



# CITY OF TROUTDALE

“Gateway to the Columbia River Gorge”

## AGENDA

### CITY COUNCIL – REGULAR MEETING

Troutdale Police Community Center – Kellogg Room  
234 SW Kendall Court  
Troutdale, OR 97060-2078

**Tuesday, July 9, 2019 – 7:00PM**

**Mayor**

Casey Ryan

**City Council**

David Ripma  
Randy Lauer  
Jamie Kranz  
Glenn White  
Nick Moon  
Zach Hudson

**City Manager**

Ray Young

**City Recorder**

Sarah Skroch

1. **PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE.**
2. **PUBLIC COMMENT:** Public comment on non-agenda and consent agenda items is welcome at this time. *Public comment on agenda items will be taken at the time the item is considered. Public comments should be directed to the Presiding Officer, and limited to matters of community interest or related to matters which may, or could, come before Council. Each speaker shall be limited to 5 minutes for each agenda item unless a different amount of time is allowed by the Presiding Officer, with consent of the Council.*
3. **CONSENT AGENDA:**
  - 3.1 **MINUTES:** April 9, 2019 Joint Meeting – City Council and Community Enhancement Grant Program Committee Regular Meeting.
  - 3.2 **RESOLUTION:** A resolution accepting a non-remonstrance agreement from Dan’s Corporation 2016 LLC for NE Harlow Road.
  - 3.3 **RESOLUTION:** A resolution approving the Levee Ready Columbia interim governance Intergovernmental Agreement.
4. **PRESENTATION:** Home Forward *Amanda Saul, Home Forward*
5. **PUBLIC HEARING / ORDINANCE (Introduced on 6/25/19):** An ordinance creating Troutdale Municipal Code Section 5.08 relating to the establishment of a Business Recycling Program pursuant to State and Local Law. *Ray Young, City Manager*

## 6. STAFF COMMUNICATIONS

**7. COUNCIL COMMUNICATIONS**

**8. ADJOURNMENT**



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**Casey Ryan, Mayor**

**Dated: July 3, 2019**

City Council Regular Meetings will be replayed on Comcast Cable Channel 30 (HD Channel 330) and Frontier Communications Channel 38 on the weekend following the meeting - Friday at 4:00pm and Sunday at 9:00pm.

Further information and copies of agenda packets are available at: Troutdale City Hall, 219 E. Historic Columbia River Hwy. Monday through Friday, 8:00 a.m. - 5:00 p.m.; on our Web Page [www.troutdaleoregon.gov](http://www.troutdaleoregon.gov) or call Sarah Skroch, City Recorder at 503-674-7258.

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to: Sarah Skroch, City Recorder 503-674-7258.

**MINUTES**  
**Troutdale City Council – Regular Meeting**  
**Troutdale Police Community Center – Kellogg Room**  
**234 SW Kendall Court**  
**Troutdale, OR 97060**

**Tuesday, July 9, 2019 – 7:00PM**

**1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE**

Mayor Ryan called the meeting to order at 7:00pm.

**PRESENT:** Mayor Ryan, Councilor Ripma, Councilor Lauer, Councilor Kranz, Councilor White and Councilor Moon.

**ABSENT:** Councilor Hudson (excused).

**STAFF:** Ray Young, City Manager; Sarah Skroch, City Recorder; Ed Trompke, City Attorney; Chris Damgen, Community Development Director and Ryan Largura, Environmental Specialist.

**GUESTS:** See Attached.

**2. PUBLIC COMMENT:** Public comment on non-agenda and consent agenda items is welcome at this time.

<0:01:25>

Paul Wilcox, Troutdale resident, stated on page 3, Section 6 of consent agenda item 3.3 it states, "Upon adoption, this resolution shall be effective July 1, 2019." He asked if it is legal to back date it or retroactively to have the effective date past.

<0:02:52>

Geoff Kenway and Amy Machesic, West Columbia Gorge Chamber of Commerce, requested sponsorship of the Fall Festival of the Arts of \$3000.00 (gave Council a SummerFest handout which can be found in the meeting packet).

<0:04:43>

Taney Staffenson, Sandy Drainage Improvement Company, informed the Council that SDIC is in support of the City signing the IGA mentioned in the consent agenda item 3.3 resolution. He also mentioned that the levees are presently accredited.

**3. CONSENT AGENDA:**

**3.1 MINUTES:** April 9, 2019 Joint Meeting – City Council and Community Enhancement Grant Program Committee Regular Meeting.

**3.2 RESOLUTION:** A resolution accepting a non-remonstrance agreement from Dan's Corporation 2016 LLC for NE Harlow Road.

**3.3 RESOLUTION:** A resolution approving the Levee Ready Columbia interim governance Intergovernmental Agreement.

**MOTION: Councilor Lauer moved to approve the consent agenda. Seconded by Councilor White.  
Motion Passed 6-0.**

#### **4. PRESENTATION: Home Forward**

<0:07:49>

Michael Buonocore, Amanda Saul and Jonathan Trutt, Home Forward, introduced themselves and showed the Council a PowerPoint presentation (attached as Exhibit A to these minutes). Michael Buonocore stated that the Metro Affordable Housing Bond passed last November and Multnomah County, the City of Portland and the City of Gresham have allocations. Multnomah County's allocation is about \$16 million to include Troutdale.

<0:11:06>

Councilor Ripma stated he would like to know what Home Forward is doing in all of Multnomah County and not just the east side.

<0:22:50>

Amanda Saul spoke about Home Forward's portfolio and the Metro bonds (included in the PowerPoint presentation, Exhibit A).

<0:32:52>

Councilor Ripma asked why all units are being spent/built in Troutdale and not spread out.

Amanda Saul replied Multnomah County came to Home Forward and asked them to help them develop the 111 units that are partnered with the Metro bonds goals. Metro later informed Home Forward that they have a site in Troutdale that is zoned appropriately for multi-family housing with community space open to residents and the neighborhood.

<0:34:45>

Councilor Kranz asked about school capacity and if that is looked at.

Amanda Saul replied that is something they would look into.

<0:36:56>

Councilor Ripma asked if the units have garages or off-street parking.

Jonathan Trutt responded they have off-street parking, not usually garages.

<0:39:31>

Chris Damgen explained the properties are zoned Central Business District, which is the same zoning district as the storefronts on the Historic Highway. They call for mixed use, which adds some density bonuses afforded to development.

Councilor White asked if there would be a chance for the City Council to chime in, such as locations.

Amanda Saul replied yes, the input is welcome.

**5. PUBLIC HEARING / ORDINANCE (Introduced 6/25/19):** An ordinance creating Troutdale Municipal Code Section 5.08 relating to the establishment of a Business Recycling Program pursuant to State and Local law.

<0:43:12>

Ray Young, City Manager, gave a brief overview of the staff report.

<0:47:09>

Ryan Largura, Environmental Specialist, explained that Metro would like to have a consistent service standard across all cities. Metro is looking at this as the City not providing a service to Troutdale's businesses.

Ray Young stated there is a provision in the ordinance that if it's a hardship on a business to follow the recycling rules that they can ask to opt out. The City of Troutdale is responsible for managing and enforcing the ordinance.

**Mayor Ryan opened the public hearing at 7:53pm.**

Paul Wilcox read from a statement (attached as Exhibit B to these minutes).

<0:57:02>

Rich Allen, Troutdale resident, commented that he sees possible issues with fast food restaurants and putting the sorting on the customer and it not being done properly. He stated to take into consideration that some businesses don't have control over their customers and the lack of recycling.

<0:58:39>

Tanney Staffenson, Troutdale resident, stated that he's disappointed in Metro and the enforcement piece. Most grocery stores take products they can't sell to Gleaners. He asked what the businesses would be fined for. It's disappointing that money is held out from the City from Metro who has a \$600 million budget.

**Mayor Ryan closed the public hearing at 8:01pm.**

Mayor Ryan asked Ed Trompke, City Attorney, if he had any stories about city enforcement issues.

Ed Trompke stated he has never heard of a case of a city enforcing a business recycling code for failure to follow through with it. If a business is not following through, the City staff would talk to them and they fix it.

<1:01:12>

Mayor Ryan asked Ray Young what his philosophy would be for working with residences or businesses on non-compliance.

Ray Young explained compliance is the City's most important value. The City does not want to run the citizens through municipal court and would rather convince them that the program is a wise choice to go with.

**MOTION: Councilor Kranz moved to adopt the ordinance creating Troutdale Municipal Code Section 5.08 relating to the establishment of a Business Recycling Program pursuant to State and Local law. Seconded by Councilor White.**

**VOTE: Councilor Moon - Yes; Councilor Ripma - Yes; Councilor Lauer - Yes; Councilor Kranz - Yes; Mayor Ryan - Yes and Councilor White - Yes.**

**Motion passed 6-0.**

<1:06:39>

Mayor Ryan commented he would like to address the request for sponsorship of \$3000.00 for the Fall Festival of the Arts from the West Columbia Gorge Chamber of Commerce.

**MOTION: Councilor Kranz made a motion to give, from City funds, to the Chamber \$3000.00 for the Fall Festival of the Arts. Seconded by Councilor White.**

**VOTE: Councilor Moon - Yes; Councilor Ripma - Yes; Councilor Lauer - Yes; Councilor Kranz - Yes; Mayor Ryan - Yes and Councilor White - Yes.**

**Motion passed 6-0.**

## **6. STAFF COMMUNICATIONS**

<1:08:48>

Ray Young provided the following staff communications:

- Tomorrow night is the Volunteer Recognition event at Columbia Park at 6:30pm with ice cream donated from Safeway
- The next Council meeting is August 27<sup>th</sup>
- Councilors Kranz, Ripma and White are registered for and going to the LOC conference in September
- SummerFest is Saturday, July 20<sup>th</sup>
- The Bite of East County is July 27<sup>th</sup> at Columbia Park
- The City is accepting applications for volunteers for Committees/Commissions

## 7. COUNCIL COMMUNICATIONS

<1:10:50>

Councilor Moon shared the Movies in the Park events are coming up on August 21<sup>st</sup> and 28<sup>th</sup> at 6:00pm in Columbia Park.

<1:12:00>

Councilor Ripma stated he was alarmed that Legislature adopted the end of single family zoning in the State over the on the record objections. His understanding is that it is not effective in the metro area until 2022. He requested that the City Attorney talk with other attorneys to look into ways of dealing with this. The Troutdale Historical Society hosts a barn concert on First Friday's and there is one coming up on August 2<sup>nd</sup> at 6:30pm.

<1:16:59>

Councilor Kranz shared that the barnyard concert on the 5<sup>th</sup> was really a nice event.

Mayor Ryan stated that Sunrise Park looks wonderful, the community gardens look great and park usage is up with no visible wear and tear.

Councilor White congratulated John Leamy as Citizen of the Year. The Chamber is still taking applications for the parade. He shared there is a 7:30am breakfast at Mayor's Square that the Chamber is hosting.

## 8. ADJOURNMENT

**MOTION: Councilor White moved to adjourn. Seconded by Councilor Ripma. Motion passed unanimously.**


Meeting adjourned at 8:20pm.



Casey Ryan, Mayor

Dated: September 1, 2019

ATTEST:



Kenda Schlaht, Deputy City Recorder







**homeforward**

hope. access. potential.

# **Affordable Housing Opportunities in East Multnomah County**

**Troutdale City Council**

**July 9, 2019**

**Exhibit A**

July 9, 2019 Council Meeting Minutes



# Today's discussion

1. Overview of Home Forward
2. Metro Affordable Housing Bond Policy Framework
3. Next Steps – Engagement Opportunities

# How does Home Forward help with the cost of rent?

## **Federally funded rental subsidy programs**

- ❖ **Section 8 rental assistance programs** available to households at 50% of Area Median Income (AMI)
  - Housing Choice Vouchers (tenant-based)
  - Project-Based Vouchers (property-based)

## ❖ **Public Housing**

this portfolio is transitioning to a Project-Based Voucher subsidy

## **Develop and own rent-restricted properties**

- ❖ Rents must typically be affordable to households at 60% AMI, though some may have lower thresholds required by funders
- ❖ Deed restrictions require affordability over the long-term

# What is Area Median Income (AMI)?

Annual gross income used to qualify households for rent-restricted housing



**\$18,480** qualifies at **30% AMI**

(part-time employment at \$10.75/hour or SSI)

\$462 / month = affordable studio

\$495 / month = affordable 1 bedroom

**\$30,800** qualifies at **50% AMI**

(full-time employment at \$14.81/hour)

\$770 / month = affordable studio

\$825 / month = affordable 1 bedroom



**\$21,120** qualifies at **30% AMI**

(part-time employment at \$10.75/hour or SSI)

\$594 / month = affordable 2 bedroom

**\$35,200** qualifies at **50% AMI**

(full-time employment at \$16.92/hr)

\$990 / month = affordable 2 bedroom

Current Troutdale average rents

\$917 / month = studio

\$1,015 / month = 1 bedroom

\$1,166 / month = 2 bedroom

*Multifamily NW Apartment Report, Spring 2019*

Local entry-level wages

\$14.21/hour = Amazon warehouse worker

\$15.50/hour = FedEx handler

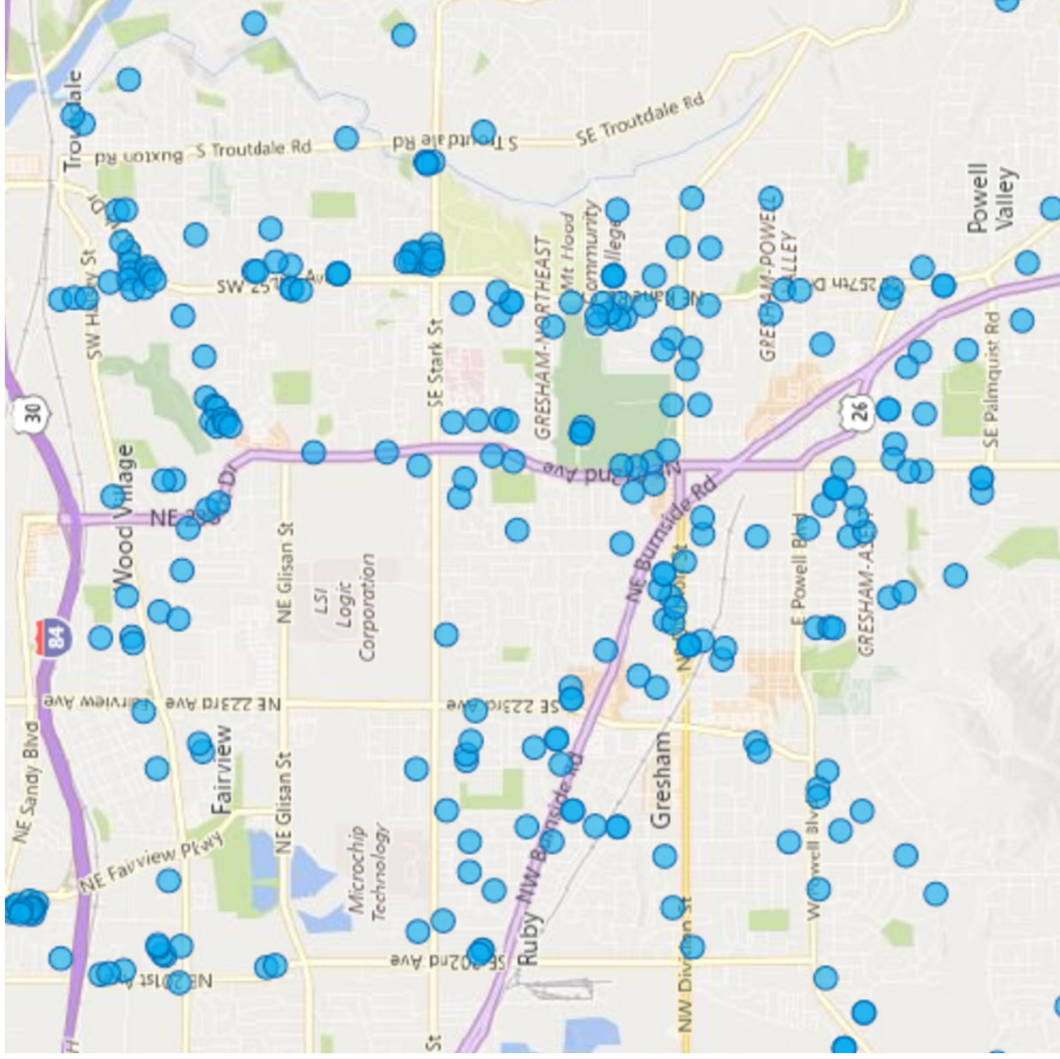
*Indeed.com, April 2019*

*Note: Area Median Income (AMI) and Median Family Income (MFI) used interchangeably*

# Housing Choice Voucher Program

## Section 8 Housing Choice Vouchers in use east of SE 202nd Ave

March 2019



# Home Forward properties east of Rockwood

Fairview Oaks-Woods



Stark Manor



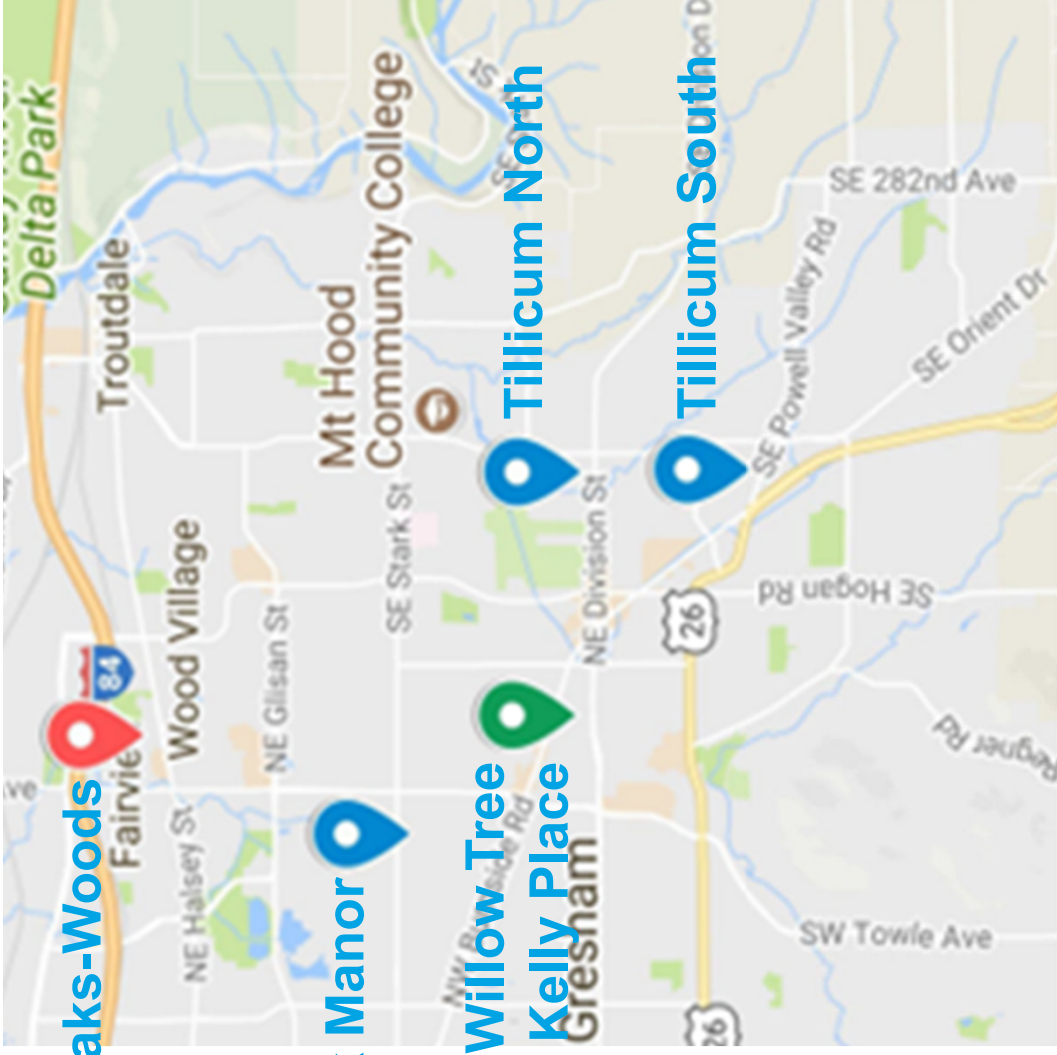
Willow Tree  
& Kelly Place



Tillicum North



Tillicum South



# Affordable Housing Portfolio

## New Construction & Acquisitions



*6,000 homes in  
74 apartment  
communities located  
throughout  
Multnomah County*

### **Fairview Oaks & Fairview Woods**

328 apartment homes (1 - 4 bedrooms)

Phase 1 purchased 1992

Phase 2 completed 1995

# Affordable Housing Portfolio

## New construction



### **Humboldt Gardens**

130 apartment homes at  
N Vancouver Ave & N Alberta St  
developed 2008

## Acquisition



### **The Alexis**

40 apartment homes at  
SE 150<sup>th</sup> Ave & SE Stark St  
purchased March 2019



# Resident services in east county



- ❖ Economic opportunity
- ❖ Health & wellness
- ❖ Education & youth
- ❖ On-site property management



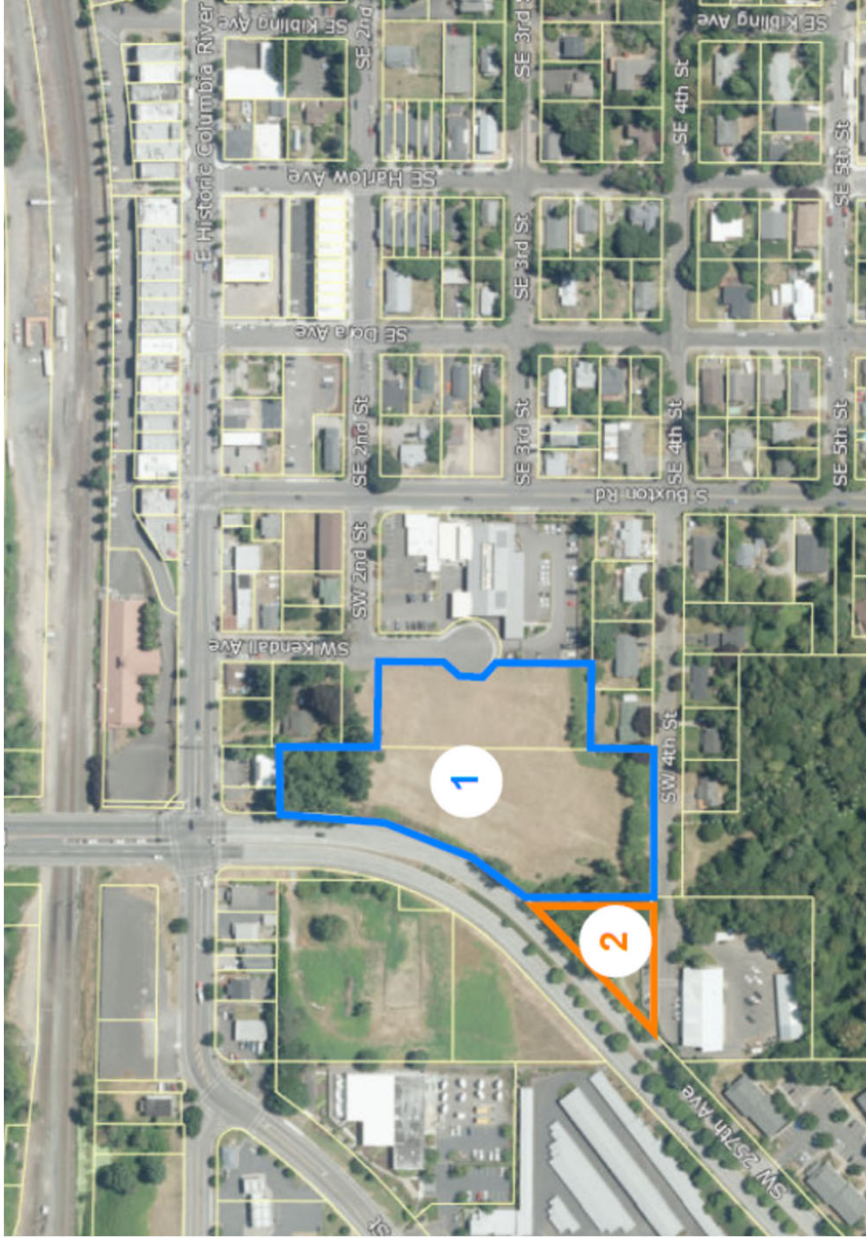
# Metro Affordable Housing Bond

## Regional Goals

- ❖ 3,900 housing units total affordable at 60% AMI and below
- ❖ 1,600 housing units (~40%) affordable at 30% AMI and below
- ❖ 1,950 housing units (~50%) for families (2 bedroom or larger)

Jurisdiction	Total Units	30% AMI	Family-Sized	Total Project Funds
East County: Fairview, Wood Village, Troutdale	111	46	55	\$15.9 million

# Potential Site for Bond Funding



	<b>PARCEL 1</b>	<b>PARCEL 2</b>
owner:	Multnomah County	City of Troutdale
base zone:	Central Business District (CBD)	Central Business District (CBD)
site area:	3.58 acres	0.51 acres
max residential density:	103 units (w/o commercial bonus)	14 units (w/o commercial bonus)
max building height:	35 feet (3 stories)	35 feet (3 stories)

# Metro Affordable Housing Bond



## Next Steps

- ❖ Potential Troutdale site – negotiate title transfer from Multnomah County
- ❖ On-going outreach to households most impacted by the housing crisis
  - *Seniors on fixed incomes*
  - *People with disabilities*
  - *Veterans*
  - *Communities of color*
  - *People experiencing homelessness*
- ❖ Submit Local Implementation Strategy to Metro in November 2019
- ❖ Launch a community stakeholder process

## Exhibit B

July 9, 2019 Council Meeting Minutes

I have several random comments regarding this ordinance.

I reviewed the meeting minutes from the 2/15/11 work session, and the first and second readings from council meetings on 6/14/11 and 9/27/11. A common theme seemed to be how this would be enforced, and what the penalty for non-compliance might be. There also seemed to be quite a bit of resistance simply based on the fact that it was Metro that was requiring compliance.

Amy Pepper, who was the assigned staff person at the time, did an excellent job of explaining that there would be no financial cost to the participating businesses, and that they might in fact save money due to lower trash volume. There would also be no significant cost to the City because Metro would contract with PSU to provide students to manage the program and do the necessary outreach. Ryan Largura reiterated Ms. Pepper's points at the last Council meeting on 6/25/19.

I would point out that although the ordinance was denied on a 5-2 vote in 2011, Councilor Ripma, along with Councilor Daoust, voted for approval, so Council Ripma has nothing to apologize for. The issue could have been re-visited after Councilor Daoust became Mayor, but he chose not to do so.

One interesting argument raised by Councilor Anderson was why should recycling be mandatory for businesses when it's not for residential customers. As far as I know, pretty much all residents recycle if for no other reason than the second bin gives them much more capacity for which they'd have to pay extra if everything went into a single, larger garbage container. The items recycled are generally much more bulky than household garbage. Personally, we could easily fit our entire waste stream into a single 35-gallon garbage container on a weekly basis, but that would be pretty irresponsible.

On the business front, it could very well be that the size of the dumpster currently being used would allow for disposing of both trash and recyclables in the same container. The argument against that is that by separating out recyclables the size and corresponding cost of the garbage container could be reduced. If there are business owners who choose to go the route of sending everything to the landfill, perhaps those container rates need to be increased further, although that could be considered punitive. I assume that diverting material from the landfill is Metro's primary goal. However, it was interesting to read a FB post by Metro Councilor Craddick that the Arlington landfill contract had recently been renewed, and that that facility has a 150-year projected capacity.

I'm fairly confident that the ordinance will pass this time around, if for no other reason than the additional potential financial losses which could accrue to the City if Metro pursues further enforcement measures. I have to say I was disappointed to hear a couple of the Councilors at the first reading express that "it's kind of fun to fight the man", meaning resisting Metro's mandate. This is one of those issues that need to be addressed by a higher authority than a local city council. This same Council chose not to address banning plastic single-use shopping bags, preferring to defer to Metro and/or the state legislature.

Submitted by:

Paul Wilcox

Troutdale

7/9/19