

Metro

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Metro

Minutes

Thursday, May 20, 2021

2:00 PM

Revised 5/20

<https://zoom.us/j/615079992> or 888-475-4499 (toll free)

Council meeting

1. Call to Order and Roll Call

Council President Lynn Peterson called the Metro Council Meeting call to order at: 2:01pm.

Present: 7 - Council President Lynn Peterson, Councilor Shirley Craddick, Councilor Bob Stacey, Councilor Christine Lewis, Councilor Juan Carlos Gonzalez, Councilor Mary Nolan, and Councilor Gerritt Rosenthal

2. Public Communication

Yashar Vasef (he/him), Executive Director of Friends of Trees: Expressed a desire to prioritize climate action. Vasef described some of the work done by the non-profit Friends of Trees and expressed concerns about a reduction in funding. Consequences of a lack of funding and how it would particularly impact vulnerable communities was addressed. Vasef additionally informed that he would be following up with councilors.

3. Presentations**3.1 Housing Bond Annual Report: Discussion of Key Findings**

President Peterson introduced Patricia Rojas (she/her) and Emily Lieb (she/her) to present on the Housing Bond Annual Report.

[Affordable Housing Bond 2020 Annual Report Powerpoint]

Patricia Rojas described the values and the objectives of the housing bond program. The necessity for regional coordination of this project with communities and partners was emphasized.

Emily Lieb described the agenda, including: program goals and framework, staff report on progress, oversight committee recommendations, proposed next steps, and council discussion.

Lieb outlined the implementation structure, informed by collaboration between Metro, local governments, and communities. Housing bond core values and production goals were revisited. Racial equity was intentionally centered in outcomes to address the overrepresentation of BIPOC communities affected by housing insecurity. Local implementation partners received the majority (90%) of the \$654 million provided by the bond, 10% is allocated by Metro.

The complete 2020 annual report is located at:
oregonmetro.gov/2020housingbondreport

Entering into a highlight of report findings, Lieb covered: progress on production goals (proceeding at a good pace), the geographic distribution of investments, progress on advancing housing opportunities, access to transit & amenities, stabilizing historically marginalized communities, equitable contracting and workforce diversity, reducing barriers to access, community engagement, supporting housing stability (in collaboration with Vienna Star), the impacts on the use of funds compared to expectations (market conditions are expected to fluctuate).

Jenny Lee (she/her) and Steve Rudman, co-chairs of the Community Oversight Committee were introduced to offer their insights and recommendations. Lee and Rudman presented the 4 recommendations from the committee: 1) “do more with more”, maximize the impact of available funds and align with complementary investments; 2) permanent supportive housing; 3) invest in the workforce; 4) capacity to deliver, plan for and onboard new staff.

Council Discussion

Emily Lieb posed the question to Council: Does the Metro

Council agree with the Oversight Committee's recommendations and staff's proposed next steps?

Councilor Gonzalez agreed with the recommendations.

Councilor Lewis reiterated the need for community engagement and the need to be adaptive to the changing landscape.

Councilor Stacey lauded the out-performance of promises to the voters, being halfway through construction and only one third of the way through the funds. Councilor Stacey celebrated a development of a 121 permanent bedroom unit within his district.

Councilor Craddick was impressed by the leveraging and is hoping to leverage more. She asked what could be done to the that-whether through collaboration with the legislature or otherwise.

Emily Lieb identified a need to account for best practices, to keep an eye on changing elements (such as timber prices and property tax waivers), and opportunities for regional collaboration to overcome technical and financial barriers. Steve Rudman cited hope for federal assistance.

Councilor Nolan expressed concern about a reliance of the construction bond success on rental assistance-locally generated-and if they're relying on that to come from a levy that has a sunset on it, concerned about what they'll be facing should the voters think they're done following the conclusion of the program.

Rudman noted that success would be determined based on visible outcomes, and feels convinced that the value of these programs will earn future investments to sustain it.

President Peterson voiced that economic changes will be coming and asked if there were any headwinds that they should be aware of (other than changes to interest rates, tax credits, and construction costs).

Rudman agreed that circumstances will change and referred to safeguards and contingencies in place with respect to affordable housing-and that presently they are resource-rich.

President Peterson asked how we will be addressing the issue of creating more permanent affordable housing.

Jenny Lee addressed the complications of the housing gap, and acknowledged promising policy changes at the state and local level. There is strong support for housing assistance, and they hope to pursue this issue further.

In response to a question from President Peterson about “lessons learned” Emily Lieb stated that they engage frequently with some collaborators, but would like to expand the scope. The program builds on existing systems in order to streamline for developers. Reporting metrics were established to learn about inequitable outcomes and develop solutions.

4. Consent Agenda

Councilor Craddick requested that the 2021-22 UPWP, Resolution No. 21-5165 be pulled from the consent agenda to account for remarks from JPACT to be made to Council.

A motion was made by Councilor Lewis, seconded by Councilor Gonzalez, to adopt items on the consent agenda. The motion passed by the following vote:

Aye: 7 - Council President Peterson, Councilor Craddick, Councilor Stacey, Councilor Lewis, Councilor Gonzalez, Councilor Nolan, and Councilor Rosenthal

4.1 Consideration of the Council Meeting Minutes for May 6, 2021.

5. Resolutions

- 5.1 Resolution No. 21-5165, For the Purpose of Adopting the Fiscal Year 2021-22 Unified Planning Work Program and Certifying That the Portland Metropolitan Area is in Compliance with Federal Transportation Planning Requirements

Council Discussion

Councilor Craddick clarified that as of that morning JPACT had reviewed the Unified Federal Planning Work Program (UPWP) and approved the document with some minor amendments. Councilor Craddick introduced Margi Bradway (she/her), Metro to speak to the changes made.

Margi Bradway went over clarifications outlined in the document.

A motion was made by Councilor Craddick, seconded by Councilor Gonzalez, that this Resolution was adopted as amended. The motion carried by the following vote:

Aye: 7 - Council President Peterson, Councilor Craddick, Councilor Stacey, Councilor Lewis, Councilor Gonzalez, Councilor Nolan, and Councilor Rosenthal

6. Chief Operating Officer Communication

Deputy Chief Operating Officer Andrew Scott (he/him) provided an update on the following events or items:

- Sullivan's Gulch cleanup

7. Councilor Communication

Councilors provided updates on the following meetings or events:

- JPACT: Federal Policy Discussion, Regional Flexible Fund Update, Regional Mobility Policy Update (delayed)

8. Adjourn

Seeing no further business, Council President Lynn Peterson adjourned the Metro Council work session at 3:25 p.m.

Respectfully submitted,

Shay Perez

Shay Perez, Council Policy Assistant

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF MAY 20, 2021

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
1.0	Testimony	05/20/21	Yashar Vasef Public Testimony	052021c-01
2.0	Presentation	05/20/21	Affordable Housing Bond 2020 Annual Report	052021c-02