



600 NE Grand Ave.  
Portland, OR 97232-2736

## Metro Policy Advisory Committee (MPAC)

### agenda

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Wednesday, February 13, 2019

5:00 PM

Metro Regional Center, Council chamber

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1. **Call To Order, Introductions, Chair Communications (5:00 PM)**
  2. **Public Communication on Agenda Items (5:05 PM)**
  3. **Council Update (5:10 PM)**
  4. **Consent Agenda (5:15 PM)**
    - 4.1 MTAC Nominations for MPAC Consideration [COM](#)  
[18-0197](#)  
Attachments: [MTAC Nomination for MPAC Consideration](#)
    - 4.2 Consideration of January 23, 2019 Minutes [18-5168](#)  
Attachments: [January 23, 2019 Minutes](#)
  5. **Action Items (5:20 PM)**
    - 5.1 MPAC Vice Chair and Second Vice Chair Nominations **COM**  
**18-0206**
  6. **Information/Discussion Items**
    - 6.1 Housing Bond Implementation (5:30 PM) [COM](#)  
[18-0198](#)  
Presenter(s): Jes Larson, Metro  
Emily Lieb, Metro  
Attachments: [MPAC Worksheet](#)
    - 6.2 2040 Planning and Development Grants: 2019 Grant Cycle (6:00 PM) [COM](#)  
[18-0199](#)  
Presenter(s): Lisa Miles, Metro  
Attachments: [MPAC Worksheet](#)  
[2040 Grant Update Cycle 7](#)
  7. **Adjourn (6:30 PM)**
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**Upcoming MPAC Meetings**

- *Wednesday, February 27, 2019*
- *Wednesday, March 13, 2019*
- *Wednesday, March 27 2019*

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ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានការបណ្តឹងរើសអើងសូមចូលទស្សនាគេហទំព័រ [www.oregonmetro.gov/civilrights](http://www.oregonmetro.gov/civilrights)។  
បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃធ្វើការ) ប្រសិនបើអ្នក ថ្ងៃធ្វើការ មុនថ្ងៃប្រជុំដើម្បីអាចឲ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

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600 NE Grand Ave.  
 Portland, OR 97232-2736  
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**2019 MPAC Work Program**  
*as of 2/5/2019*

*Items in italics are tentative*

<p><b><u>Wednesday, February 13, 2019</u></b></p> <ul style="list-style-type: none"> <li>• MTAC Nomination (consent)</li> <li>• MPAC Vice Chair and Second Vice Chair Nominations</li> <li>• Housing Bond Implementation (Jes Larson and Emily Lieb, Metro; 30 min)</li> <li>• 2040 Development and Planning Grants: 2019 Grant Cycle (Lisa Miles, Metro; 30 min)</li> </ul>	<p><b><u>Wednesday, February 27, 2019</u></b></p> <ul style="list-style-type: none"> <li>• Tri-County Permanent Supportive Housing: 2040 Grant Report (Jes Larson, Metro; 60 min)</li> </ul> <p><i>March 2-6: National Association of Counties Legislative Conference, Washington D.C.</i></p>
<p><b><u>Wednesday, March 13, 2019</u></b></p>	<p><b><u>Wednesday, March 27, 2019</u></b></p>
<p><b><u>Wednesday, April 10, 2019</u></b></p> <ul style="list-style-type: none"> <li>• 2040 Growth Concept Refresh Introduction (Elissa Gertler and Ted Reid, Metro; 60 min)</li> <li>• Parks and Nature Investment Measure (TBD, Metro; 30 min)</li> </ul>	<p><b><u>Wednesday, April 24, 2019</u></b></p>
<p><b><u>Wednesday, May 8, 2019</u></b></p> <ul style="list-style-type: none"> <li>• 2040 Growth Concept Refresh: Employment Trends Draft Work Program Overview (Ted Reid and Jeff Raker, Metro; 60 min)</li> </ul>	<p><b><u>Wednesday, May 22, 2019</u></b></p>

<p><b><u>Wednesday, June 12, 2019</u></b></p> <ul style="list-style-type: none"> <li>• Transportation Investment Measure (TBD, Metro; 30 min)</li> <li>• 2040 Growth Concept Refresh: Work Program Overview (Elissa Gertler and Ted Reid, Metro; 45 min)</li> </ul>	<p><b><u>Wednesday, June 26, 2019</u></b></p>
<p><b><u>Wednesday, July 10, 2019</u></b></p> <ul style="list-style-type: none"> <li>• Employment Trends Panel</li> <li>• Housing Bond Local Implementation Strategies (Jes Larson and Emily Lieb, Metro; 30 min)</li> </ul>	<p><b><u>Wednesday, July 24, 2019</u></b></p>
<p><b><u>Wednesday, August 14, 2019</u></b></p> <ul style="list-style-type: none"> <li>• 2040 Planning and Development Grants (Lisa Miles, Metro; 45 min)</li> </ul>	<p><b><u>Wednesday, August 28, 2019</u></b></p>
<p><b><u>Wednesday, September 11, 2019</u></b></p> <ul style="list-style-type: none"> <li>• 2040 Growth Concept Refresh: Employment Trends /Other Topics (Ted Reid, Metro; 45 min)</li> </ul>	<p><b><u>Wednesday, September 25, 2019</u></b></p> <p><u>September 26-28:</u> League of Oregon Cities Annual Conference, Bend, OR</p>
<p><b><u>Wednesday, October 9, 2019</u></b></p> <ul style="list-style-type: none"> <li>• 2040 Growth Concept Refresh (Ted Reid, Metro; 30 min)</li> <li>• Mobility Policy Update (Kim Ellis, Metro; 20 min)</li> <li>• Designing Livable Streets (Lake McTighe, Metro; 20 min)</li> </ul>	<p><b><u>Wednesday, October 23, 2019</u></b></p>
<p><b><u>Wednesday, November 13, 2019</u></b></p> <ul style="list-style-type: none"> <li>• 2040 Growth Concept Refresh (Ted Reid, Metro; 45 min)</li> <li>• Transportation Regional Investment Measure (TBD, Metro; 30 min)</li> </ul> <p><u>November 19-21:</u> Association of Oregon Counties Annual Conference, Eugene, OR</p>	<p><b><u>Wednesday, November 27, 2019</u></b></p>

**Wednesday, December 11, 2019**

- Updates on 2018 Urban Growth Boundary Expansions

**Wednesday, December 25, 2019** – Cancelled

**4.1 MTAC Nominations for MPAC Consideration**

*Consent Agenda*

Metro Policy Advisory Committee  
Wednesday, February 13, 2019  
Metro Regional Center, Council Chamber

# Memo



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

Date: January 23, 2019  
To: MPAC  
From: Tom Kloster, MTAC Chair ✓  
Subject: MTAC Nominations for MPAC Consideration

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Steve Koper has left Happy Valley for Tualatin.

He would like to be added to the alternate list for Washington County: Other Cities.

Please consider this nomination for MTAC membership. Per MPAC's bylaws, MPAC may approve or reject any nomination submitted.

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

Thank you.



**4.2 Consideration of January 23, 2019 Minutes**

*Consent Agenda*

Metro Policy Advisory Committee  
Wednesday, February 13, 2019  
Metro Regional Center, Council Chamber



600 NE Grand Ave.  
Portland, OR 97232-2736  
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**METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes

January 23, 2019

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Martha Schrader (Chair)

Sam Chase

Christine Lewis

Juan Carlos Gonzalez

Amanda Fritz

Peter Truax

Jerry Hinton

Linda Glover

Ed Gonke

Mark Gamba

Susheela Jayapal

Darren Riordan

Terri Preeg Riggsby

Theresa M. Kohlhoff

Dick Schouten

Gordon Hovies

Luis Nava

Mark Watson

Emerald Bogue

ALTERNATES PRESENT

Anthony Martin

MEMBERS EXCUSED

Denny Doyle

AFFILIATION

Clackamas County

Metro Council

Metro Council

Metro Council

City of Portland

City of Forest Grove, Other Cities in Washington County

City of Gresham, Second Largest City in Multnomah County

City of Vancouver

Citizen of Clackamas County

City of Milwaukie, Other Cities in Clackamas County

Multnomah County

City of Fairview, Other Cities in Multnomah County

West Multnomah Soil & Water Conservation District, Special Districts in Multnomah County

City of Lake Oswego, Largest City in Clackamas County

Oregon Department of Land Conservation and Development

Washington County

Tualatin Valley Fire & Rescue, Special Districts in Washington County

Citizen of Washington County

Hillsboro School District Board of Directors, Governing Body of a School District

Port of Portland

AFFILIATION

City of Hillsboro, Largest City in Washington County

AFFLIATION

City of Beaverton, Second Largest City in Washington County

OTHERS PRESENT: Betty Dominguez, Beth Vargas Duncan, Adam Barber, Jennifer Hughes, Emily Klepper, Katherine Kelly, Colin Caye, Paul Morrison, Angela Donley, Aquilla HudRavich, Thane Tiehsa, Cheryl Perrin, Jeff Gudman

STAFF: Elissa Gertler, Megan Gibb, Ernest Hayes, Nathan Sykes, Marta McGuire, Matt Korot, Sara Farrokhzadian, and Sima Anekonda

**1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS**

Chair Martha Schrader called meeting to order at 5:00 PM.

**2. PUBLIC COMMUNICATIONS ON AGENDA ITEMS**

*There were none*

**3. COUNCIL UPDATE**

Councilor Sam Chase spoke to the changes Metro was undergoing. He introduced Councilor Juan Carlos Gonzalez and Councilor Christine Lewis to MPAC. He explained that the councilors were not voting members, but acted as liaisons to carry conversation forward to Metro. He mentioned that Councilor Craddick would serve as the Chair for JPACT and that Mr. Paul Slyman would be Council President Lynn Peterson's Chief of Staff.

Councilor Chase provided an update on Ms. Martha Bennett's notice regarding Title 4: Employment Area Amendments to the Urban Growth Functional Plan. He explained that Title 4 focused on industrial and other employment areas and spoke to improving the region's economy. He explained that Title 4 required Metro's Chief Operating Officer to submit a written report to the Council and MPAC on the cumulative efforts on employment land and the regional amendments to the employment industrial areas map by January 31<sup>st</sup> each year. He added that there were no recommendations for 2019, however that questions regarding the 2040 Growth Plan would arise.

Councilor Chase updated MPAC on Oxbow's Regional Park Welcome Center and the information it provided. He stated that the welcome center was funded in part by 2013 voter approved Regional Parks Tax Levy.

**4. MPAC MEMBER COMMUNICATION**

Chair Martha Schrader requested MPAC to volunteer members for the MPAC Nominating Committee. Chair Schrader gathered that she along with Mayor Peter

Truax, Mayor Steve Callaway, Ms. Terri Preeg Riggsby, Councilor Gonzalez, and Councilor Lewis, were volunteered to the Nominating Committee.

Chair Schrader stated that the MPAC's work program for 2019 was undergoing revision and offered the idea of holding MPAC a once a month.

Councilor Anthony Martin observed that Metro was undertaking a number of projects and suggested that MPAC be held twice a month. Ms. Elissa Gertler stated that the MPAC schedule shifted every year depending on Metro's projects. Ms. Gertler explained that holding MPAC once a month would consolidate attendance.

Commissioner Amanda Fritz stated that it was easier to cancel a meeting rather than hold one under short notice. She expressed that it should be up to the Chair to set the agenda for MPAC in order to determine meeting cancellations.

Ms. Emerald Bogue stated that she respected any path MPAC chose then added that there would be opportunity for members to gather in different capacities.

Mayor Truax concurred with the other comments. He expressed that the advisory committees seemed to be merging. He discussed that there were a number of levies under discussion and that there were localities and jurisdictions throughout the region that would also be addressing bond issues and levies. He stated that more work needed to be done to address voter fatigue across the region and emphasized the importance of working with partners.

Councilor Theresa Kohlhoff shared that she preferred to have MPAC meet twice a month and stated she supported the idea of holding joint meetings with JPACT.

Commissioner Susheela Jayapal inquired about the agenda items and work plan.

Chair Schrader concluded that MPAC would continue meeting twice a month then highlighted the vacancies that needed to be filled.

Councilor Martin inquired about the vacancies. Ms. Gertler stated that it was the responsibility of the Metro Council President to make appointments, however Metro desired community input on the decision. She stated that a solicitation process would be announced.

Chair Schrader voiced a desire to discuss parking lots and SDCs then invited Councilor Lewis to speak to this item.

Councilor Lewis added that a panel could gather to discuss what data was being operated on and to clarify assumptions before focusing on one policy area.

Mayor Truax stated that March 13<sup>th</sup>, 2019 was the last day of the Congressional visit for individuals going to Washington D.C. for the Congressional Cities Conference. He said the conference may impact attendance at MPAC. He then clarified that JPACT members would be going to Washing D.C. from April 30<sup>th</sup> to May 3<sup>rd</sup>, 2019. He advised MPAC members to contact Metro staff to participate in the trip. He added that the trip would offer an opportunity to meet with the Department of Transportation and the Congressional delegation.

## **5. CONSENT AGENDA**

MOTION: Mayor Peter Truax moved and Mayor Gamba seconded to approve the consent agenda.

ACTION: With all in favor, motion passed

## **6. INFORMATION/DISCUSSION ITEMS**

### **6.1 2019 MPAC Priorities and Work Program**

*Key elements of the discussion included:*

Chair Schrader recited the following list of priorities: employment lands review, 2040 Growth Concept Refresh, 2019 Legislative Agenda, 2030 Regional Waste Plan implementation, Affordable Housing Bond implementation, Parks and Nature Bond Measure development, and reports from jurisdictions on completed 2040 Planning and Development Grants. She invited comments and discussion for the priorities listed.

Mayor Gamba remarked that that 2040 Plan was dated and did not address climate change. He stated that MPAC needed to consider how transportation funds and climate issues influence one another.

Mayor Truax listed the following legislative priorities of the League of Oregon Cities: mental health investment, revenue reform and cost containment, affordable housing and homelessness improvements, infrastructure finance and resilience, third party building inspection and reservation, and right of way and franchise fee authority. He suggested that these areas be considered for further discussion and stated that he would inquire on the progress of these topics.

Councilor Kohlhoff suggested that MPAC prioritize housing bond implementation. She inquired about the proposed projects associated with the housing bond implementation. Councilor Chase clarified that Metro was holding conversations with local jurisdictions around the housing bond and recommended Ms. Kohlhoff reach out

to Metro staff for more information. Ms. Gertler explained that there are three counties and four cities that were asked to develop a local implementation strategy and provided Councilor Kohlhoff with recommendations of how to engage with this topic. Ms. Gertler added that the strategies would require MPAC's input and would be considered during the summer of 2019.

Councilor Martin inquired about discussions regarding SDCs and suggested further attention be placed on transportation priorities.

Ms. Gertler stated that the draft work plan would be available on February 13th, 2019.

Chair Schrader added that the 2040 Growth Concept refresh and affordable housing were major topics that would require more discussion.

## **6.2 Parks and Nature Bond Framework Discussion**

*Key elements of the presentation included:*

Mr. Matt Korot explained the role of Property and Environmental Services at Metro and expressed the need for MPAC's input on the 2030 Regional Waste Plan. He recalled that this was PES' fourth engagement with MPAC on the plan, stating that PES asked MPAC for feedback in October 2018. He explained that the presentation would provide an overview of the plan and public comment.

Mr. Korot stated that the plan was not new and required an update every 10 years. He said that plan was meant to determine and communicate regional aspirations and identify action steps to achieve goals. Mr. Korot framed the plan by discussing the need to intervene during a product's life cycle in order to reduce environmental impacts. He then discussed the garbage and recycling system, a system of services and facilities that disposed items.

Mr. Korot explained that the plan took a phased approach to establish goals and actions. He outlined engagement tactics, which included communication with various committees and experts. He summarized community and technical engagement the plan utilized and stated that an equity framework was employed to provide guidance throughout the development process. He described the equity workgroup which consisted of seven individuals and noted that relationship building was a large part of developing the plan.

Ms. Marta McGuire explained the goals and actions of the plan. She then shared the plan's desired outcomes for advancing equity: diversity in garbage and recycling system jobs, good wages and benefits for workers, access to decision-making, and inclusive,

culturally-relevant education services. She then outlined the desired outcomes for reducing health and environmental impacts which included the following: toxic chemicals out of priority products, better purchasing choices, and more opportunities for reuse and repair, minimized impacts from system operations. She stated that consumers chose options most available to them. Ms. Marta highlighted the third set of outcomes surrounding an improved garbage and recycling system. She stated the plan aimed to improve collection services for residents, create more adaptable and resilient recycling system, and be prepared for disasters.

Ms. McGuire explained that the plan identified nineteen goals. She remarked that a wide range of engagement was conducted during the public comment period, including four briefings with community organizations, two public forums, and letters that were sent to city managers. She stated that input was received from a number of individuals and organizations. She recalled that comments supported and endorsed the plan. She spoke to one comment which inquired about costs. She explained that the plan did not provide cost estimates for individual actions or for the totality of them. She said that for most of the actions, there would be options for how actions would be implemented. She stated that Metro, cities and counties would develop cost estimates as a part of the implementation work plans and as part of evaluating approaches for implementing actions.

Ms. McGuire listed the plan goal and actions areas: shared prosperity, product design and manufacturing, product consumption and use, product end-of-life management, and disaster resilience. She then detailed revision to the plan which added two actions. She stated that one of the actions was to evaluate the need to expand and improve access to public collection containers to reduce litter and illegal dumping. Ms. McGuire then stated that the second action was to evaluate, on a continuing basis, the need to regulate different types of solid waste facilities not covered under current Metro regulation based on their actual and potential impacts on human health, the environment and neighboring communities.

Ms. McGuire explained the plan's next steps. She highlighted that the plan and public comment report would be shared with the Metro Council during the February 12, 2019 work session meeting. She added that there were hearings scheduled for February 2019. She shared that if Metro approved the plan then Metro and local government would begin work to develop work plans that will prioritize actions for implementation. She said that once that was accomplished the plan would be monitored and reported on regularly. Ms. McGuire then added that a new committee would be established to provide oversight for the plan's implementation.

*Member discussion included:*

- Councilor Gonzalez recognized PES and Ms. McGuire's work on the project and expressed that the plan was a great example of equity.
- Mr. Ed Gronke stated that the original Solid Waste Plan used the idea of source separation. He then stated that source separation at that individual's curb side was still not being advocated for. Mr. Korot stated that source separation was generally being practiced. Mr. Korot spoke to the previous recycling system and described how that led to the most recent system, which required residents to separate products into two bins. Mr. Korot stated that the change made it easier for residents to recycle then described the challenges with the switch. Mr. Korot stated that the plan called out actions to make the recycling system more responsive to customers as well as more resilient. Mr. Gronke inquired about the language used in the plan's goal section. Ms. McGuire clarified that the wording spoke to the measurement of the framework and indicated that investments and resources would be required for development.
- Councilor Martin thanked the presenters and added the need for a system of prioritization to implement the plan. He recommended that the presenter consider analyze various fees across the region.
- Mayor Gamba expressed interest in seeing how the plan would affect food waste upstream. He encouraged for more advocacy around designed obsolescence and cradle to cradle requirements for manufacturers. He said that cities needed to pursue advocacy rather than the federal government. Mr. Korot stated that a federal solution would be an unlikely solution. Mr. Korot stated that the plan acknowledges opportunities to push for action at the state level. He then described a right to repair law that was being introduced to the Oregon legislature. Mr. Korot added that collaboration with California and Washington needed. Mayor Truax stated that cities were incubators for progress. He said that previous recycling campaigns have had widespread effects. He discussed the plastic bag ban employed by Forest Grove. He noted that sustainability changes had impacts on wildlife and emphasized the need to create policies that encourage meaningful changes. He concluded that cities were capable of encouraging significant progress.

## **7.0 ADJOURN**

MPAC Chair Doyle adjourned the meeting at 6:05 PM.



Respectfully Submitted,



Sima Anekonda  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JANUARY 23, 2019**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT No.</b>
<b>3.0</b>	Handout	1/23/19	Annual report on amendments to the Title 4 Employment and Industrial Areas	012319m-01
<b>6.2</b>	Presentation	1/23/19	2030 Regional Waste Plan : Equity, health and the environment	012319m-02

**6.1 Housing Bond Implementation**

*Information and Discussion Items*

Metro Policy Advisory Committee  
Wednesday, February 13, 2019  
Metro Regional Center, Council Chamber

# MPAC Worksheet

**Agenda Item Title:** Metro Housing Bond Implementation  
Planning Update

## **Purpose/Objective**

The purpose of this item is to provide an update on implementation planning for the Affordable Housing Bond.

## **Action Requested/Outcome**

This item is intended to ensure that MPAC members are informed about implementation planning efforts underway for the Affordable Housing Bond. No action is requested.

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

Metro staff last presented an update on Housing Bond Planning on November 28, 2018, following voter approval of Measure 26-199 on November 6. Since November, Metro Council has taken the following actions to advance implementation planning:

- Adoption of Ordinance 19-1430 for the purpose of amending Metro Code to establish the Affordable Housing Bond Community Oversight Committee;
- Approval of Resolution 19-4956 for the purpose of approving the Metro Affordable Housing Bond Program Work Plan; and
- Approval of Resolution 19-4957 for the purpose of appointing the Metro Affordable Housing Bond Community Oversight Committee.

## **What packet material do you plan to include?**

None.

**6.2 2040 Development and Planning Grants: 2019 Grant Cycle**

*Information and Discussion Items*

Metro Policy Advisory Committee  
Wednesday, February 13, 2019  
Metro Regional Center, Council Chamber

# MPAC Worksheet

**Agenda Item Title:** 2040 Planning and Development Grants: 2019 Grant Cycle

**Presenter:** Lisa Miles

## **Purpose/Objective**

Informational item to update MPAC members regarding the 2019 grant application cycle.

## **Action Requested/Outcome**

MPAC members will be informed of funding targets and schedule for 2019 grant cycle, and apprised of new procedures by which local jurisdictions may now endorse grant applications of private organizations.

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

The investment targets, schedule and procedures for the 2019 grant application cycle have been finalized.

## **What packet material do you plan to include?**

Handout on 2040 Planning and Development Grants Program (2 pages.)



# Metro

## 2040 PLANNING AND DEVELOPMENT GRANTS PROGRAM

Everyone in the metro region benefits when all of greater Portland's communities can reach their full potential. 2040 Planning and Development grants help communities implement our region's long-range vision, create new housing and commercial opportunities, revitalize town centers, develop employment areas, reduce barriers to equitable housing and plan for future infrastructure and development in new urban areas. The program, formerly known as the Community Planning and Development Grants (CPDG) Program, has been in place since 2006. Prior grant cycles have awarded over \$24 million to fund more than 100 projects across the region. The grants are funded by a regional excise tax on certain construction projects in greater Portland.

### INVESTMENT TARGETS FOR THE 2019 APPLICATION CYCLE

The Metro Council establishes a policy emphasis for each grant cycle to help align the grant program with current trends and issues affecting development in the region. Presently, the region continues to have a crisis in adequate housing supply, especially for residents with lower incomes. Multiple tools, strategies, and approaches are needed to provide more equitable housing throughout the region. Complementary strategies for employment growth, redevelopment, and land readiness are also important to address other current regional growth and development issues. The policy and investment emphasis for the 2019 grant cycle is as follows:

- \$1 million of grant funds will be targeted for qualified projects that will facilitate implementation of equitable development projects inside the Urban Growth Boundary, which may include but are not limited to:
  - Planning or pre-development work for equitable housing (diverse, physically accessible, affordable housing choices with access to opportunities, services, and amenities);
  - Planning or pre-development work for facilities and community investments that will advance quality of life outcomes for marginalized communities, including communities of color, such as quality education, living wage employment, healthy environments, and transportation;
  - Facilitation of development-related efforts in partnership with a community organization whose primary mission is to serve communities of color;
  - Planning or pre-development for projects that will serve a specific neighborhood or geography with a high percentage of residents that are people of color or historically marginalized communities;
- \$250,000 of funds will be targeted for qualified projects to facilitate development in centers, corridors, station areas and employment/industrial areas.
- \$750,000 of grant funds will be targeted for qualified concept planning and comprehensive planning projects in urban reserves or new urban areas.

In the event that there are not sufficient strong applications in any target area, grant funds may be allocated to other types of applications.

## ELIGIBLE APPLICANTS

Local cities and counties within Metro’s service district may submit applications. They may apply as sole applicants, or in partnership with other government entities or private, non-profit or community-based organizations. Other local governments (as defined in ORS 174.116) or private organizations may also submit grant applications for projects in the public interest within the Metro service district, provided that they have the endorsement of a local city or county government. Further details regarding the local endorsement process are described in the application handbook.

Neighboring jurisdictions embarking on similar community planning and development planning projects are encouraged to coordinate or combine their projects. If two or more government entities apply for one grant, one must be lead for the application and only one application for the project should be submitted. Up to 4 project letters of intent and 3 full grant applications may be submitted per jurisdiction during each grant cycle. In addition, city and county governments may endorse one additional grant request for a project in their jurisdiction per grant cycle. Metro is not eligible to endorse, apply for or receive grant funds.

## TIMELINE FOR THE 2019 GRANT APPLICATION CYCLE

<b>Feb. 8, 2019</b>	Metro begins to accept draft Letters of Intent.
<b>Feb. 8 - March 8</b>	Scheduling of required pre-application conferences with Metro staff. <b>Required draft Letter of Intent due to Metro no later than March 8</b>
<b>March 22</b>	Deadline to submit final Letters of Intent.
<b>April 19</b>	Deadline to submit Full Application.
<b>May – June</b>	Staff/screening committee evaluations and recommendations.
<b>July – Aug.</b>	Metro Council action to award grants.
<b>Aug. – Jan. 2020</b>	Negotiation of inter-governmental agreements (IGAs) between Metro and grantees; procurement/selection of project consultant teams; finalization of project scopes, milestones, and timelines.
<b>Feb. 2020</b>	Grant application Cycle 8 to begin.

## QUESTIONS?

Applications and general information	<b>Laura Dawson-Bodner</b>	503-797-1756
Projects inside the urban growth boundary	<b>Lisa Miles</b>	503-797-1877
Projects in urban reserves and new urban areas	<b>Tim O’Brien</b>	503-797-1840

Materials following this page were distributed at the meeting.



## REGIONAL INVESTMENT STRATEGY: TRANSPORTATION BOND DEVELOPMENT

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Regional Transportation Funding Task Force Membership list | February 14, 2019

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### **Members of the Metro Council's Transportation Funding Task Force will advise the Metro Council on this work, including these questions:**

- The Metro Council has identified principles that the measure should advance. Are there additional objectives and outcomes that should be considered?
- What metrics should be used to measure our impact?
- The Metro Council has identified candidate corridors that could be considered for investment. Are there other places that the Metro Council should also consider?
- Based on identified objectives and outcomes, what criteria should the Metro Council use to prioritize these corridors and potential investments for inclusion in a regional investment measure?
- What programs to support this vision should the Metro Council consider for an investment measure?
- What revenue mechanisms should the Metro Council consider for these investments?
- What accountability and oversight measures should the Metro Council consider?

### **Member list**

Michael Alexander  
Hillary Barbour  
Mayor Shane Bemis  
Chair Jim Bernard  
Emerald Bogue  
Mayor Steve Callaway  
Leslie Carlson  
Marie Dodds  
Mayor Denny Doyle  
Debra Dunn  
Andrea Durbin  
Commissioner Chloe Eudaly  
Senator Lew Frederick  
Elaine Friesen-Strang  
Mayor Mark Gamba  
Mary Ellen Glynn  
Sheila Greenlaw-Fink

Kayse Jama  
Mayor Tim Knapp  
Nolan Lienhart  
Amanda Manjarrez  
Nate McCoy  
Diane McKeel  
Representative Susan McLain  
Marcus Mundy  
Chi Nguyen  
Dave Robertson  
Vivian Satterfield  
Linda Simmons  
Commissioner Pam Treece  
Bob VanBrocklin  
Commissioner Jessica Vega Pederson  
Gregg Weston  
Kathryn Williams

# Regional affordable housing bond

## Implementation planning update

Metro Policy Advisory  
Committee

February 13, 2019



Metro



# Framework: Production targets

## 3,900 affordable homes:

- 1,600 deeply affordable (<30% Area Median Income)
- At least half sized for families (2+ bedrooms)
- No more than 10% for households making 61-80% AMI



# Framework: Guiding principles

- Lead with racial equity.
- Create opportunity for those in need.
- Create opportunity throughout the region.
- Ensure long-term benefits and good use of public dollars.





# Implementation structure

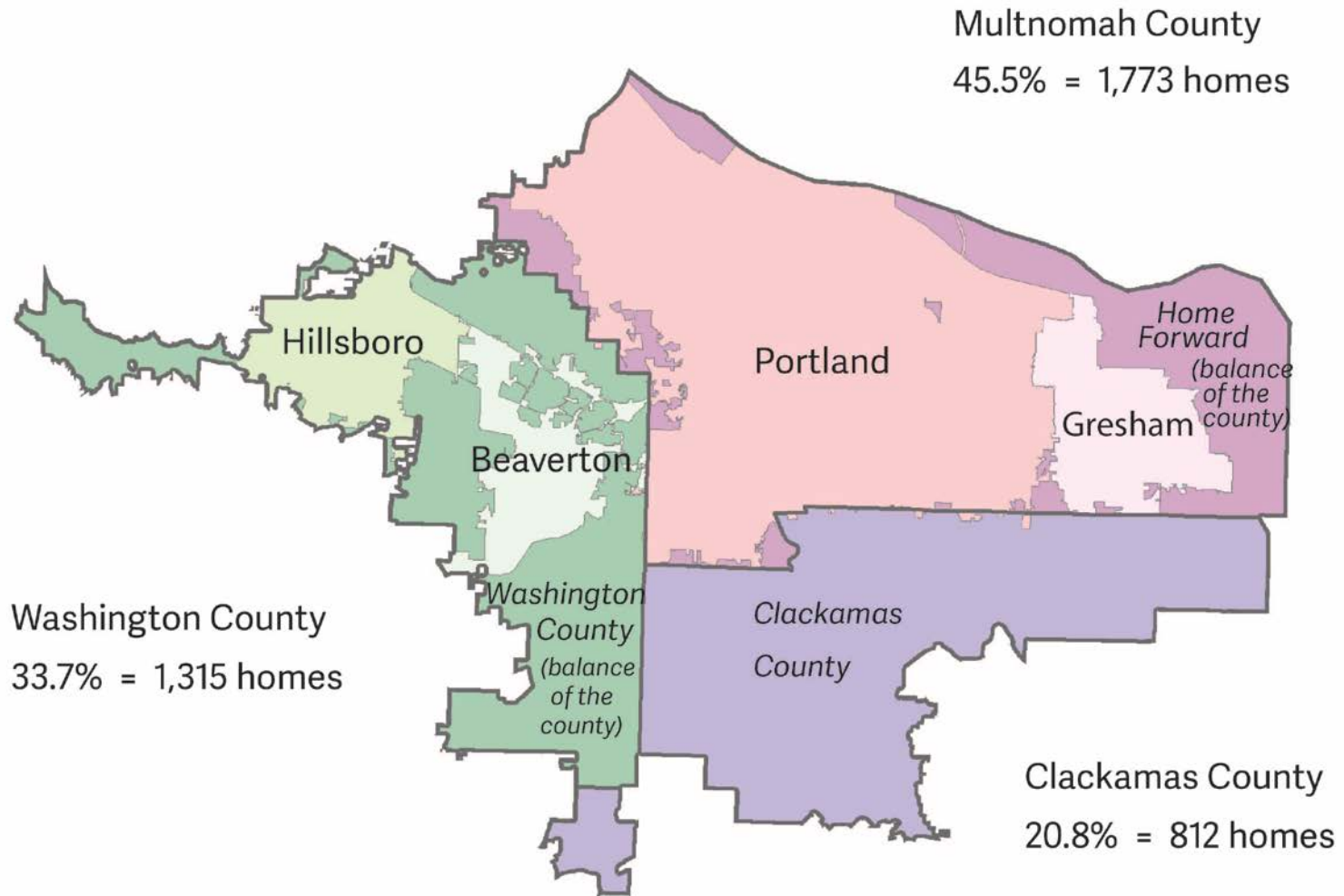
Most investment by local jurisdictions;  
up to 10% of funding dedicated to  
regional site acquisition

Intergovernmental agreements; Local  
implementation strategies

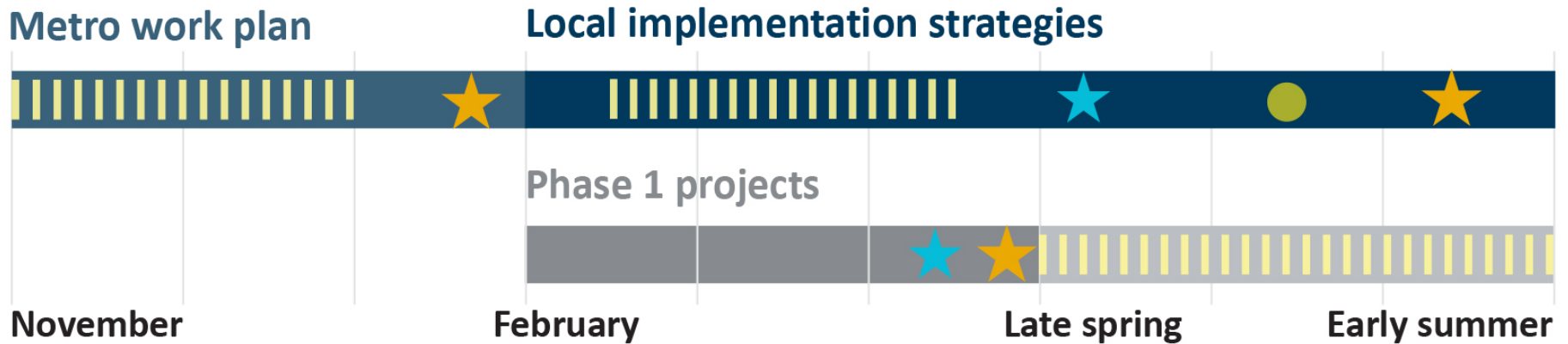
5% cap for program administration,  
including oversight, compliance,  
transaction costs at regional and local  
levels



# Eligible partners & production targets



# Timeline to program launch



- ★ Metro Council action
- ★ Local government action
- Oversight Committee
- |||| Engagement

# Implementation strategy requirements

**Plan to achieve local production targets**, including project selection criteria and process

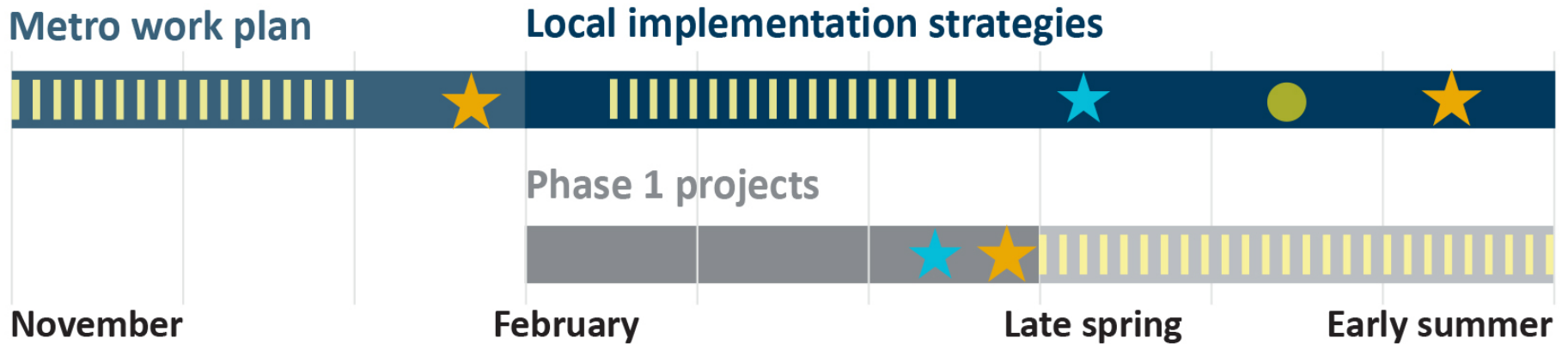
**Strategies for advancing racial equity** in implementation (e.g., barriers to access, inclusive workforce)

**Engagement of historically marginalized communities** to inform strategy and projects





# Timeline to program launch



- ★ Metro Council action
- ★ Local government action
- Oversight Committee
- |||| Engagement

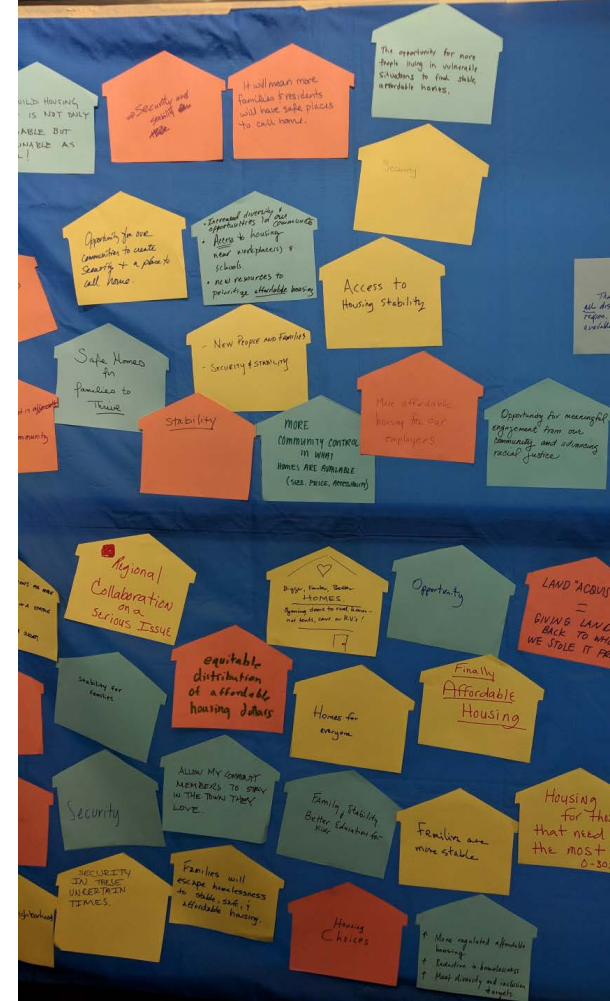
# Oversight Committee role

**Review and recommend** implementation strategies for Council approval.

**Monitor** expenditures and outcomes.

Provide **annual report** and presentation to Metro Council.

**Recommend** implementation strategy improvements to Council as necessary.



# Committee members



**oregonmetro.gov**





021319m-02



## Homes for greater Portland Implementing Metro's affordable housing bond

*On November 6, 2018, voters in greater Portland approved the nation's first regional housing bond. The bond will create affordable homes for 12,000 people across our region, including seniors, veterans, people with disabilities, and working families.*

### **A framework to guide us**

When the Metro Council referred a regional affordable housing bond to voters, it also adopted a framework developed through months of engagement with partners and community members to guide the bond's implementation.

The regional affordable housing bond framework included these core values:

- Lead with racial equity to ensure access to affordable housing opportunities for historically marginalized communities.
- Prioritize people least well-served by the market.
- Create opportunity throughout the region by increasing access to transportation, jobs, schools, and parks, and prevent displacement in changing neighborhoods.
- Ensure long-term benefits and good use of public dollars with fiscally sound investments and transparent community oversight.

### **Getting ready with the community**

Between February and June 2019, Metro and our implementing jurisdictions (see box) will be working with communities to create local strategies to address housing needs and identify opportunities to create affordable homes. Metro invites community members to participate in these processes to help determine how the housing bond will serve your community.

### **Eight implementing jurisdictions**

- City of Hillsboro
- City of Beaverton
- City of Gresham
- City of Portland
- Washington County Housing Authority
- Housing Authority of Clackamas County
- Home Forward (Multnomah County's Housing Authority)
- Metro



### Accountability

The Metro Council has appointed a community oversight committee to provide independent and transparent oversight of the housing bond implementation. The committee will confirm that each community's plan and all affordable housing investments are consistent with the values of the framework. They will also provide an annual report to Metro Council that tracks the outcomes of the bond investments over the life of the program.

The bond program will also undergo an annual independent audit to ensure that bond funds are spent efficiently, effectively and according to the will of the voters.

Metro will maintain a calendar of bond-related meetings and a public record of program materials, reports, audits and meeting minutes on the bond's website at [oregonmetro.gov/housing](http://oregonmetro.gov/housing)

### How we'll create affordable homes

Through regional programs and local action, the bond aims to create 3,900 affordable homes in five to seven years by:

- Buying land and funding construction for new affordable rental and owned homes
- Buying and renovating market rate housing to convert to permanently affordable homes
- Distributing resources across the region to create 34% of the homes in Washington County, 21% in Clackamas County, and 45% in Multnomah County.

### Affordable homes for all

Metro worked with partners and community members to create a set of goals for the bond.

- Create 3,900 permanently affordable homes
- 1,600 homes will be deeply affordable to households earning 30% AMI (area median income) or approx. \$24,000 for a family of four
- Half of the homes created will have 2 or more bedrooms



### Opportunities to partner

After local jurisdictions and Metro have completed planning and community engagement efforts, notices for public funds available will be presented in the summer of 2019. If you seek to propose a project for affordable housing, please contact the respective implementing jurisdiction listed on the first page of the factsheet, or contact Metro staff via [oregonmetro.gov/housing](http://oregonmetro.gov/housing)

#### If you need an affordable home now

It may take several years for new bond-funded affordable homes to be created in each community. Please contact 211 to learn about other affordable housing opportunities, and other housing and emergency assistance resources.

Dial **211** toll free,  
text your zip code to **898211**,  
or email [help@211info.org](mailto:help@211info.org)

#### Learn more and get involved

Visit [oregonmetro.gov/housing](http://oregonmetro.gov/housing) to learn more and sign up for e-mail updates as the project/bond implementation moves forward.



# Metro affordable housing bond community oversight committee

## 2019 Committee members



**Manuel Castañeda** is the President of PLI Systems, Inc., a construction firm specializing in soil stabilization. Founded in 1986, Manuel has grown his company to a staff of more than 45 people, recognized worldwide for its skill and technology. At age 14, Manuel emigrated from a remote village in Mexico and would become the first in his family of 12 siblings to graduate from high school. While building his company, Manuel has also served his community as a trustee for Pacific University, a mentor with the Port of Portland Mentor Program, and in leadership positions with both the Hillsboro Chamber of Commerce and the Washington County Business Council. Manuel is a father of four and lives in Beaverton, Oregon.



**Serena Cruz** is the Executive Director of the Virginia Garcia Memorial Foundation, where she oversees fundraising, public relations, advocacy and community partnership activities in support of the Virginia Garcia Memorial Health Center. Virginia Garcia is the largest nonprofit Federally Qualified Health Center in Oregon, providing comprehensive, culturally appropriate, high quality health care to over 48,000 individuals in Washington and Yamhill counties every year. Serena also serves as a Founders Circle Member of ninety-nine girlfriends and a board member for the Oregon Historical Society and Foundations for a Better Oregon (Chalkboard). She served eight years on the Multnomah County Board of Commissioners representing North and Northeast Portland. Serena was educated at Lewis & Clark College (BA), Harvard University (MPP) and the University of California at Berkeley (JD). She lives in Northeast Portland, where her 11-year old daughter attends Tubman Middle School.





**Melissa Erlbaum** is the Executive Director of Clackamas Women's Services (CWS), the most comprehensive service provider in Oregon serving survivors of domestic and sexual violence, elder and vulnerable adult abuse, trafficking and sexual exploitation, and stalking. Melissa has worked in the field of public safety, criminal justice, victim services and homeless services for over 20 years, beginning as a volunteer at St. Luke's Rape Crisis Center in New York City. Melissa holds a Master's Degree in Public and Nonprofit Administration from San Francisco State University and a Bachelor's Degree in Sociology, Women's Studies and Energy and Environmental Policy from Hunter College, City University of New York. Melissa is an alumna of Emerge Oregon and works to diversify and expand women's participation in civic engagement and leadership.



**Dr. Steven Holt** is the lead Pastor of Kingdom Nation Church, a congregation in Rockwood, Oregon, and the founding principal of "Try Excellence," a consulting and facilitation firm that works to improve community and customer relationships. In the 1970s, Dr. Holt was involved in a program that bused African-American kids from their inner city neighborhoods to predominately white suburban schools, an experience that proved instrumental in his ability to communicate across many lines. He is a founding member of the Freshwind/11:45 movement which addresses the need for mentorship and gang intervention in the Portland metro area, working with prosecutors, judges, defense attorneys, law enforcement and other local pastors to strategize best practices for gang impacted youth. Dr. Holt is a native of Portland Oregon.



**Mitch Hornecker** is a lifelong Oregonian and has lived in Portland since 1983. He is a co-founder of New Avenues for Youth and currently serves on the boards of New Avenues, Meyer Memorial Trust, Center for Homeless Research, and the California Casualty Insurance Company. He is also a member of the Allocation Committee of the Portland Children's Levy. From 2008-2016, Mitch was a partner at Howard S. Wright Construction. Prior to joining Howard S. Wright, Mitch was a shareholder for 22 years at Schwabe, Williamson & Wyatt. Mitch is married to Elisa de Castro Hornecker and has three children.





**Mesha Jones** is the Community Property Manager for a multi-family residential apartment complex in the City of Gresham and has worked in property management since 2012. Through lived experience both as a renter and landlord in Oregon, she has seen the impact of a continually changing rental and housing market in Multnomah County. Mesha brings experience in Oregon landlord tenant law and fair-housing. Born and raised in Oregon, she would like to see the implementation of more affordable housing options for the community she serves. Mesha earned her Bachelor of Science degree from Eastern Oregon University. She lives in Gresham with her two children and husband and is a big Seattle Seahawks fan.



**Jenny Lee** is the Advocacy Director at the Coalition of Communities of Color, a cross-cultural alliance of culturally specific organizations taking collective action for racial justice. Prior to her role at CCC, she was the Housing Policy Director at Neighborhood Partnerships, where she helped convene the Oregon Housing Alliance. She also worked as the public policy director for Hawai'i Appleseed in Honolulu, Hawai'i, where she engaged in coalition-building, legislative advocacy, and policy research on a range of issues, including economic justice, housing, public assistance, education, and immigrant rights. Her background includes work in disability rights, domestic violence, racial justice, and mediation, as well as a year serving as an AmeriCorps member at a SUN School in Southeast Portland. Jenny holds a J.D. from Harvard Law School and a B.A. in philosophy from the University of Oregon.



**Ed McNamara** has over 45 years of experience in construction, community development, real estate development, and asset management in Portland. Ed has developed and operated more than 1,000,000 SF of residential and mixed-use buildings including more than 1,100 units of affordable housing (many with supportive services). Before starting Turtle Development, LLC in 2002, Ed's experience included work as a building contractor, as Executive Director of REACH CDC, as Director of Development for Prendergast & Associates, overseeing a HOPE VI project for the Housing Authority, and as a Policy Advisor to the Mayor. Ed is a native of Philadelphia, attended Reed College for a year in 1970, and attended Harvard University as a Loeb Fellow in 1995.



**Steve Rudman's** local public service career spans over 35 years in affordable housing and community development. He served as Executive Director of Home Forward (formerly Housing Authority of Portland) from 2001-14 and as Director of the City of Portland Bureau of Housing and Community Development from 1993-2001. Steve has been an active board leader with many community organizations, including being a founding member of Portland Youthbuilders, Portland Housing Center and REACH Community Development. He attended Harvard University's John F. Kennedy School of Government as a Fannie Mae Foundation Fellow, holds a master's degree in public policy from Claremont Graduate School and a bachelor's degree from Pennsylvania State University. Steve is semi-retired and works as a part-time consultant locally and nationally. He enjoys traveling, gardening, music and baseball.



**Bandana Shrestha** is the Director of Community Engagement for AARP Oregon. She leads AARP's statewide community and volunteer engagement efforts to secure quality of life for all as we age. Bandana also leads AARP's livable community work in Oregon, including growing and supporting the Network of Age-friendly Communities in the state, advocating for policies and program that enhance affordable and accessible housing options, and expanding transportation and mobility options for all. She has a BA from Linfield College and an MFA from the University of Oregon. She serves on the board of Asian Pacific Islander Network of Oregon (APANO) and 211Info. Bandana lives in Clackamas and admits to being a reluctant outdoors enthusiast and an avid crafter.



**Shannon Singleton** is the Executive Director at JOIN, an organization that provides street outreach and housing placement support to individuals and families experiencing homelessness. She received her undergraduate degree from Temple University; an education steeped in social justice. In Philadelphia she worked with the Poor People's Economic Human Rights Campaign. Shannon has learned the importance of centering and elevating the voices of people experiencing poverty and homelessness as well as how to build power through grassroots organizing. Her path eventually led her here to Portland, where she earned her Master of Social Work from Portland State University, and she has worked as for the Salvation Army Female Emergency Shelter, Cascadia Behavioral Healthcare, and at the Portland Housing Bureau. Shannon serves on the Welcome Home Coalition Steering Committee and the Portland Housing Advisory Commission, and she co-chairs the Home for Everyone Coordinating Board.





**Andrew Tull** is a Principal Planner and Urban Designer at 3J Consulting where he leads the residential development arm of the company with more than 15 years of experience. He holds a Master of Landscape Architecture from Washington State University and a Bachelor of Science in Horticulture from Kansas State University. Andrew sits on the Portland Homebuilders Board of Directors and the Government Affairs Committee and is a National Director with NAHB. Andrew is also actively involved with the Westside Economic Alliance, the Clackamas County Business Alliance, the American Planning Association's Oregon Chapter, and the Oregon Chapter of the National Association for Office and Industrial Providers. Andrew lives in Beaverton and is an average but avid golfer. Someday he hopes to hold season tickets for a Major League Baseball team in Portland. "Go Wet Socks!"



**Tia Vonil** was born and raised in Chicago and attended the University of Notre Dame and the United States Naval Academy before living abroad in Paris for eight years. Upon returning to the U.S., Tia joined the IBEW Local 48 electrical apprenticeship and became a licensed electrician in 2017. She has worked in both the public and private sector, as well as in residential, commercial, and industrial applications across multiple states including Oregon, Washington, Montana, and North Dakota. Tia currently works as a union electrician for the Port of Portland and serves on the IBEW Local 48 Political Action Committee. Tia previously served as a board member for Oregon Tradeswomen, Inc from 2013-2018. She lives in Clackamas County with her partner and one-year-old puppy.

**EXHIBIT B**  
**BREAKDOWN OF UNIT PRODUCTION TARGETS AND**  
**FUNDING ELIGIBILITY**

**Distribution of targets and eligible project and administration funding\***

Jurisdiction	Percent of assessed value	Unit Production Targets**			Total Project Funding Available	Total Admin. Funding Available***
		Total	30% AMI	Family-Size		
Beaverton	5.58%	218	89	109	\$31,140,595	\$655,591
Clackamas County	20.82%	812	333	406	\$116,188,094	\$2,446,065
Gresham	4.79%	187	77	93	\$26,756,995	\$563,305
Hillsboro	7.28%	284	117	142	\$40,657,081	\$855,939
Home Forward (balance of Multnomah County)	2.84%	111	46	55	\$15,879,123	\$334,297
Portland	37.81%	1,475	605	737	\$211,056,579	\$4,443,296
Washington County (balance of county)	20.87%	814	334	407	\$116,465,532	\$2,451,906
Metro Site Acquisition Program****	<i>n/a</i>	<i>Contributes to above targets</i>			\$62,016,000	\$1,305,600
Metro accountability and financial transaction costs	<i>n/a</i>	<i>n/a</i>			<i>n/a</i>	\$13,056,000
Reserved for future allocation as determined necessary to achieve targets	<i>n/a</i>	<i>n/a</i>			<i>n/a</i>	\$6,528,000
<b>Total</b>	<b>100%</b>	<b>3,900</b>	<b>1,600</b>	<b>1,950</b>	<b>\$620,016,000</b>	<b>\$32,640,000</b>

\*The Initial Housing Bond Framework calls for distribution of targets and funding to counties on the basis of assessed value, but provides flexibility for how partners within each county further distribute targets and funding. If an alternative distribution is not agreed to by partners for distribution of funding within a county, assessed value will be used as the basis of distribution to all partners.

\*\* For acquired rental properties, the targets and cap on homes for households making 61-80% of AMI will be applied upon turnover.

\*\*\* Any administrative funding from bond proceeds must be consistent with the requirements of Oregon law and the Bond Measure and Metro will, in consultation with bond and tax counsel, request certification from jurisdictions that proceeds are being applied to qualified capital costs.

\*\*\*\* The Regional Site Acquisition Program aims to distribute investments proportionately across the region to support local progress toward the Unit Production Targets. In the event that regional investments are not proportionately distributed, the above Unit Production Targets may be adjusted pursuant to a Work Plan amendment.



Metro

# 2040 Planning and Development Grants

February 13, 2018



# Timeline for grant cycle 7

February 4	Metro accepting Draft Letters of Intent; required pre-application conferences scheduled upon receipt of draft.
March 8	Deadline to submit Draft Letters of Intent.
March 22	Deadline to submit Final Letters of Intent.
April 19	Deadline to submit Full Application.
May – June	Staff level review; Grant Screening Committee review and recommendations to COO; COO recommendation to Council
July – Aug.	Metro Council action to award grants
Sept. – Dec.	Negotiation of inter-governmental agreements (IGAs); procurement/selection of project consultant teams

# 2040 Planning and Development Grants

## Mission of Grant Program

- remove barriers to development
- make land ready for development
- enable existing developed sites to be redeveloped
  
- ❖ Proposals in the equitable development category must demonstrate a primary emphasis on advancing equity



# Equitable development projects may include:



- Planning or pre-development for **equitable housing** (diverse, physically accessible, affordable housing choices with access to opportunities, services, and amenities);
- Planning or pre-development work for **facilities and community investments that will advance quality of life outcomes for marginalized communities, including communities of color**, such as quality education, living wage employment, healthy environments, and transportation;
- Facilitation of **development-related efforts in partnership with a community organization** whose primary mission is to serve communities of color;
- Planning or pre-development for **projects that will serve a specific neighborhood or geography** with a high percentage of residents that are people of color or historically marginalized communities;

# 2040 Planning and Development Grants

## Grant Cycle 7 Investment Targets

- \$1 million of funds targeted for qualified projects that facilitate implementation of equitable development projects within UGB
- \$250,000 of funds targeted for qualified projects that facilitate development in centers, corridors, station areas and employment/industrial areas.
- \$750,000 of grant funds will be targeted for qualified planning projects in urban reserves or new urban areas.

If there are insufficient qualified applications within any category, funds may be awarded to qualified applications in another category.

# 2040 Planning and Development Grants

## New Policy: Simplified Project Types

- **Urban reserve and new urban area planning.** Planning for future urban development in urban reserves or in areas recently brought into UGB.
- **Development policy and code refinement.** Strategic initiatives, code refinements, incentives, streamlined review and policy work to increase readiness, promote equitable development, or reduce development barriers.
- **Area-specific redevelopment planning.** Creation of strategic plans, concept designs, feasibility analyses, financial tools and phasing strategies to facilitate redevelopment and infill of specific areas or districts.
- **Site-specific development or redevelopment.** Concept/schematic design and feasibility analyses for site-specific development projects, equitable housing projects and public-private partnerships.

# 2040 Planning and Development Grants

## New Policy: Matching Requirements

- Prior requirement of a minimum 10% match has been eliminated
- New policy is for grantees to provide all staff time related to the grant project as their match (majority of applicants already do)
- Any additional cash match proposed by grantee or partners will be considered additional leverage during evaluation
- New policy should reduce administrative burden for all grantees and Metro tracking and documenting staff time

# 2040 Planning and Development Grants

## New Policy: Private entities eligible to apply

- Non-governmental entities may now apply for grants if the project is endorsed by a local government
- During the letter of intent phase, cities or counties may preliminarily endorse local partner(s) application(s)
- If a jurisdiction provides preliminary endorsement to more than one project's letter of intent, Metro staff will advise jurisdiction regarding the relative merits of the proposed projects
- City or County shall determine which **one** private partner's full application will receive formal endorsement

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