
Thursday, May 03, 2018
6:45 PM – 8:30 PM

Development Services Building
Main Floor Auditorium, Room 115
150 Beavercreek Road, Oregon City, OR 97045

AGENDA

6:45 p.m. Pledge of Allegiance

Welcome & Introductions

Chair Jim Bernard & Mayor Brian Hodson, Co-Chairs

Housekeeping

- Approval of April 05, 2018 C4 Minutes
- Summer meetings

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6:50 p.m. 2018 Housing Bond

- *Presenting: Jes Larson, Metro*

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8:00 p.m. Updates/Other Business

- Retreat Update
- Housing Needs Assessment (State Funds)
- JPACT/MPAC Updates
- Other Business

8:30 p.m. Adjourn

General Information



Current Voting Membership

		C4 Exec	C4 Metro	C4 Rural	JPACT	MPAC	R1ACT
Clackamas County	Chair Jim Bernard	●	●	●			
Clackamas County	Commissioner Paul Savas		●	●	●		●
Canby	Mayor Brian Hodson	●		●			●
CPOs	Laurie Freeman Swanson (Molalla CPO)	●	●	●			
Estacada	Mayor Sean Drinkwine			●			
Fire Districts	Matthew Silva (Estacada Fire District)	●					
Gladstone	Mayor Tammy Stempel		●				
Hamlets	Kenny Sernach (Beavercreek Hamlet)			●			
Happy Valley	Councilor Markley Drake		●				
Johnson City	Vacant						
Lake Oswego	Councilor Jeff Gudman	●	●		●	●	●
Milwaukie	Mayor Mark Gamba		●			●	
Molalla	Mayor Jimmy Thompson			●			
Oregon City	Mayor Dan Holladay		●				
Portland	Vacant						
Rivergrove	Mayor Heather Kibbey		●				
Sandy	Councilor Carl Exner			●			
Sanitary Districts	Nancy Gibson (Oak Lodge Water Services)	●					
Tualatin	Councilor Nancy Grimes		●				
Water Districts	Hugh Kalani (Clackamas River Water)						
West Linn	Council President Brenda Perry		●				
Wilsonville	Mayor Tim Knapp		●		●		

Current Ex-Officio Membership

MPAC Citizen Rep	Vacant
Metro Council	Councilor Betty Dominguez
Port of Portland	Emerald Bogue
Rural Transit	Julie Wehling
Urban Transit	Eve Nilenders

Frequently Referenced Committees:

- CTAC:** Clackamas Transportation Advisory Committee (C4 Transportation TAC)
- JPACT:** Joint Policy Advisory Committee on Transportation (Metro)
- MPAC:** Metro Policy Advisory Committee (Metro)
- MTAC:** Metro Technical Advisory Committee (MPAC TAC)
- R1ACT:** Region 1 Advisory Committee on Transportation (ODOT)
- TPAC:** Transportation Policy Advisory Committee (JPACT TAC)

Thursday, April 5, 2018
6:45 PM – 8:30 PM

Development Service Building
Main Floor Auditorium, Room 115
150 Beaver Creek Road, Oregon City, OR 97045

Attendance:

Members: **Canby:** Brian Hodson (Co-Chair); Traci Hensley (Alt.); **Clackamas County:** Jim Bernard (Co-Chair); Paul Savas; **CPOs:** Laurie Swanson (Molalla); Martin Meyers (Redland CPO) (Alt.); **Fire Districts:** Matthew Silva; **Hamlets:** Kenny Sernach (Beavercreek); Rick Cook (Stafford) (Alt.); **Lake Oswego:** Jeff Gudman; Theresa Kohlhoff (Alt.); **Metro:** Betty Dominguez; **Milwaukie:** Mark Gamba; Wilda Parks (Alt.); **MPAC Citizen Rep:** Ed Gronke; **Sandy:** Carl Exner; **Transit:** Julie Wehling (Transit); Andi Howell (Sandy); Eve Nilenders (Trimet); **Water Districts:** Hugh Kalani; **West Linn:** Russ Axelrod (Alt.); **Wilsonville:** Tim Knapp

Staff: Trent Wilson (PGA); Gary Schmidt (PGA); Chris Lyons (PGA)

Guests: Marjorie Stewart (Firwood); Michael Mason (ODOT); David Marks (CCBA); Scott Horsfall (Sandy); Dan Mahr (Senator Merkley); Craig Beebe (Metro); Jaimie Huff (Happy Valley); Mike Bezner (Clackamas County); Mary Joe Cartasegna (BCC); Brook Berglund (PGE); John Southgate (Clackamas County); Warren Jones (Mulino); Steve Williams (Clackamas County); Mark Ottenad (Wilsonville/SMART); Megan McKibben (Congressman Schrader)

The C4 Meeting was recorded and the audio is available on the County's website at <http://www.clackamas.us/c4/meetings.html> . Minutes document action items approved at the meeting.

<u>Agenda Item</u>	<u>Action</u>
Approval of March 1, 2018 Minutes	Approved. Moved by Councilor Gudman and Seconded by Commissioner Savas.
Update on Co-Chair Selection	Chair Bernard announced that Mayor Hodson was chosen by the C4 Executive Committee to serve another year as the C4 Co-Chair.
Value Pricing Presentation - ODOT	Michael Mason (ODOT) presented on the process and status of the HB 2017 direction for ODOT to study the impacts of Value Pricing on I-5 and I-205, north of the Wilsonville and South of the Columbia River. No action was taken and the full

	<p>discussion can be heard online.</p> <p>The final recommendation from Value Pricing Policy Advisory Committee will be made on June 26, 2018.</p>
Willamette Falls Update	<p>Willamette Falls Legacy Project: John Southgate (Clackamas) shared a brief history and status update of Willamette Falls Legacy Project. Presently, the property owner has signed permits allowing the Riverwalk work to continue and construction could begin in early 2019.</p> <p>Willamette Falls Locks: Trent Wilson (Clackamas) shared the status of the SB 256 State Commission on Willamette Falls Locks, who had their first meeting on April 4, 2018. The Commission will work towards finding a transferee to accept ownership of the Locks from the Corps.</p> <p>Full discussion can be heard online.</p>
C4 Retreat Agenda Draft Discussion	<p>Staff presented a blueprint agenda for C4 to review. C4 members agreed to keep the retreat dedicated solely to transportation issues, specifically addressing county-wide goals and creating plan to achieve those goals.</p>
Updates/Other Business: <ul style="list-style-type: none"> • JPACT/MPAC Updates • Housing Needs Assessment • Other 	<p>Housing Needs Assessment: County staff is still working with the contractor to narrow down the scope of the work, per the recommendation from C4. Additionally, staff is working with DLCD on how to access state funding recently made available to support the project. More information is expected soon.</p>

Adjourned at 8:30 p.m.



Homes for greater Portland

Regional housing measure: Draft framework

Everyone deserves a safe, stable, affordable place to call home. Working together, we can give more families the housing opportunity they need.

Metro has a long history of working with partners to protect our quality of life by support new homes and jobs where it makes sense – places with good access to jobs, schools, transportation, parks and nature.

As in many metropolitan areas, thousands of Portland-area families are struggling to find a stable, affordable home. This challenge affects every community in the region.

The Metro Council is considering a regional general obligation bond measure that would help partners build and protect affordable homes throughout the region.

Creating a draft framework

In January, Metro convened stakeholder and technical advisory tables with nearly 50 total members, each with unique experience in housing, community, business and related topics.

The stakeholder advisory table has identified values to guide creation and implementation of the measure framework. The technical advisory table has advised on feasibility, costs, modeling, implementation, and other technical considerations.

To explore need and opportunity, Metro has also funded community partner engagement with diverse communities, conducted detailed analysis of capacity and need, and listened to input from jurisdictional partners, housing providers and other key stakeholders.

The draft framework is a major milestone in that effort. It is a vision of what we can achieve together, and how. It is now being released for review and discussion by the advisory tables, jurisdictional partners, advocates, impacted communities and the general public.



What happens next

In late May or early June, the Metro chief operating officer will recommend to the Metro Council what should be included in a regional affordable housing measure that creates homes for people who need them, reflects community values, and ensures technical feasibility and accountability. The final measure framework will be a central part of the COO's recommendation.

The council is expected to make a referral decision in mid-late June. The measure would appear on the November 2018 ballot. If voters approve, Metro's goal is to achieve the measure's outcomes within five to seven years.

Learn more

Visit oregonmetro.gov/housing to learn more and sign up for emails to stay informed.

Share your thoughts

Metro has launched an online survey to ask for the public's help to refine this framework. The survey will also help provide guidance on implementing the bond if the Metro Council refers a measure that is passed by voters.

Metro is publishing the survey through a partnership with Opt In and DHM Research, an independent public opinion research firm. To add your voice, visit optinpanel.org

Draft framework summary

Regional outcomes

Serving 10,000 people by creating 3,200 affordable homes if a statewide constitutional amendment is approved (see below); 6,300 people and 2,000 homes if amendment disapproved \$516.5 million general obligation bond, less than \$50 annually for average Portland-area homeowner

Strong accountability & oversight

A community oversight committee will monitor bond investments' progress toward regional targets and priorities. Annual reporting and auditing will be required. Seven percent of funds will be reserved for administration of the bond.

Homes throughout the region

Approximately 10 percent of funds will support a Metro program to buy land for affordable homes near transit.

Most affordable homes to be created through local jurisdictions and providers. Homes are planned to be created throughout the region:

- Clackamas County: 21%
- Multnomah County: 45%
- Washington County: 34%

This approximate distribution is based on assessed property value.

Affordable homes for families' needs

- 45% of homes reserved for households at 30% median family income (MFI) or below
- Half of homes large enough for families (2+ bedrooms)
- All homes affordable for families and individuals with less than 80% MFI.
- Maximum 10% of homes reserved for 60-80% MFI

How we'll create affordable homes

Through regional programs and supporting local action, the bond will create affordable home opportunities in several ways:

- Buying land for affordable homes
- Buying and renovating low-cost market rate housing to create permanently affordable homes
- Construction of new affordable homes
- Public ownership of affordable homes without Constitutional amendment; potential private/non-profit ownership with amendment

Who to serve, and where to invest

- Prioritize people least well-served by the market, including communities of color, veterans, seniors, families, people with disabilities and people experiencing or at risk of homelessness
- Increase access to transportation, jobs, schools, parks and other opportunities
- Support mixed-income and mixed use communities with a variety of housing types
- Prevent displacement in changing neighborhoods

Potential Constitutional amendment

The Oregon Constitution requires that general obligation bond dollars be used only for publicly owned capital projects. In November, Oregon voters will consider a Constitutional amendment to allow local bonds to support affordable housing created by nongovernmental entities. Depending on whether this potential amendment is approved by voters, a regional bond would have different outcomes and eligible activities.

A commitment to racial equity

This investment can help address generations of barriers faced by communities of color in accessing affordable, stable homes in the region. A racial equity lens can also increase affordable housing opportunity for other marginalized people and low-income residents.

To advance racial equity through this investment, Metro will:

- Include communities of color in decision-making and oversight roles
- Work with partners to conduct further engagement with communities of color
- Consider racial equity as a factor in all investment decisions
- Work with community to track impacts and benefits of investments for communities of color

Looking to the future

Several strategies can help ensure regional investments are efficient, equitable and responsive as the bond is implemented, including:

- Prioritize racial equity and advance fair housing in project selection
- Work with local governments to identify and act on local needs and opportunities
- Require projects to have screening criteria and marketing that reduce barriers to marginalized groups finding a home
- Partner with culturally-specific organizations and community partners for project selection, design and evaluation
- Create equitable workforce targets for investments