



## OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR MARCH 13, 2023

Present: Mayor Frank Bubenik, Council President Valerie Pratt, Councilor Maria Reyes, Councilor Christen Sacco, Councilor Octavio Gonzalez

Absent: Councilor Bridget Brooks, Councilor Cyndy Hillier

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Mayor Bubenik called the meeting to order at 5:00 p.m.

### **1. Update on Tualatin's Strategic and Equitable Housing Funding Plan.**

Assistant Community Development Director Steve Koper, Senior Planner Erin Engman, and EcoNorthwest Consultant Beth Goodman presented Tualatin's Strategic Equitable Housing Funding Plan. Consultant Goodman spoke to Tualatin's Equitable Funding plan stating it came from planning efforts from the Housing Needs Analysis and the Housing Production Strategy (HPS). She stated the Strategic Equitable Funding Action Plan provides next steps towards affordable housing outcomes and provide guidance for financial and regulatory actions, examines HPS strategic actions that produce funding and those that require funding, and focuses on financial and equity tradeoff actions. Consultant Goodman briefly shared existing housing burdens in Tualatin.

Councilor Pratt asked if the average monthly rent includes utilities. Consultant Goodman stated the monthly rent shown includes utilities.

Consultant Goodman shared ways to fund affordable housing. She stated factors that influence housing development include public policy, market feasibility, capital, and land. Consultant Goodman stated Tualatin can directly influence items such as public policy, land, and infrastructure. She stated affordable housing often falls short of the funding necessary for new construction so adding new funding strategies to fill the gaps or reduce costs including removing caps through tax exemptions and reduced fees helps. Consultant Goodman stated strategic actions considered in this project included a Local Construction Excise Tax (CET), Urban Renewal Area revenue, a Nonprofit Low Income Tax exemption, Multiple Unit Property Tax exemptions, System Development Charge (SDC) exemptions, homeownership assistance, and an Affordable Housing Trust fund. She stated actions from the HPS that are not considered in this plan included changes to the Tualatin Development Code, added density or redevelopment, affordable housing development, preserving existing affordable housing, evaluations of fair housing, and evaluations of capital improvement programming that supports affordable housing development. Consultant Goodman presented potential actions the city can take including adding a Construction Excise Tax (CET) and creation of an Urban Renewal Area. She shared equity benefits and challenges for both CET and urban renewal funding. Consultant Goodman shared equity benefits and challenges for additional potential actions including a nonprofit low income tax exemptions, multiple unit property tax exemption, system development charge exemptions, down payment assistance, and home rehabilitation programs. She stated Tualatin's potential funding sources are not sufficient to fund all of these actions. Consultant Goodman stated if a CET is adopted at a 1% rate it may result in \$500,000 in revenue in the first 5 years and could be used to backfill the costs of forgone SDCs and property tax revenue. She stated

funding with more potential include private donations, grants from the state and federal government, and general fund revenue. Consultant Goodman stated recommendations for building in equity in the program include establishing revenue sources for affordable housing, establishing an oversight committee, and considering partnerships with nonprofits who provide specific types of support. She stated next steps include finishing the draft of the Equitable Housing Funding Plan and holding meetings with the Planning Commission and City Council.

Councilor Reyes asked what an example project would be for rehabilitation and repairs for assistance program for homeowners. Consultant Goodman stated rehabilitation programs typically focus on repairs based on the requirements of the funding source.

Council President Pratt asked about the CET and SDC's exemptions funding only coming from the parks and water fund. She does not want to see funding be lost from those areas. Consultant Goodman stated the funding that is exempt from the SDC's would be covered from something such as urban renewal funding or other existing funding sources.

Council President Pratt asked if there could be specific programs for seniors. Consultant Goodman stated you could have programs target at seniors such as accessibility grants.

Mayor Bubenik asked if there is anything forthcoming from the Legislature to address affordable housing. Consultant Goodman stated there might be a variety of funding sources coming forward at the legislature, but noted know matter what they do it will not be enough funding so the city needs to look at additional funding sources.

## **2. I-205 Tolling Project Environmental Assessment Overview.**

Management Analyst Cody Field and City Engineer Mike McCarthy presented information on the I-205 Tolling Project Environmental Assessment (EA). Analyst Field stated the goal tonight is to facilitate a discussion around the comment letter the Council will submit during the comment period. Engineer McCarthy shared an overview of the process to date since 2015. Analyst Field stated the EA speaks to the project alternative which include a build and no build option. Engineer McCarthy noted the option compares the current conditions to a three-lane road with tolls. Analyst Field stated gantry locations would be located at the Abernethy Bridge and two at the Tualatin River Bridge. He stated ODOT is looking at electronic tolling in these areas. Analyst Field stated the EA looked at a series of baseline toll rates, noting these are not the actual rates that will be set by ODOT. He shared the areas of potential impacts including the 50 studied intersections that may potentially experience difference in AM/PM traffic volumes. Analyst Fields stated there are three intersections in Tualatin that would be impacted. Engineer McCarthy spoke to proposed mitigation for SW Stafford Road and SW Borland Road including bike and pedestrian improvements. He stated additional mitigation in Tualatin could include traffic and safety improvements at the Nyberg Street/I-5 ramps and SW 65<sup>th</sup> Avenue/SW Borland Road. Analyst Fields stated concerns from around the region included items such as differences in modeling assumptions, proposed mitigation projects not being sufficient, not taking local jurisdictions concerns seriously, and the effects on lower-income workers and equity focus populations. He stated other agency responses to the EA have including hiring legal and traffic engineering consultants to review the EA and provide guidance on how to comment effectively, working with Clackamas County attorneys to call out salient points, drafting a Memorandum of Understanding for agencies to sign on to participate in the development of a letter, and other legislative efforts. Analyst Field stated the revenue from the I-205 Tolling Project would be used to complete construction on I-205, including seismic improvements to the Abernethy, Tualatin River, and seven other bridges, and the addition of a third lane in each direction of I-205 from

Stafford Road to OR-217. He stated the EA does not include financial details. Analyst Field stated the analysis in the current Traffic and Revenue study forecasted that I-205 toll revenues would finance \$500-800 million in construction funding from toll bonds and approximately 30 – 40% of revenue would go to run the program, in addition to an estimated \$40 million for infrastructure. Analyst Field stated the Mayor and Councilors have participated in the tolling process by serving on the Washington County Coordinating Committee (WCCC), Regional Toll Advisory Committee (RTAC), Clackamas County Coordinating Committee (C4), C4 Metro Sub-Committee, ODOT Region 1 Area Commission on Transportation (R1ACT), and the C4 Tolling Sub-Committee.

Councilor Reyes would like to highlight the services in the area that would affect working class people that would be charged a toll to seek those services in the letter.

Councilor Gonzalez stated there is only one road to mitigate around the tolls. He stated Borland Road will get hammered by traffic with people attempting to avoid the tolls. Councilor Gonzalez wants to see better mitigation plans for the area.

Councilor Pratt stated the hospital is in the area and there will be additional traffic impacts on it.

Mayor Bubenik expressed concerns with the lack of transit alternatives in the area, greenhouse gases and the redirection of the gases to diverted areas, and impacts to the RTP and how it will circulate throughout the region. He noted the toll rates they show are for passenger vehicles and not for trucks and don't address the impacts that will have on businesses. Mayor Bubenik expressed concerns with the economic impacts it will have on communities since those rates will have to be passed on to consumers.

Councilor Sacco wants to see additional improvements made outside of bike and pedestrian improvements. She asked who is paying for the mitigation projects. Engineer McCarthy stated there has not been an answer on who will pay for those projects.

Councilor Sacco asked what projects did not make the project mitigation list. She stated the citizens have lived experiences that the modeling can't capture so she would like to see that list. Councilor Sacco asked if a sunset date has been put in place for tolling. She stated she is also concerned with how this will impact businesses.

Council President Pratt would like to see ODOT give clear answers to the questions they have.

Councilor Reyes asked if input to stop the project is actually being considered. Mayor Bubenik stated they are on a timeline due to the bonds.

City Manager Lombos asked when the letters are due. Analyst Field stated the deadline is April 21. He stated staff will circulate a draft for review by Council before then.

### **3. Council Meeting Agenda Review, Communications, and Roundtable.**

Finance Director Don Hudson briefed the Council on the parks bond sale. He stated Council will be receiving an email regarding the primary investment statement for review. Director Hudson stated the bond sale will happen on April 12. He noted they will be going for a Moody's AA1 rating for the sale of the bonds.

Councilor Sacco stated she attended the Willamette River Water Coalition meeting.

Councilor Reyes stated she attended a meeting with the residents of Las Casitas to discuss Stoneridge Park.

Council President Pratt stated she attended the C4 Tolling Committee meeting.

Mayor Bubenik stated he attended the Tualatin Chamber Excellence in Business Awards dinner and the Washington County Coordinating Committee meeting.

City Manager Lombos stated the next Council meeting on March 27 is cancelled.

**Adjournment**

Mayor Bubenik adjourned the meeting at 6:47 p.m.

Sherilyn Lombos, City Manager

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