



Clackamas
County
Coordinating
Committee

Promoting partnership among the County, its Cities and Special Districts

**CLACKAMAS COUNTY COORDINATING COMMITTEE (C4)
Agenda**

**Thursday, March 02, 2017
6:00 PM – 8:30 PM**

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

6:00 p.m. Early Start: Food and Networking

6:30 p.m. Pledge of Allegiance

Welcome & Introductions

Chair Jim Bernard & Mayor Brian Hodson, Co-Chairs

Housekeeping

- Approval of February 02, 2017 C4 Minutes
- Welcoming new members
- Recording C4 meetings

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Page 05

6:35 p.m. C4 Executive Committee Selection

- Staff memo regarding process for selection

Page 07

7:00 p.m. Status Update on Transportation Funding Package

- Discussion memo regarding support letter from CTAC

Page 08

7:35 p.m. C4 letter of support for HB 2095

- Draft letter supporting HB 2095
- Metro Fact Sheet re HB 2095
- Regional Letter of Support for HB 2095

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**7:40 p.m. Report from C4 Land Use Advisory Subcommittee
on Affordable Housing**

- C4 LUAS Affordable Housing Report

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8:30 p.m. Adjourn

Barb Cartmill indicated that the rural reserve process for 2016 is finished and the map will stay as it is. They intent to move forward and honor the process back in 2010. There are a number of meetings scheduled during February and March with a public hearing in late April.

Member concerns regarding Rural Reserves:

- Cities lack of funding
- UGB and how property cannot be brought into unless cities it is planned and financed
- Annexations
- How decisions are made: County, City and Metro
- Senate Bill 100 being a hindrance
- Traffic problem through Stafford and need to divert to I-205
- Citizen voice needed in annexations
- Need for intergovernmental agreements
- Hamlets and villages need more involvement and voice
- Legislature needs to understand how an area urbanizes and the requirements to annex or incorporate
- Need to discuss subsidizing law enforcement in unincorporated areas

Road Funding in Clackamas County

Chair Bernard said that the Board of County Commissioners is interested in what C4 would like to see in the Road Funding package.

Barb Cartmill and Steve Williams shared a table that was created to show the revenue and how the funds would be distributed if Clackamas County had a Vehicle Registration Fee.

Discussion included:

- Timing given legislators are working on a Transportation Funding package.
- Metro considering a regional bond in November.

Policy Discussion for C4 Bylaws and Recommendations for updating the C4 Bylaws

Staff shared history of bylaw discussion and proposal by Executive Committee to introduce an amended bylaw document that tried to address several policy issues. Main points and their subsequent discussion included:

How agendas are created

- The concern was raised that additions to the agenda have not been allowed in the past.
- Staff time is taken up when the agenda is not followed
- There will be hot topics that need to be addressed at meetings
- The agenda items are set based on the retreat and C4 work plan. For 2016 there were two items; Transportation and Housing. These topics have stalled on the agenda due to the bylaws discussion.

The function of Robert's Rules in the C4 bylaws

- It was suggested that the committee change over to Sturgis or "The Standard Code of Parliamentary Procedure" by Alice Sturgis instead of Robert's Rules of Order.
- Robert's rules does not allow for items to be added to the agenda during a meeting

The role of subcommittees

- Subcommittee brings back suggestions for approval by C4

The breadth of issues that can be discussed at the C4 Metro Subcommittee

- The agenda is based off the Metro work plan

DRAFT C4 Bylaws with suggested changes addressing policy discussions

Discussion and comments:

- Transportation funding decisions for the cities should be made by those cities inside metro. Why should the larger group make decisions?
- Set agenda's at the end of each meeting.
- Include County in 6A.

A Handout titled "Issues for Consideration on C4 Bylaws" was provided by Mark Ottenad of Wilsonville, on behalf of Mayor Knapp.

Recommendation to adopt items in red with amendment to add the county to 6A. Moved and seconded. Addition to add nominations in January instead of November, moved and seconded. Discussion included having the C4 Metro Subcommittee review before approval. Motion did not pass.

Stephan Madkour offered to draft a set of bylaws and meet with the following members to bring back to C4 for recommendation. Group members will include: Mayor Knapp (Wilsonville), Mayor Thompson (Molalla), Councilor Perry (West Linn), Commissioner Savas (County BCC), Mayor Gamba (Milwaukie), Nancy Gibson (Oak Lodge Sanitary), Mayor Hodson (Canby), John Meyer (Mulino), Marjorie Stewart (Firwood), Mayor Holladay (Oregon City), and Councilor Drake (Happy Valley)

Future Meeting Agendas

March – New Member Orientation

April – Land Use Discussion

Commissioner Savas moved to have meetings recorded. Motion seconded. Discussion: Gary Schmidt will need to discuss cost and funding with the County Administrator. Motion carried

2017 C4 Member List

New Members/Position Changes are highlighted

Please submit corrections/additions to Trent Wilson (twilson2@clackamas.us)

<i>Jurisdiction/Entity</i>	<i>Voting Member</i>	<i>Alternate</i>
Clackamas County*	Jim Bernard, Chair *Co-Chair, Exec. Committee	N/A
Clackamas County	Paul Savas, Commission Chair	N/A
Canby	Brian Hodson, Mayor * Co-Chair, Exec. Committee	Traci Hensley, Councilor
CPOs	Laurie Swanson Molalla CPO * Exec. Committee	Marjorie Stewart Firwood CPO
Estacada	Sean Drinkwine, Mayor	K.C. Spangler, Councilor
Fire Districts	John Blanton, Director (CCFD1) *Exec. Committee	Mathew Silva, Director (Estacada Fire District)
Gladstone*	Mayor Tammy Stempel	Vacant
Hamlets	John Meyer - Mulino	Norm Andreen – Hamlet Beaver creek
Happy Valley*	Markley Drake, Councilor	Lori DeRemer, Mayor
Johnson City*	Vacant	Vacant
Lake Oswego*	Jeff Gudman, Councilor *Exec. Committee	Jackie Manz, Councilor
Milwaukie*	Mark Gamba, Mayor	Wilda Parks, Councilor
Molalla	Jimmy Thompson, Mayor	Elizabeth Klein, Councilor
Oregon City*	Dan Holladay, Mayor	Renate Mengelberg, Commissioner
Portland	Vacant	Vacant
Rivergrove*	Heather Kibbey, Mayor	Carolyn Bahrman, Councilor
Sandy	Carl Exner, Councilor	Don Hollis, Councilor
Sanitary Districts	Nancy Gibson, President Oak Lodge Sanitary District *Exec. Committee	Susan Keil, Director Oak Lodge Sanitary District
Tualatin*	Nancy Grimes, Councilor	Lou Ogden, Mayor
Water Districts	Hugh Kalani, Treasurer Clackamas River Water	Dick Jones, Secretary Oak Lodge Water District
West Linn*	Brenda Perry, Council President	Teri Cummings, Councilor
Wilsonville*	Tim Knapp, Mayor	Kristin Akervall, Councilor

2017 C4 Member List

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Ex-officio Members		
MPAC Citizen Rep.*	Betty Dominguez	Ed Gronke
Metro Council*	Carlotta Collette Metro Councilor	Shirley Craddick Metro Councilor
Port of Portland*	Emerald Bogue Port of Portland	
Rural Transit	Julie Wehling Transit Director, City of Canby	Andi Howell Transit Manager, City of Sandy
Urban Transit*	Dwight Brashear SMART	Vanessa Vissar TriMet

Clackamas County Coordinating Committee (C4)

March 2, 2017

Memo regarding C4 Executive Committee Appointments

Summary:

Clackamas County Coordinating Committee selects its Executive Committee Members annually, according to the C4 Bylaws. Historically, this has been done in February of each year, but a recent technical change the C4 Bylaws established this process to take place in March of each year in order to allow cities time for membership turnover following elections.

The current C4 Executive Committee includes:

1. County: Chair Jim Bernard – C4 Co-Chair
2. Rural City: Mayor Brian Hodson – C4 Co-Chair
3. Urban City: Councilor Jeff Gudman
4. CPOs and Hamlets: Laurie Freeman Swanson
5. Fire District: John Blanton
6. Sewer/water District: Nancy Gibson

City Selection: The selection process for cities includes an opportunity for an urban city caucus to select an urban city representative and a rural city caucus to select a rural city representative for the Executive Committee.

CPO and Hamlet Selection: The bylaws are silent on how the Hamlet and CPO selection process occurs. Historically, the CPO and Hamlet (and Villages) caucus in advance of the meeting and notify C4 of their Executive Committee selection.

County and Special Districts: These positions are self-appointed from the jurisdictions they represent.

Required for March 2 meeting: Urban and Rural Cities should caucus and determine their representatives for the Executive Committee.

Note:

Co-Chair Selection: At the next Executive Committee meeting on March 13, 2017. The C4 Executive Committee will choose from amongst its members to select the non-County co-chair in accordance with the C4 Bylaws.

Clackamas County Coordinating Committee (C4)

March 2, 2017

Memo: Status Update on the State Transportation Funding Package

Summary:

The 2017 State Legislature has already begun working in earnest on one of its top two issues this session – transportation funding. The Joint Legislative Committee on Transportation Preservation and Modernization, charged with cobbling together a comprehensive funding package addressing all modes of transportation, divided into four workgroups to delve deeper into specific topic areas. These workgroups include focuses on: 1) maintenance and preservation of the system and seismic; 2) congestion and freight mobility; 3) transit and safety; and 4) multimodal (air, rail, marine). All four workgroups are meeting two evenings each week to craft their respective recommendations, which will be discussed by the full committee in mid-March and ultimately merged into a comprehensive document.

As the discussions continue, the time is ripe for C4 to receive an update on the current status of the legislative process and discuss the possibility of weighing in as a group on specific issues with Clackamas legislators. The Clackamas Transportation Advisory Committee (CTAC) will draft a letter on February 28 in preparation for C4's discussion on March 2, 2017. Regrettably, the draft will not be available for C4 members until the time of the meeting.

While the status update for the Transportation Funding Package will likely keep to broad principles of the package and mostly address the three major bottleneck projects in the metro region, the C4 Executive Committee asked that the C4 "county-wide benefit" priority list created for the 2016 C4 retreat also be provided for this discussion as a reference tool for C4 members.

Transportation Project Prioritization

Sponsor	Proposed Project	Estimated Cost	CTAC Scoring	C4 - Number of Dots	C4 Rank
Clackamas Co	I-205 Stafford Road to OR99E	\$360,000,000	2	14	1
West Linn	OR 43 Corridor Improvements	\$18,100,000	1	12	2
Clackamas Co	Sunrise JTA Phase 2 from 122nd Ave to 172nd Ave	\$300,000,000	6	5	3
Oregon City	McLoughlin Blvd Phase 3	\$45,600,000	3	4	4
Happy Valley	172nd Ave/190th Dr Improvements	\$47,300,000	7	4	4
Lake Oswego	OR43 Pathway: Lake Oswego to West Linn	\$10,000,000	20	3	5
Molalla	OR 211 Ped/Bike Improvements	\$1,351,859	31	3	5
Oregon City	Beavercreek Road	\$10,700,000	4	2	6
Wilsonville	I-5 Bike/Ped Bridge - Town Center Lp to Barber St	\$8,500,000	8	2	6
Clackamas Co	Sunnyside Improvements OR213 to 97th Ave	\$10,000,000	12	2	6
Clackamas Co	65th Ave/Elligsen Rd/Stafford Rd Intersection	\$5,500,000	14	2	6
Happy Valley	162nd Ave Gap Completion	\$8,800,000	24	2	6
Clackamas Co	Arndt Rd Phase II	\$20,000,000	28	2	6
CCC	Clackamas Community College Transit Center	\$2,500,000	5	1	7
West Linn	Willamette Falls Drive Improvements	\$3,640,000	10	1	7
Wilsonville	French Prairie Bridge Boones Ferry Rd-Butteville Rd	\$21,000,000	10	1	7
Milwaukie	Monroe Street Greenway Project	\$8,100,000	13	1	7
Milwaukie	Railroad Avenue Multi-use Path and Bus Shelters	\$4,800,000	18	1	7
Oregon City	OR 213 @Redland Road (Phase 2)	\$9,800,000	19	1	7
Canby	Canby Industrial Park Access from OR 99E	\$8,900,000	23	1	7
Lake Oswego	Stafford-McVey Bike Lanes & Sidewalks	\$3,000,000	27	1	7
Clackamas Co	Canby-Marquam Rd Safety Improvements	\$2,700,000	29	1	7
Estacada	Cazadero State Trail	\$6,800,000	9	0	8
Wilsonville	Boeckman Road Dip Improvements	\$13,100,000	15	0	8
West Linn	10th Street Interchange Improvements	\$6,830,000	16	0	8
Clackamas Co	Monroe St. from Linwood Ave to I-205 Multiuse Path	\$4,000,000	17	0	8
Milwaukie	Lake Road Widening	\$10,000,000	21	0	8
Tualatin	SW 65th Ave	\$9,734,000	22	0	8
Tualatin	Borland Road	\$9,646,000	25	0	8
Gladstone	Bike/Ped Bridge for Trolley Trail	\$6,000,000	26	0	8
Gladstone	Multiuse Path Meldrum Bar Park to Dahl Beach Park	\$350,000	30	0	8
Molalla	OR 213 Ped/Bike Improvements	\$914,442	32	0	8
Lake Oswego	Upper Boones Ferry Rd Bike/Ped Improvements	\$11,000,000	33	0	8
Happy Valley	Sunnyside Road Extension (East)	\$17,500,000	34	0	8
Gladstone	Intersection of McLoughlin Blvd and SE Arlington St	\$500,000	35	0	8
		\$1,006,666,301		66	



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DRAFT

C4 Letter of Support for HB 2095: Allows Metro to Make Modest Mid-Cycle Residential Urban Growth Boundary (UGB) Expansion

To Chair Clem, Vice-Chairs McLain and Sprenger, and Members of the House Committee on Agriculture and Natural Resources:

The Clackamas County Coordinating Committee (C4) is writing in support of HB 2095 that allows the greater Portland Metro region to more flexibly manage and accommodate residential growth and development.

HB 2095 allows the metro region to be more nimble in responding to the increasing demand for housing by allowing Metro to accommodate population growth in those cities that demonstrate the ability to develop Urban Growth Boundary (UGB) expansion areas.

This bill is a practical solution that permits Metro, like other cities in Oregon, greater leeway to make modest UGB expansions up to 1,000 acres for residential land uses midway through the six-year statutory urban-growth cycle while still maintaining sufficient land in the UGB for 20 years of growth. HB 2095 facilitates common-sense decisions to only expand the UGB into urban reserves where a city is willing and able to provide urban infrastructure services to serve new development.

HB 2095 protects surrounding cities like Canby, Molalla and Sandy from excess surplus growth and the accompanying traffic congestion and infrastructure strains.

Member jurisdictions respectfully urge a DO PASS vote on HB 2095. Thank you for your time and consideration.

Sincerely,

Chair Jim Bernard
Co-Chair, C4

Mayor Brian Hodson
Co-Chair, C4

C4 Membership: Clackamas County; the Clackamas Cities of Canby, Estacada, Gladstone, Happy Valley, Johnson City, Lake Oswego, Milwaukie, Molalla, Oregon City, Rivergrove, Sandy, Tualatin, West Linn, Wilsonville; Clackamas CPOs, Hamlets, and Special Districts



Metro



Supporting H.B. 2095

Through H.B. 2095, Metro can save taxpayers, developers and homebuyers money, protect farm and forestland and improve greater Portland's land management.

We all know greater Portland needs more homes. More than 140,000 people have moved to the Metro area since 2010, and developers are scrambling to build enough housing to keep up with the growth.

Metro has added more than 42 square miles to the urban growth boundary since 1998, but fewer than 5,400 homes have been built on those expansion areas. H.B. 2095 would give Metro the flexibility to add up to 1,000 acres to the UGB, midway through its regular six-year review cycle, in the areas that make the most sense to develop.

- Maintains Metro's six-year review of urban growth in greater Portland
- Requires that Metro keep enough land in the UGB for 20 years of growth
- Allows the Metro Council to add up to 1,000 acres to the UGB midway through the six-year review cycle – in areas where cities are ready and able to provide the pipes, roads, parks and schools to support development
- Protects surrounding cities like Scappoose, Newberg, Sandy and Canby from excess surplus growth and the congestion that comes with it
- Facilitates common-sense decisions to only expand the UGB into urban reserves where a city is willing to provide services
- Metro could use a maximum of one-third of greater Portland's urban reserves through this program
- Oregon's land use system limits the Metro area's ability to engage a comprehensive UGB review, unlike other cities in Oregon.

The problem

Development is expensive. It costs millions of dollars to build the pipes, roads, parks and schools to serve new homes. Taxpayers can save money by leveraging investments in existing communities.

Under state law, Metro can only add land to the urban growth boundary while conducting an extensive forecast and review of land inventory every six years. This means that a city that has an opportunity to leverage investments into new development can wait years for an area to be brought into the UGB and begin development.

A regional conversation

In 2016, Metro Council President Tom Hughes convened a task force of 14 regional mayors and county chairs and representatives from 1000 Friends of Oregon, the Home Builders Association of Metropolitan Portland and other groups to discuss ways to improve Metro's ability to manage greater Portland's growth. The task force and a technical sub-committee developed this proposal as one way to responsibly add a flexible option in Metro's toolkit for making land available for home construction.

In December 2016, task force members unanimously recommended this proposal.

The solution

Greater Portland is close finalizing urban and rural reserves, mapping out where the region will grow through 2060. With reserves in place, the region can engage in a more practical discussion of how and when to add land for housing to the UGB, based upon the readiness of cities to develop new communities.

H.B. 2095 would allow Metro to add small amounts of residential land to the UGB midway through its six-year cycle, upon the request of a city. These expansions would only take place if there was a need – particularly if people who work in greater Portland would otherwise be forced to live surrounding communities like Vancouver, Scappoose, Newberg or Canby.

And, these mid-cycle additions would only take place if a city asked for the expansion with a well-planned development proposal, and a funding plan to manage the infrastructure costs that go along with the development. The Metro Council could add land in the areas that make sense.

If willing and ready cities came forward every mid-cycle, proposing UGB expansions totaling the full acreage allowed, less than one-third of greater Portland's urban reserves would be used through this process in the next half-century.

Metro would continue to evaluate greater Portland's growth every six years, and make adjustments to the UGB on its regular six-year cycle to ensure a 20-year supply of developable land.

Questions?

Andy Shaw

Regional Affairs Manager
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Randy Tucker

Legislative Affairs Manager
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randy.tucker@oregonmetro.gov

For more than 40 years, Metro has managed greater Portland's growth and planned its transportation network. In just the past six years, our region has added more than 170,000 jobs and 140,000 residents while preserving critical farm and forest land. We also manage greater Portland's garbage and recycling system and support the arts, business and education through the Oregon Zoo, Oregon Convention Center, Portland's 5 Centers for the Arts and Portland Expo Center

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We urge your support of House Bill 2095, which allows the Metro region to more flexibly manage growth and development. Specifically, this measure would:

- Allow our region to consider adding modest amounts of residential land to the urban growth boundary (UGB) midway through the existing six-year urban growth cycle.
- Require that Metro revise the previous urban growth forecast in making a mid-cycle UGB addition.
- Require these residential land additions come at the request of a city.
- Limit this mid-cycle authority to no more than 1,000 acres total.
- Maintain the requirement that Metro conduct a review of urban growth every six-years and keep enough land in the UGB for 20 years of growth.

State law currently limits our region to considering UGB additions only at the time we conduct an extensive forecast and review of land inventory, which occurs every six years. This means that a city that has an opportunity to leverage existing public investments into new development in a small, adjacent area may have to wait years for that area to be brought into the UGB and begin development.

A Task Force of Mayors, County Chairs, and representatives of home builders and land conservation advocates convened during 2016 recommended the changes contained in this measure.

HB 2095 will allow our region to better manage urban growth, targeting areas where cities are ready and able to provide the pipes, roads, parks and other infrastructure needed to support development. This will allow our region to facilitate common-sense decisions to expand the UGB modestly onto lands that have been selected as urban reserves where and when a city is willing to provide urban services.

HB 2095 will allow the Metro region to more nimbly manage urban growth while continuing to protect farm and forestland. **We urge a “yes” vote on HB 2095.**

**Report to Clackamas County Coordinating
Committee (C4) Regarding Affordable Housing In
Clackamas County**

By: C4 Land Use Advisory Subcommittee

Delivered on: March 2, 2017

Executive Summary

At their 2016 retreat, members of the Clackamas County Coordinating Committee (C4) created and assigned the C4 Land Use Advisory Subcommittee (C4LUAS) to review the Affordable Housing discussion from the retreat and to return to C4 with collaborative recommendations to address Affordable Housing in Clackamas County.

C4LUAS met (4) four times between September 2016 and February 2017. The body was made up of land use staff from Canby, Estacada, Gladstone, Happy Valley, Lake Oswego, Milwaukie, Oregon City, Sandy, West Linn, Wilsonville, as well as county staff from the Health, Housing, and Human Services Department (H3S) and Department of Transportation and Development (DTD). County staff Vahid Brown chaired the meetings, assisted by Public and Government Affairs (PGA) staff. Metro and TriMet also participated in the discussion.

C4LUAS members struggled in their first meeting to identify the range of housing affordability the C4LUAS was intended to address, recognizing that Affordable Housing represents a broad range of issues for many people. The direction from C4 was limited to “consolidate the retreat discussion” and “find low hanging fruit” and also did not identify the amount of resources available to implement the recommendations of the group. The C4LUAS members created and completed a questionnaire to understand existing views and policies of participating jurisdictions. The questionnaire revealed inconsistent policies and approaches to Affordable Housing throughout the jurisdictions within Clackamas County. While some of the discussion from the C4 retreat asked for specific prescriptions to issues such as SDC costs and approaches to homelessness, C4LUAS found that a regional or county-wide approach to those discussions would be fruitless without C4 first agreeing on two large questions:

1. Is there an Affordable Housing crisis in Clackamas County?
2. What is the definition of Affordable Housing?

C4LUAS also spent time addressing many of the prescriptive themes recommended at the C4 retreat. Discussion of these prescriptions, combined with information gleaned from the questionnaire, resulted in the following menu of ***potential*** policy discussions that C4 could pursue.

- Identification of a body tasked with developing and implementing coordinated actions
- Housing Needs Assessment updates (Countywide and as appropriate)
- Development of a menu of “agreed upon common ordinances and equivalent standards”
- Development of a Housing Trust Fund

Recommended Discussion for C4 regarding Affordable Housing

The questionnaire completed by Clackamas jurisdictions revealed two hurdles that could stall coordination around Affordable Housing.

Is there an Affordable Housing Crisis?

According to the questionnaire, only 3 of 11 submitting jurisdictions acknowledged an “affordable housing crisis”. Because the question of whether or not there is an “affordable housing crisis” was written broadly, many jurisdictions interpreted the question differently. However, the different interpretations of the question revealed that lack of uniformity amongst jurisdictions on their approach to the issue.

If county-wide coordination to address Affordable Housing has any chance to move forward, C4 is an existing body where that coordination can take place. Pursuing coordinated efforts to address Affordable Housing across the county or in various jurisdictions is likely to fail if only a minority of jurisdictions agree there is a problem or are working independently to address the issue.

The proposed discussion for C4 to pursue is to determine if there is agreement amongst county-wide jurisdictions that an Affordable Housing crisis indeed exists, and taken a step further, for jurisdictions to adopt a policy addressing the Affordable Housing crisis.

C4LUAS proposes that C4 adopt a policy position to address Affordable Housing in Clackamas County that requests complete member jurisdiction participation.

What is the definition of “Affordable Housing”?

Coordination to address Affordable Housing requires consensus on how Affordable Housing is defined. A broad topic, in general, Affordable Housing has a range of definitions, but none are as specific as the definition provided by HUD:

*(F)amilies who pay more than 30 percent of **their** incomes for housing are burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.*

C4LUAS proposes that C4 preliminarily adopt HUD’s definition of Affordable Housing.

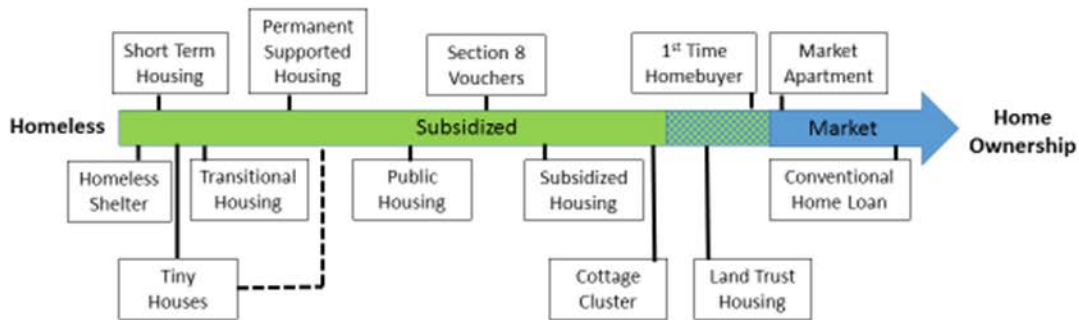
Recognizing that there may be disagreement on or desired nuance to address “how things work in Oregon”, HUD’s definition is widely accepted across the nation and creates the opportunity to glean desired policies that may exist or develop in other states or regions to address

Affordable Housing. While it may not be a perfect definition, acknowledging the 30% affordability threshold can at least serve a foundation for common understanding.

C4LUAS also recommends adopting, or work towards adopting, the attached “Housing Continuum” diagram.

Acceptance of the Housing Continuum allows jurisdictions within Clackamas County the flexibility to address Affordable Housing in ways most appropriate for each community. The summary of what the Housing Continuum defines is that all types of housing are needed to address Affordable Housing.

Housing Continuum



Education

While the Housing Continuum does a great job of identifying the many types of housing that can be addressed, one missing component that the C4LUAS agrees is essential to addressing Affordable Housing issues is increased education and awareness of the needs related to affordable housing and housing affordability. While C4LUAS does not have a recommendation on who would be best suited to lead an education campaign, C4LUAS does recommend C4 or its member jurisdictions are able to encourage educational opportunities or forums on ways to address the many needs within the Housing Continuum.

Potential Policy Discussions C4 Can Pursue

County and all cities should decide what body is best appropriate to develop and implement these coordinated actions

As a coordination body, C4 may not be best tasked with implementing the agreed upon policy recommendations mentioned here. However, C4 is an ideal body for addressing and discussing what coordination looks like amongst member jurisdictions regarding Affordable Housing.

Answering the question of who implements agreed upon policy directions is pivotal in moving the above recommendations forward.

County and all cities could pursue a Housing Needs Assessment to ensure jurisdictions are current with Goal 10 requirements

Housing Needs Assessments (HNA) are needed by nearly every jurisdiction in Clackamas County and required to be updated by Goal 10 (only 2 cities completed HNAs in the last 5 years). HNAs are costly endeavors and demand high levels of staff involvement. Grants to assist with HNA's are rare and extremely competitive.

C4LUAS recommends renewed or updated HNAs could provide an opportunity for the County at-large to reach Goal 10 compliance, provide a much needed inventory of housing, and support efforts to address Affordable Housing. This would provide data to assess the severity of the Affordable Housing crisis within local communities.

Recognizing that HNAs are expensive, one alternative to consider is jointly pursuing a Single Housing Needs Assessment. Given the scope of the need in Clackamas County, pursuing a Single HNA comes with the potential to apply for grants to help fund such studies. The Single HNA could be given parameters to cast a county-wide summary of need while also enabling individual jurisdictions the ability to pull data required by Goal 10.

If pursued, the C4 Land Use Advisory Subcommittee recommends the Single Housing Needs Assessment include:

- Agreement by the county and each city to participate
- Be performed/conducted by a contractor tasked to work with all jurisdictions
- Be structured to comply with Goal 10 (for the County at large as well as for each city)
- Should provide information that is county-wide and jurisdiction specific
- Incorporate HNA information from jurisdictions already in compliance

County and Cities could develop a menu of agreed upon “common ordinances and equivalent standards”

Development of agreed upon “common ordinances and equivalent standards” is an effort to create a unified affordable housing policy mindset across Clackamas County. C4LUAS recognizes that not every community and jurisdiction within Clackamas County will be able to play the same role. A menu of agreed upon “common ordinances and equivalent standards” would allow cities autonomy in pursuing (or not) Affordable Housing policies that create a broader Affordable Housing community within Clackamas County and the region.

Who creates the menu and what should be included?

C4LUAS recommends C4 members be provided with a draft menu at a future C4 meeting where issues can be vetted at a “coordinating table”. The remaining suite of options can then be taken back to city councils and commissions for discussion, allowing C4 members to then return to C4 with additional direction and feedback on how to use a menu of “common ordinances and agreed upon standards”.

County and all cities could pursue the creation of a Housing Trust Fund

Creation of a Housing Trust Fund within Clackamas County would provide a resource for communities to act on Affordable Housing opportunities within Clackamas County. While many details are still outstanding, such as who would manage the funds and in what way funding could be spent, a Housing Trust Fund creates a bank for projects that could otherwise be burdened by grant cycles or federal funding. It would also carry the benefit of acting as a match for competitive grants or potentially help fund future Housing Needs Assessments.

How would the Housing Trust Fund be funded?

Perhaps the heaviest lift for a Housing Trust Fund is determining its source for funding. Initial C4LUAS ideas included:

- Document Recording Fees
- Jurisdictional Buy-In
- Special County-Wide District
- Collection of Construction Excise Tax
- Affordable Housing SDCs

Conclusion

The hurdles to address Affordable Housing are challenging, yet achievable.

First, if C4 members want to achieve results to address Affordable Housing issues in a manner that is representative of the housing needs, then there must be agreement amongst Clackamas jurisdictions that there is, in fact, an Affordable Housing crisis or issue to be addressed. Coordinated acknowledgement will build a united will to address Affordable Housing in a broader and more impactful way.

Second, if there is agreement that an Affordable Housing crisis exists in Clackamas County, C4 must agree on a definition that identifies the agreed upon issue. This action creates a foundation for participating jurisdictions to identify how they are working to address Affordable Housing – even if it means jurisdictions are not all working on the same specific issues. Without an agreed upon definition or approach to Affordable Housing, C4 jurisdictions will move slowly and inefficiently towards solutions to address the issue.

C4 offers a forum unique to Clackamas County for coordination that can allow Affordable Housing issues to be addressed in a collaborative manner, rather than through piecemeal policy prescriptions that one or a few jurisdictions may try to apply independently. Acknowledging and collaboratively defining the crisis for Affordable Housing, while seemingly elementary, are necessary steps for any coordinated effort to succeed in addressing Affordable Housing.