



## **METRO COUNCIL WORK SESSION**

Meeting Minutes  
July 29, 2014  
Metro Council Chamber

**Councilors Present:** Deputy Council President Sam Chase, and Councilors Shirley Craddick, Kathryn Harrington, Bob Stacey, Carlotta Collette and Craig Dirksen

**Councilors Excused:** Council President Tom Hughes

Deputy Council President Sam Chase called the Metro Council work session to order at 2:00 p.m.

### **1. ADMINISTRATIVE/COUNCIL AGENDA FOR JULY 31, 2014/CHIEF OPERATING OFFICER COMMUNICATION**

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

- Ted Nugent's upcoming performance at the Expo Center.
- The Regional Travel Options Program's release of its 2015-2017 grants for solicitation. This cycle of the program includes two new funding categories.

### **2. EQUITABLE HOUSING DEVELOPMENT WORK PLAN – INFORMATION/DISCUSSION**

Ms. Elissa Gertler, Executive Director of Metro Planning and Development, and Mr. Jonathan Williams, Senior Development Project Manager at Metro, presented their Equitable Housing Development Work Plan. The purpose of the presentation was to review and discuss a proposed work plan for a \$200,000 budget amendment, initiated by Councilor Sam Chase, to promote regional housing choice and affordability, by:

- Developing and deploying technical support tools for jurisdictions seeking to eliminate barriers to affordable housing.
- Developing and promoting local, regional, and statewide policies to support affordable housing.
- Developing a long range strategy for funding workforce housing development.

Other key elements of the presentation included:

- Background on Metro's affordable housing initiatives.
- The growing awareness and concern regarding housing affordability, equitable development, and the changing geography of poverty.
- Phases of the work plan, and a timeline for implementation, including:
  - Phase I: Building the foundation, through partnerships, analysis, and consensus.
  - Phase II: Activating opportunities, through technical and financial support, as well as a regional funding strategy.

- Phase III: Moving forward, by developing next steps.

***Council Discussion:***

Councilor Collette inquired about sustainable design in affordable housing developments. Councilors addressed the composition of working groups. Councilor Stacey spoke to Metro's previous affordable housing initiatives, infrastructure needs, the necessity of an anti-displacement program, and funding and planning strategies. Councilor Harrington requested that key terms, phraseology, and objectives be clarified in the work plan, and suggested that the plan be presented at MPAC to allow for further regional comprehension. Deputy Council President Chase and Councilor Craddick spoke to ensuring community engagement in this process. Councilor Craddick addressed the importance of properly locating and assessing local demand for affordable housing. Councilor Dirksen spoke to efficacy of the work plan timeline, and emphasized the importance of addressing location and transportation-related issues in implementing this work plan, in order to enhance acceptance of affordable housing in communities. Councilor Chase spoke to the significance of promoting intentional affordable housing. Councilor Chase called for a thumbs up vote to move forward with this work plan. All Councilors voted in favor of approving the work plan, with Councilor Harrington stipulating that Metro staff provide her with the most updated version of the work plan before moving forward.

Following this item, Councilor Harrington was excused from the work session at 2:50pm.

**3. STREETCAR PREDICTIVE DEVELOPMENT MODEL PRESENTATION – INFORMATION/DISCUSSION**

Ms. Gertler and Ms. Jamie Snook, Principal Transportation Planner at Metro, presented their Streetcar Corridor Economic Impact Predictive Model presentation. The presentation's purpose was to review and discuss the Streetcar Predictive Model tool with Council. The desired outcomes included providing Council with information on the new analysis tool, and on staff's engagement with its partners using the model, while allowing for Council input on its application. Key elements of the presentation included:

- Definition of the streetcar predictive model, an analytical tool to predict real estate development that would be stimulated by streetcar and related investments.
- Assessment of need for the model, including supplementing limited existing research and informing the decision making process.
- The influence of land use on travel behavior.
- Case studies that illustrate the success of streetcar in influencing development.
- How the model works, by calculating development feasibility with and without streetcar improvements.
- The model's peer review process.
- Test corridors that were analyzed for hypothetical streetcar projects.
- Model inputs.
- Model outputs, including:
  - Magnitude of new development stimulated by public investment.
  - How local regulations affect development feasibility.
  - Estimated fiscal and economic benefits of development.
- Possible model applications and next steps, including local policy and project applications.

***Council Discussion:***

Councilor Stacey inquired about how the model portrays the unique benefits of streetcars over frequent bus transit. Councilor Craddick spoke to opportunities for streetcar to supplement high capacity transit projects, and to connect communities together outside of Portland. Councilor Collette inquired about the feasibility of incorporating other variables into the model, such as travel time and intermodal connectivity. Councilor Dirksen spoke to the costs, benefits, and return on investment associated with bus and streetcar transit options.

**4. COUNCIL COMMUNICATION**

Councilor Dirksen discussed his attendance of the EV Roadmap 7 Conference, and mentioned that he would be hosting a concert at the Oregon Zoo. Councilor Collette provided an update on her meeting with the Willamette Falls Legacy Project partners group. Councilor Craddick thanked Councilor Collette for hosting the Newell Creek Canyon tour, and suggested tours of other natural areas. Councilor Dirksen spoke about the September 18<sup>th</sup> offsite Council meeting in Tigard.

**5. ADJOURN**

Seeing no further business, Deputy Council President Sam Chase adjourned the Council work session at 3:38 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Joel Cvetko', written in a cursive style.

Joel Cvetko, Council Policy Assistant

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JUL. 29, 2014**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT No.</b>
<b>1.0</b>	Agenda	7/31/14	Council Agenda for Jul. 31, 2014	72914cw-01
<b>2.0</b>	Handout	7/29/14	Equitable Housing Development Strategy Work Plan	72914cw-02
<b>2.0</b>	Handout	7/29/14	Bob Stacey's UGB Inclusionary Housing Concept	72914cw-03
<b>3.0</b>	Handout	7/29/14	Streetcar Corridor Evaluation Methods: Economic Impact Analysis Predictive Model Final Project Report	72914cw-04