan concern, assigning Metro and the Oregon Department of Revenue responsibility to collect the tax and provide the funds to PSU. Tax rate is one-tenth of one percent on wages paid to employees working within the metropolitan region. Measure allows PSU to use the tax revenue only for:

- Need-based scholarships for PSU students from the metropolitan region;
- PSU counselors, advisors, tutors, teachers and professors;
- Emergency tuition assistance for PSU students;
- Collection, distribution and oversight of the tax.

Measure requires bi-annual audits by Metro Auditor and bi-annual reports by PSU. If the State of Oregon reduces funding for PSU due to the tax, the tax will be suspended. Tax will expire in 8 years on December 31, 2024 unless reauthorized by voters of the metropolitan region or Metro Council. Metro Council may take all necessary actions to effectuate the Measure. Penalties for non-payment. Other provisions.

(174 words)

BALLOT TITLE AND EXPLANATORY STATEMENT FOR PROPOSED METRO INITIATIVE

Submitted February 12, 2016 by Alison R. Kean, Metro General Counsel

Explanatory Statement

This measure is an ordinance proposed by citizen initiative that adds “funding for Portland State University” to Metro’s current regional functions.

Starting January 1, 2017, the measure imposes a region-wide payroll tax on employers of individuals who perform services in or partly within the metropolitan region, and assigns responsibility to administer the tax to Metro. Employers subject to the tax include private corporations, the State of Oregon and its political subdivisions, but not school districts or entities exempt from taxation under Section 501(c)(3) of the Internal Revenue Code. Taxable wages do not include remuneration paid by the United States or by Section 501(c)(3) entities, or remuneration for domestic service of less than \$1,000 a year, for seasonal agricultural work, or for other work of the type excluded from the tax, as described in the measure.

Employers would pay the tax at the rate of one-tenth of one percent of wages paid to employees working within or partly within the metropolitan region, which means that for every \$50,000 in wages paid, \$50 will be collected by this tax. Petitioners estimate that the tax will generate \$35 - \$40 million per year for PSU.

The measure allows PSU to use the tax revenue only for:

- Need-based scholarships for PSU students from the metropolitan region;
- PSU counselors, advisors, tutors, teachers and professors;
- Emergency tuition assistance for PSU students;
- Costs incurred by Metro and the Department of Revenue to collect and distribute the tax;
- Bi-annual audits by the Metro Auditor.

Bi-annual reports by PSU are required regarding how the tax revenue has been spent and its affect on graduation rates. If the State of Oregon reduces funding for PSU due to the tax, the tax is suspended.

Metro is required to collect the tax in coordination with the Oregon Department of Revenue and provide the funds to PSU. The measure states

BALLOT TITLE AND EXPLANATORY STATEMENT FOR PROPOSED METRO INITIATIVE

Submitted February 12, 2016 by Alison R. Kean, Metro General Counsel

that the tax is intended to be administered in the same manner as the existing TriMet payroll tax. Taxes shall be paid quarterly. Returns are subject to audit, assessment of deficiencies, penalties and interest at any time within three years after filing, with exceptions. Penalties are assessed for failure to file a return or to pay tax when due, and taxes become debt of the person liable for payment. Employers are required to maintain wage and tax records for state inspection. The Department of Revenue has authority to require a supplementary return, issue warrants and refunds, and waive, reduce, cancel or compromise the tax, penalties, or interest.

Tax will expire December 31, 2024 unless reauthorized by voters of the metropolitan region or Metro Council. Metro Council has authority to effectuate the measure's provisions by all necessary actions.

(449 words)