

WASHINGTON COUNTY  
BOARD OF COMMISSIONERS  
WORK SESSION



AUDITORIUM  
PUBLIC SERVICES BUILDING  
AUGUST 18, 2020

- 8:30 a.m.      **1. Board and Leadership Communication & Formal Agenda Item Discussion**  
(30 min.)
- 9:00 a.m.      **2. House Bill (HB) 2001: Middle Housing Rulemaking Briefing**  
(30 min.)  
-*Stephen Roberts*, Director; *Andy Back*, Planning and Development Services  
Manager; and *Theresa Cherniak*, Principal Planner, Land Use and  
Transportation
- 9:30 a.m.      **3. COVID-19 Update**  
(20 min.)  
-*Marni Kuyl*, Director of Health and Human Services
- 
- 10:00 a.m.      CONVENE FOR REGULAR BUSINESS MEETING**
- 
- 1:00 p.m.      **4. Improving Permanent Supportive Housing Service Delivery**  
(45 min.)  
-*Komi Kalevor*, Director of Housing Services; and *Marni Kuyl*, Director of Health  
and Human Services
- 1:45 p.m.      **5. August Special Session Update**  
(20 min.)  
-*Elizabeth Mazzara Myers*, Interim Government Relations Director; *Jagjit*  
*Nagra*, *Paige Spence* and *Erin Doyle*, Government Relations Managers
- 2:05 p.m.      **6. CWAC Recruitment Update**  
(10 min.)  
-*Mark Jockers*, Government & Public Affairs Director





## WORK SESSION

Item #2

### WASHINGTON COUNTY BOARD OF COMMISSIONERS

<b>Session Date:</b>	<u>August 18, 2020</u>	<b>Length of Time Requested:</b>	<u>30 minutes</u>
<b>Title of Topic:</b>	<u>HOUSE BILL (HB) 2001: MIDDLE HOUSING RULEMAKING BRIEFING</u>		
<b>Department:</b>	<u>Land Use &amp; Transportation</u>		
<b>Presented by:</b>	<u>Stephen Roberts, Director; Andy Back, Planning and Development</u>		
<b>Name(s) &amp; Title(s)</b>	<u>Services Manager; Theresa Cherniak, Principal Planner</u>		

---

#### LIST OF ADDITIONAL DOCUMENTS OR PRESENTATIONS:

- A presentation will be provided at the Work Session

---

#### PURPOSE & DESIRED OUTCOME:

- Update the Board on HB2001 rulemaking and considerations for County implementation

---

#### POLICY QUESTIONS FOR THE BOARD TO CONSIDER:

- Should the County support efforts of the League of Oregon Cities (LOC) and several jurisdictions to promote flexibility within established parameters for local implementation of the HB2001 middle housing provisions?

---

#### SUMMARY OF TOPIC:

Oregon HB 2001 was approved by the legislature in 2019. It includes requirements intended to support development of more “middle housing,” including duplexes, triplexes, quadplexes, townhomes and cottage clusters. The bill also includes provisions to support development of Accessory Dwelling Units (ADUs).

Washington County, like a majority of cities and counties within Metro, will be subject to HB 2001 requirements and deadlines for large cities. By June 30, 2022, the County must update its Community Development Code to (underlines added):

- Allow a duplex on each lot or parcel within the UGB where detached single-family dwellings are allowed, and
- Allow all middle housing types in residential areas within the UGB that allow detached single-family dwellings.

The Oregon Department of Land Conservation and Development (DLCD) has established rulemaking and technical advisory committees to develop parameters for HB 2001 implementation, which must be completed by the end of the year for the rules affecting large cities and Metro counties. Rulemaking includes development of:

1. Model Code – Standards that will apply directly if jurisdictions do not adopt the required local code amendments. These standards are intended to be consistent with the requirements and intent of HB2001 and to be straightforward and implementable throughout the state.

(continued)

---

**SUMMARY OF TOPIC:**

2. Minimum compliance requirements – The minimum standards that development codes must meet to comply with HB2001. These are the standards against which DLCD will compare amended development codes to ensure they comply with state law.

LUT staff is participating in the HB 2001 rulemaking and technical advisory committees. Staff from multiple agencies and LOC have voiced concern regarding DLCD staff's direction on some aspects of the model code and minimum compliance requirements. The concern is that the current draft proposal will limit local flexibility to determine how and where middle housing types (other than duplexes) will be allowed, and the ability to require adequate off-street parking.

The location issue hinges on interpreting the legislature's intent with the language stating that all middle housing types must be allowed in residential areas within the UGB that allow detached single-family dwellings. That language differs from the language used regarding duplexes, which must be allowed on each lot or parcel within the UGB where detached single-family dwellings are allowed. DLCD's working interpretation could have the effect of allowing all middle housing types on all lots, which may differ from the legislative intent.

Some stakeholders suggest that local jurisdictions should retain flexibility to develop appropriate strategies for integrating middle housing types (other than duplexes) in single-family neighborhoods. However, housing advocates have noted that agencies historically have not generally used flexibility to encourage attached housing in single-family areas.

DLCD staff have indicated that changes to proposed rules will be considered based on the concerns raised. At this Work Session briefing, staff will update the Board on the current content of the proposed rules and seek your input regarding the concerns noted above.



## WORK SESSION

Item #3

### WASHINGTON COUNTY BOARD OF COMMISSIONERS

**Session Date:** August 18, 2020      **Length of Time Requested:** 20 minutes  
**Title of Topic:** COVID-19 UPDATE  
**Department:** Health and Human Services  
**Presented by:** Marni Kuyl, Director of Health and Human Services  
**Name(s) & Title(s)** \_\_\_\_\_

---

#### LIST OF ADDITIONAL DOCUMENTS OR PRESENTATIONS:

---

#### PURPOSE & DESIRED OUTCOME:

Provide an update on public health and EOC work in support of our community.

---

#### POLICY QUESTIONS FOR THE BOARD TO CONSIDER:

---

#### SUMMARY OF TOPIC:

Washington County Public Health was notified of our first presumptively positive case of COVID-19 on February 28<sup>th</sup>, 2020. As of August 10, 2020, Washington County has had 3,162 cumulative positive cases, 95 presumptive cases, 25 deaths and 243 people have been hospitalized. Public Health and the EOC have been activated since March 3. Public health supported by the EOC, continues to complete contact tracing, monitor identified contacts, provide support for people in isolation and quarantine and provide recommendations based on the CDC guidance to health care providers, community partners and the general public. Our priority is limiting the spread of disease by supporting the long-term care facilities, the houseless populations and incoming migrant and seasonal farmworkers. In addition, we are working closely with our businesses, school districts, community colleges and private educational setting to prepare for safe school reopening.





## WORK SESSION

Item #4

### WASHINGTON COUNTY BOARD OF COMMISSIONERS

**Session Date:** August 18, 2020      **Length of Time Requested:** 45 minutes  
**Title of Topic:** IMPROVING PERMANENT SUPPORTIVE HOUSING SERVICE DELIVERY  
**Department:** Housing Services and Health and Human Services  
**Presented by:** Komi Kalevor, Director of Housing Services and Marni Kuyl, Director of  
**Name(s) & Title(s)** Health and Human Services

---

#### LIST OF ADDITIONAL DOCUMENTS OR PRESENTATIONS:

**Trillium Advisors PPT**

**Policy Briefing** - Improving Permanent Supportive Housing Service Delivery

**Trillium Advisors Report** - *Improving Permanent Supportive Housing Service Delivery in Washington County*, February 2020 ([hyperlinked online](#))

---

#### PURPOSE & DESIRED OUTCOME:

Staff from Housing Services and Health and Human Services will introduce the consultants, Trillium Advisors, and the purpose of examining the Washington County permanent supportive housing services delivery system.

Trillium Advisors will review the report. Washington County staff will lead a discussion with the Board to obtain direction regarding developing a plan and timeline to implement the recommendations as determined by the Board.

---

#### POLICY QUESTIONS FOR THE BOARD TO CONSIDER:

Which of the six recommendations outlined in the *Improving Permanent Supportive Housing Service Delivery in Washington County* report prepared by Trillium Advisors for Vision Action Network and Washington County Thrives should be considered for implementation?

---

#### SUMMARY OF TOPIC:

In the fall of 2019, Vision Action Network was engaged by the Housing and Health and Human Services Departments to convene a stakeholder workgroup to examine the current system within Washington County which provides permanent supportive housing services, document the system's strengths, identify gaps and opportunities to improve clients' access to the system.

(continued)

**SUMMARY OF TOPIC (continued):**

The report provides six recommendations as follows:

1. Establish a single, publicly accountable body of elected officials to set policy priorities, coordinate funding and own the issue of homelessness.
2. Strengthen alignment of all health, human services and housing government agencies to steer integrated policy and investments in shelters, transitional housing, rent assistance and outreach.
3. Adopt Housing First as a policy for service providers and housing agencies receiving public funds.
4. Invest in more direct street outreach for pro-active engagement with those who are homeless to lessen the involvement of law enforcement and emergency departments.
5. Train, support and invest in the capacity of system practitioners, program managers and front-line staff, including intentional efforts to increase culturally specific and responsive services.

Communicate effectively with the public to raise awareness of the value and results of permanent supportive housing.

These recommendations are complex and additional time is needed to analyze what is the best implementation approach for Washington County should the Board approve further consideration of these recommendations and within the context of the voter approved Metro Supportive Housing Services Measure.



## **Improving Permanent Supportive Housing Service Delivery**

*August 18, 2020*

### **Policy Issue**

**Which of the recommendations outlined in the *Improving Permanent Supportive Housing Service Delivery in Washington County* report should be considered for implementation?**

### **Background**

The Housing Services and Health and Human Services Departments provided funding for Vision Action Network (VAN) to hire a consultant and assemble a cross-disciplinary work group which included a wide variety of service providers, local jurisdictions and community-based organizations to assess the current homeless service delivery system in Washington County and make recommendations for strengthening the system. VAN contracted with Trillium Advisors to complete the research that culminated in the findings reported in *Improving Permanent Supportive Housing Service Delivery in Washington County*. With the increase of funds made available by the Metro Affordable Housing Bond and prior to the recent passage of the Metro Supportive Housing Services Measure, the workgroup identified alternative approaches to delivering homeless services as well as improving the current comprehensive permanent supportive housing (PSH) system.

The report provides six recommendations as follows:

1. Establish a single, publicly accountable body of elected officials to set policy priorities, coordinate funding, and own the issue of homelessness.
2. Strengthen alignment of all health, human services, and housing government agencies to steer integrated policy and investments in shelters, transitional housing, rent assistance, and outreach.
3. Adopt Housing First as a policy for service providers and housing agencies receiving public funds.
4. Invest in more direct street outreach for pro-active engagement with those who are homeless to lessen the involvement of law enforcement and emergency departments.
5. Train, support, and invest in the capacity of system practitioners, program managers, and front-line staff, including intentional efforts to increase culturally specific and responsive services.
6. Communicate effectively with the public to raise awareness of the value and results of PSH.

### **Analysis/Discussion**

The six recommendations provide Washington County the opportunity for further analysis and discussion with the Board given the recent passage of the Metro Supportive Housing Services Program Measure. The recommendations are complex and additional time is needed to analyze each one to determine the best implementation approach for Washington County should the Board approve further consideration of these recommendations.

### **Conclusion**

Housing Services and Health and Human Services Departments staff recommend further exploration of the six recommendations and development of an implementation plan and timeline.





## WORK SESSION

Item #5

### WASHINGTON COUNTY BOARD OF COMMISSIONERS

**Session Date:** August 18, 2020      **Length of Time Requested:** 20 minutes  
**Title of Topic:** AUGUST SPECIAL SESSION UPDATE  
**Department:** Government Relations  
**Presented by:** Elizabeth Mazzara Myers, Interim Gov't Rel Director; Jagjit Nagra, Paige  
**Name(s) & Title(s)** Spence, Erin Doyle – Government Relations Managers

---

**LIST OF ADDITIONAL DOCUMENTS OR PRESENTATIONS:**

N/A

---

**PURPOSE & DESIRED OUTCOME:**

Provide the Board of Commissioners an update on the August Special Legislative Session.

---

**POLICY QUESTIONS FOR THE BOARD TO CONSIDER:**

Is there any additional information that Board needs at this time?

---

**SUMMARY OF TOPIC:**

On August 10, 2020 the Oregon State Legislature will hold a Special Legislative Session. This presentation will provide any critical updates and highlights for the Board of Commissioners.



**CLEAN WATER SERVICES BOARD OF DIRECTORS****Work Session Date:** August 18, 2020      **Length of Time Requested:** 10 minutes**Title of Topic:** CWAC RECRUITMENT UPDATE**Department:** Clean Water Services: Government Affairs**Presented by:** Mark Jockers, Government & Public Affairs Director**LIST OF ADDITIONAL DOCUMENTS OR PRESENTATIONS**

---

- Clean Water Services Advisory Commission (CWAC) Membership Summary
- Applications for CWAC Environmental Representative 1 position

**PURPOSE & DESIRED OUTCOME**

---

- Review the two applications received for the Environmental Representative 1 position before proposed appointment on September 1, 2020.
- Appoint Sherilyn Lombos, Tualatin city manager, as the Member City Representative and Joseph Gall, Sherwood city manager, as the alternate.
- Direct staff to continue recruitment for the Agricultural Representative 2 position until filled.

**POLICY QUESTIONS FOR THE BOARD TO CONSIDER**

---

None.

**SUMMARY OF TOPIC**

---

On February 4, 2020, the Board of Directors (Board) directed staff to begin recruitment for the Environmental Representative 1 position on CWAC to fill the remainder of a term that runs through September 30, 2020.

CWS received two application for the position:

- Tom Beck, Fernhill Wetlands Council founder and Forest Grove planning commissioner.
- Jan Wilson, executive director of Tualatin Riverkeepers.

CWAC includes a nonvoting member city representative. David Waffle, the Member City Representative, retired from the City of Beaverton and is no longer eligible to serve as Member City Representative. The County Managers group — composed of city managers, service district managers and the county administrator — recommended Tualatin City Manager Sherilyn Lombos to fill the position and Sherwood City Manager Joseph Gall as an alternate.

The Agriculture Representative 2 position remains open. Staff is working with the OSU Extension Service to recruit for the position.

## CWAC Recruitment Briefing 2020

---

**Description** The members of CWAC are appointed by the Board to review, discuss and make recommendations to the Board on major policy issues and programs.

- Five from neighborhoods as defined by Board member districts
- Two owners or managers of businesses other than land development or construction
- Two from the builder/developer community
- Two from environmental organizations
- Two from agricultural interests
- One nonvoting member of CWS management staff
- One nonvoting member representing cities within CWS's district boundaries

**Length of Term** The bylaws contained in Resolution and Order 12-1 established term expiration dates regardless of date of appointment, whereby approximately one-quarter of the CWAC terms will expire each year. Each term is four years.

**Applicants** **Two for the Environmental Representative 1 position**  
 Term expires 9/30/2020. (Applications attached.)

- Thomas Beck
- Jan Wilson

**None for the Agricultural Representative 2 position**

### CWAC Members

Name	Position	Term Expires	Appointed	First appointment
Vacant	Environmental Rep 1	09/30/20		
Nafisa Fai	District 1	09/30/20	02/26/19	02/26/19
Molly Brown	District 2	09/30/21	02/27/18	11/27/07
John Jackson	Agriculture Rep 1	09/30/21	02/27/18	12/03/13
Art Larrance	At-Large District	09/30/21	02/27/18	12/04/12
Matt Wellner	Builder Rep 2	09/30/21	02/27/18	10/04/16
Tony Weller	Builder Rep 1	09/30/22	12/04/18	02/26/08
Stu Peterson	Business Rep 2	09/30/22	12/04/18	10/04/16
Lori Hennings	Environmental Rep 2	09/30/22	12/04/18	12/03/13
Andy Duyck	District 4	09/30/22	12/04/18	12/04/18
Mike McKillip	District 3	09/30/23	12/03/19	02/21/12
Terance Song	Business Rep 1	09/30/23	12/03/19	12/03/19
Vacant	Agriculture Rep 2	09/30/23		

### Nonvoting Members

Diane Taniguchi-Dennis, CEO Clean Water Services  
 Dave Waffle, City of Beaverton

District's Representative  
 Member City Representative

# APPLICATION FOR APPOINTMENT TO CLEAN WATER SERVICES ADVISORY COMMISSION

Name Thomas Beck Employer & Location retired  
Home Address [REDACTED]  
City [REDACTED] State [REDACTED] Zip [REDACTED]  
Home Phone [REDACTED] Fax \_\_\_\_\_ Work Phone \_\_\_\_\_  
Email [REDACTED] Referred by (if any) \_\_\_\_\_  
County Commissioner District in which you reside:  1  2  3  4

Position for which you are applying:

Business  Agricultural  Builder/Developer  Environmental  District/Neighborhood

List other boards, committees and commissions on which you have served, including dates of service:

Forest Grove Planning Commission 2000 - present  
Fernhill Wetlands Council - 1993 - present

Describe experience and/or education that might be significant to this commission:

25 years in Fernhill Wetlands Council  
Dean of College of Arts & Sciences, Pacific University 1991-2003

List any potential conflicts of interest between private life and public service that might result from service on Clean Water Services Advisory Commission:

None

Availability for meetings (generally second Wednesday of the month): yes

List names, addresses and telephone numbers of two people who may be contacted as personal references:

Victoria Lowe [REDACTED]  
Professor Deke Gunderson, Dept Environmental Sciences, Pacific University

Signature \_\_\_\_\_ Date 1/19/19 [REDACTED]

You may attach a resume or use additional sheets as necessary.

**Thank you for your willingness to serve on the Clean Water Services Advisory Commission.  
We appreciate your interest.**

If not selected within one year of this date and you are still interested, you will need to reapply.  
For additional information, contact Mark Jockers at 503.681.4450 or visit [cleanwaterservices.org/CWAC](http://cleanwaterservices.org/CWAC).

Return completed application to:  
Clean Water Services | Attn: Mark Jockers  
2550 SW Hillsboro Highway | Hillsboro, OR 97123-9379  
jockersm@cleanwaterservices.org | t: 503.681.3603



## APPLICATION FOR APPOINTMENT TO CLEAN WATER SERVICES ADVISORY COMMISSION

Name Jan Wilson Employer & Location Tualatin Riverkeepers  
Home Address [REDACTED]  
City [REDACTED] State [REDACTED] Zip [REDACTED]  
Home Phone [REDACTED] Fax [REDACTED] Work Phone [REDACTED]  
Email [REDACTED] Referred by (if any) Mark Jockers, CWS

County Commissioner District in which you reside:  1  2  3  4

Position for which you are applying:

Business  Agricultural  Builder/Developer  Environmental  District/Neighborhood

List other boards, committees and commissions on which you have served, including dates of service:

Current: Bridlemile Neighborhood Association (Portland)

Past: Southwest Neighborhoods, Inc.; Oregon Wild; Oregon League of Conservation Voters, Lane Co. Steering Committee; Emerald Valley Track Club; Friends of Eugene; East Michigan Env. Action Council

Describe experience and/or education that might be significant to this commission:

As Executive Director of Tualatin Riverkeepers, and previously of EarthShare Oregon, I value the work of Clean Water Services in the community. As a long-time environmental advocate, nonprofit manager, and land use lawyer, I understand the legal and scientific framework that structures CWS's activities.

List any potential conflicts of interest between private life and public service that might result from service on Clean Water Services Advisory Commission:

None that I foresee.

Availability for meetings (generally second Wednesday of the month): No unresolvable schedule conflicts.

List names, addresses and telephone numbers of two people who may be contacted as personal references:

Sylvia Bogert, Exec. Director, SW Neighborhoods, Inc. - [REDACTED]

Mark Poling, Business Strategy & Performance Systems Dir., Clean Water Services - [REDACTED]

Signature [Signature]

Date 4/7/2020

You may attach a resume or use additional sheets as necessary. Please see page 2 for voluntary demographic information.

**Thank you for your willingness to serve on the Clean Water Services Advisory Commission.  
We appreciate your interest.**

If not selected within one year of this date and you are still interested, you will need to reapply.  
For additional information, contact Mark Jockers at 503.681.4450 or visit [cleanwaterservices.org/CWAC](http://cleanwaterservices.org/CWAC).

Revised 08/2019