



Anne McEnerny-Ogle, Mayor
Bart Hansen • Ty Stober • Linda Glover
Laurie Lebowsky • Erik Paulsen • Sarah J. Fox

October 26, 2020 - Vancouver City Council Meeting Minutes

WORKSHOPS

Workshops were conducted remotely over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, www.facebook.com/VancouverUS, or listen via the GoToMeeting conference call.

4:00-6:00 p.m. 2021-2022 Biennial Budget Review: Utilities; Parks Capital Program; Streets and Transportation

Natasha Ramras, Chief Financial Officer; Dan Swensen, Interim Public Works Director; Chris Malone, Public Works Finance and Asset Manager; Julie Hannon, Parks and Recreation Director; Monica Tubberville, Senior Planner; Ryan Lopossa, Streets and Transportation Manager; Rebecca Kennedy, Long Range Planning Manager

Summary

Staff provided Council with an overview of the proposed 2021-2022 biennial budget for utilities and the parks capital program, as well as additional information pertaining to the biennial streets and transportation. This workshop was part of a continuing series of work sessions related to Council's review of the 2021-2022 biennial budget.

COUNCIL CONSENT AGENDA MEETING

This meeting was conducted remotely over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, www.facebook.com/VancouverUS. Public access and testimony on Consent Agenda items and under the Citizen Forum was also facilitated via the GoToMeeting conference call.

Call to Order and Roll Call

The regular meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor McEnerny-Ogle. This meeting was conducted remotely over video conference.

Present: Councilmembers Fox, Paulsen, Lebowsky, Glover, Stober, Hansen, Mayor McEnerny-Ogle

Absent: None

Also present on the call were the following: Eric Holmes, City Manager; Jonathan Young, City Attorney; Amanda Delapena, Assistant to the City Council; Brian Carlson, Interim Deputy City Manager; Brent Boger, Assistant City Attorney; Chad Eiken, Community and Economic Development Director; Rebecca Kennedy, Long Range Planning Manager; Aaron Lande, Senior Policy Analyst; Peggy Sheehan, Community Development Programs Manager; Bryan Snodgrass, Principal Planner; and members of the public.

Citizen Communication (Items 1-4)

Mayor McEnery-Ogle opened Citizen Communication, and noted the Council had received one written comment (attached) regarding Item 3 from Margaret Milem. There being no further testimony, Mayor McEnery-Ogle closed Citizen Communication.

Consent Agenda (Items 1-4)

Motion by Councilmember Glover, seconded by Councilmember Lebowsky, and carried unanimously to approve the Consent Agenda.

1. **Adoption of the Memorandum of Agreement creating a Joint Executive Group to address homelessness and the Charter for the Group**

Staff Report 145-20

A RESOLUTION approving the formation of a joint policy advisory group to foster alignment and support of Clark County as the lead agency on regional homeless response and collaborate on projects and initiatives that will address homelessness and its impacts within the county; and authorizing the City Manager or designee to execute all documents necessary to memorialize the City's participation in the same.

Summary

Representatives from Clark County and the City of Vancouver met four times from July through September of this year to discuss the formation of a Joint Executive Group to collaborate toward a shared agenda to address homelessness. The proposed Group would exist as a policy forum to consider homelessness comprehensively and holistically with the goal of identifying possible gaps and opportunities for further coordination and investment.

There was clear agreement among the participants that Clark County is the appropriate lead agency with respect to addressing and reducing homelessness in our region, in accordance with state and federal guidelines, and the City of Vancouver will play a significant supportive partnering role to Clark County in regional efforts to address homelessness.

Request: Adopt a Resolution approving the formation of a joint policy advisory group to foster alignment and support Clark County as the lead agency on regional homeless response, and collaborate on projects and initiatives that will address homelessness and its impacts within the county, and authorize the City Manager or designee to execute all documents necessary to memorialize the City's participation in the same.

Aaron Lande, Senior Policy Analyst, 360-487-8612

Motion adopted Resolution M-4102 to approve the request.

2. **Affordable Housing Fund - Grand Apartments JV LLC – Grand Apartments**

Staff Report 146-20

Summary

Grand Apartments JV, LLC is developing 18 units in two buildings on the property located at 2805 E 19th Street near Grand Boulevard. The unit mix includes three- and four-bedroom units with eight units at 50% AMI rents, four units at 60% AMI rents, and six market-rate units.

City Council approved Affordable Housing Fund awards for this project totaling \$550,000 in February 2019. The funding source is 2019 levy funds.

Per the Affordable Housing Fund guidelines, eight units will be restricted throughout the affordability period to households earning up to 50% AMI. Construction is anticipated to be completed by fall 2021.

Request: Authorize the City Manager or his designee to execute the Affordable Housing Fund contract with Grand Apartments JV, LLC and approve any subsequent legal action necessary to enforce the terms of the same.

Peggy Sheehan, Community Development Programs Manager, 360-487-7952

Motion approved the request.

3. **112th Avenue Apartments proposal to change zoning map designation from R-30 to R-35 for a 2.6-acre site comprising adjacent properties at 501 NE 112th Ave and 11312 NE 4th Street**

Staff Report 147-20

AN ORDINANCE relating to zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Zoning map designation for adjacent properties at 501 NE 112th Ave and 11312 NE 4th Street, tax parcel numbers 164942000 and 164946000, subject to entering into a Development Agreement to limit future building heights; providing for severability; and providing for an effective date.

Summary

The proposed change from R-30 to R-35 zoning would modestly increase the size of potential future apartment development on the site, from 46 to 53 or 54 units. Potential vehicle traffic to and from the site after development would increase from an estimated 231 to 269 daily trips. The Planning Commission recommended approval at July 14, 2020, public hearing at which a neighboring property owner testified with concerns about additional traffic impact from future development on 4th Street, a private road. Commission discussion focused on potential future development of the site, including a recommendation to limit future building heights to 50 feet. The Commission considered but did not recommend also requiring that a percentage of the development be devoted to three-bedroom units. The applicant indicates that future development of the site if the zone change is approved would likely consist of one- and two-bedroom units only, with building heights below 50 feet unless three-bedroom units are required, which may necessitate higher building heights. Included are links to the Planning Commission public hearing staff report, CVTV recording, and audio.

Detailed estimates of the overall citywide need for three-bedroom units are not readily available from non-proprietary sources, and will need to be developed as part of the next full update of the Vancouver Comprehensive Plan beginning in 2022. As summarized at the October 5 Council workshop, three-bedroom units currently account for 12% of apartment units listed citywide according to Apartments.com, with an average monthly rent of \$1,589 compared to an average of \$1,233 for all other units. Recent (2014-2018) data from the American Community Survey shows the following comparisons:

	City of Vancouver	Portland/Vancouver/ Salem CSA	Washington	U.S.
Median income, all households	\$64,861	\$66,769	\$70,116	\$60,293
Median income, three/four person households	\$81,220/ \$87,000	\$85,859/ \$96,546	\$88,941/ \$100,974	\$77,463/ \$89,780

Percentage of renter households	41.2%	38.2%	37.3%	36.2%
Percentage of renter three bedroom households	10.1%	8.5%	8.2%	8.9%

It is difficult to draw definitive conclusions from the data above, since the data on households includes single-family homes as well as apartments. However, it appears Vancouver's relative income position, as comparable but lower than the metro region, lower than the state and higher than the nation holds true for three-and four-person households, as well as all households. Vancouver has a higher share of renters than the region, state or nation, but the percentage of those renters who occupy three-bedroom households is comparable to surrounding markets. Together this suggests that Vancouver's need for market rate three-bedroom units is not significantly different than the other areas compared. Unfortunately data on local or regional vacancy rates for three-bedroom units was not available from the ACS or other readily available sources.

Request: On Monday, October 26, 2020, approve the ordinance on first reading, setting date of second reading and public hearing for November 2, 2020.

Bryan Snodgrass, Principal Planner, 360-487-7946

Mayor McEnerny-Ogle read the title of the ordinance into the record.

Motion approved the request.

4. **Approval of Claim Vouchers**

Request: Approve claim vouchers for October 26, 2020.

Motion approved claim vouchers for October 26, 2020, in the amount of \$4,274,897.22.

Citizen Forum

Mayor McEnerny-Ogle opened the Citizen Forum and received the following testimony:

- Glen Yung, Vancouver, urged the City to be sensitive to why voters supported state Initiative 976 in 2019 in moving forward with funding transportation projects.
- Don Steinke, Vancouver, urged the City to enact and support building codes that reduce greenhouse gas emissions.
- Alona Steinke, Vancouver, encouraged the City to lobby for climate action policies at the state level.
- Peter Bracchi, Vancouver, expressed concerns about safety issues in Arnold Park and along Burnt Bridge Creek trail.
- George Kingsley, Vancouver, urged the City to allow homeless encampments on private property during the pandemic.
- Cathryn Chudy, Vancouver, urged the City to prioritize development of a Climate Action Plan.
- Terry Ibert, Vancouver, expressed concerns regarding a survey that had been sent out from the Task Force on Council Representation, stating it seemed to lack context and background information.
- Todd Boulanger, Vancouver, stated it is important for the City to be clear about how funding for transportation is being used; he also expressed concerns about enforcement of public health restrictions

related to the pandemic.

- Laura Lindeman, Vancouver, expressed concerns about incidents of graffiti and vandalism in the community and thanked the community and Council members who had recently participated in a clean-up effort; she also proposed the building of the former Navigation Center be utilized as a multicultural marketplace for the Fourth Plain corridor.

There being no further testimony, Mayor McEnerny-Ogle closed the Citizen Forum.

Adjournment

7:05 p.m.

DocuSigned by:

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Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:

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Natasha Ramras, City Clerk

Meetings of the Vancouver City Council are electronically recorded on audio and video. The audio files are kept on file in the office of the City Clerk for a period of six years.