



THE CITY OF  
**TROUTDALE**  
OREGON  
EST. 1907

# CITIZENS ADVISORY COMMITTEE

**November 3, 2021**

**Regular Meeting | 7:00 p.m.**

Troutdale Police Community Center – Kellogg Room  
234 SE Kendall Ct, Troutdale, OR 97060

**Public comments are welcome at any time during the meeting.**

## **Agenda**

1. Call to Order, Roll Call, & Pledge of Allegiance
2. Review and Approval of Minutes
  - a. September 29, 2021 Rent Burden Meeting
3. Discussion Items
  - a. TriMet Service Changes
  - b. Name for Future Visitor Center
4. Staff Communications
5. Committee Member Comments
6. Adjournment

## **Participation**

The public may attend the meeting in person or via Zoom. Please email [comdev@troutdaleoregon.gov](mailto:comdev@troutdaleoregon.gov) to request Zoom meeting access credentials.

This meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours prior to the meeting to the City of Troutdale ([comdev@troutdaleoregon.gov](mailto:comdev@troutdaleoregon.gov) or 503-665-5175).

**Citizens Advisory Committee**  
**Rent Burden Town Hall Meeting | September 29, 2021 - 6:00 p.m.**  
Troutdale Terrace Community Room  
639 SW 257th Drive, Troutdale, OR 97060

Held in-person and virtually via Zoom

Public comments are welcome at any time during the meeting.

In attendance: Shelly Reynolds (Chair)  
David Wheaton  
Chris Barney  
Diane Castillo  
Heidi Hinshaw  
Victoria Rizzo  
Alexander Lumiere  
Nicole Lawrence  
Twilla Harrington  
Will Knight

Absent: Amasa Moon

Staff: Chris Damgen, Community Development Director  
Alex Lopez, Assistant Planner  
Amber Shackelford, Planning Technician  
Melissa S. Bocarde, Transcriptionist/Independent Contractor

Members of  
the Public: Pamela Kambur, Home Forward  
Amanda Saul, Home Forward  
Leslie Crehan, Home Forward  
Sandy Glantz, Troutdale City Council  
Jorgan Shaw, Troutdale Terrace Apartments  
Bree Guardado, Troutdale Terrace Apartments  
Alana Coon, Quantum Residential  
Felicia Poe, Quantum Residential  
Gian Paolo Mammone, Troutdale Planning Commission  
Paul Wilcox, Troutdale Planning Commission  
Vera Watson  
Kristy Rogstad  
Kirk Hansen  
Bernard Herron  
Rip Caswell

Mr. Lopez explained that the meeting being held tonight is mandated by State HB 4006 which requires all cities experiencing a severe rent burden to have a public meeting. Staff will go over the causes and consequences of severe rent burden, strategies to reduce rent burden, and the possible solutions to reduce the number of rent burdened households. There will be some guest speakers and presentations after that.

The intent of HB 4006 is to increase local awareness of rent burden causes and rental solutions in an effort to encourage local jurisdictions to take steps and/or communicate the support that they need to address severe rent burden in their community. They are also tasked with collecting rent burden information to help them better understand the effectiveness of solutions and assist cities in housing planning efforts through technical assistance grants.

Mr. Lopez said he would explain the definition of being rent burdened. If someone is just rent burdened, 30% or more of income is spent on rent. Slightly over 60% of renters in Troutdale are spending 30% or more of their income on rent. If you are severely rent burdened, you are spending 50% or more of your income on rent. Approximately 26% of renters in Troutdale are spending half or more of their income on rent, causing them to be severely rent burdened.

Mr. Lopez explained that the causes and consequences of severe rent burden are: housing supply not keeping up with demand; the cost of land is difficult to develop for affordability; the cost of construction has gone up so new units require higher rental price points; slower wealth accumulation; it's more difficult to buy homes; higher rental demand; an increase in fixed renter situations—for example, seniors on Social Security; high utility bills; proximity to quality school systems; NIMBYism; and the unregulated secondary home markets like Airbnb.

Mr. Lopez said that some barriers to reducing rent burden are the age of existing units and buildings require more maintenance, and there is an increase in the cost of labor and materials recently for construction and maintenance of those units. There's also local opposition in some communities to new development to increase the housing supply. Also, extensive Code requirements for site development may cause barriers, such as landscaping requirements, parking requirements, and architectural design. The size of the community can also be a barrier to reducing rent burdens. The local leadership or desire to tackle the issue can also be a barrier.

Mr. Lopez said he would offer some updates. In 2020, Troutdale had a total of just over 1900 renter households, 34% of which were considered severely rent burdened for a total of 669 households. In 2021, Troutdale had a total of just under 1700 renter households of which 26.2% were considered severely rent burdened for a total of 444 households. This is a decrease of about 8.1% from the previous year. However, it could represent those in the community who had to relocate outside of Troutdale due to unaffordable housing options.

Mr. Lopez listed possible solutions to reduce the number of rent burdened households in Troutdale. They could require the inclusion of affordable housing within new developments using inclusionary zoning, such as a certain percentage of units be set aside as affordable. Density bonuses are other tools. Also, they can support and encourage non-traditional forms of housing, such as Accessory Dwelling Units (ADUs), cottage clusters, duplexes, or triplexes. Also, they can preserve affordable housing buildings, especially those that are located near job centers, public transit, and services.

Mr. Lopez said he would now introduce some guest speakers from Home Forward.

Pamela Kambur with Home Forward began by explaining for those who aren't familiar with her agency that they are formerly the Housing Authority of Portland. They've rebranded to better represent that they serve all of Multnomah County. Many of them have probably heard of the Section 8 or public housing programs. Home Forward administers these, and they're very excited about being there tonight. They know there is a real affordable housing need in Troutdale.

Ms. Kambur said she would explain how Home Forward helps with the cost of rent. First, when they say "affordable by design," they really mean it is a regulated form of affordable housing. It's not a landlord

saying that they are not as expensive as the market down the road. It means that affordability has been built into the way that the housing is constructed and designed. There are two ways to do that. One way is to focus on the affordability to the individual renter, and the renters for these programs need to income qualify. This includes their Section 8 program which is a voucher program. Once people are fortunate enough to income qualify and have their names come up on the very lengthy waiting list for the County, they can take that Section 8 voucher to a private landlord anywhere in Multnomah County, and then Home Forward's staff verifies that it's safe, affordable housing. The renter pays 30% of their income, and Home Forward subsidizes the rent through the voucher program. She said she would use the acronym for Area Median Income (AMI) throughout her presentation. A household of four is a typical economic barometer. 30% or 50% of AMI are what rents are set at to make it affordable here in Multnomah County for residents that qualify for a Section 8 voucher.

Ms. Kambur explained that throughout their programs, they are transitioning out of public housing because typically the funding from the federal government has never been there to support the ongoing capital needs for being able to maintain that housing is safe and affordable. Another type of housing that they've been transitioning to is the Project Based Section 8 which stays at a property. Those waiting lists are often maintained at the individual property. If you income qualify, you get to live there in that particular rental unit. If you choose to move, you don't get to take your voucher with you.

Ms. Kambur said the other important thing to remember about "affordable by design" is how the financing for the original construction of the housing was put together. There are requirements from the funding source about how the affordability goes forward into the future. The majority of the programs require people to qualify at 60% and below of AMI. Also, those apartment buildings will have deed restrictions that require at least 40 years, and typically it's 60 or even 100 years.

Ms. Kambur said that Home Forward has over 6500 individual apartments that are spread throughout Multnomah County. Fairview Oaks and Woods is about a mile and a half from their meeting at Troutdale Terrace and has 328 apartments. Humboldt Gardens is a redevelopment in NE Portland that reformed a very run-down public housing development into a very pleasant affordable group of 130 apartment homes, also increasing the number of affordable housing units that they could provide.

As of March 2019, Home Forward has about 750 households using a Section 8 voucher east of 182<sup>nd</sup> Avenue. These include a lot of their neighbors who are already living in East County.

Ms. Kambur said the other priority of Home Forward's programs is that housing is what they do, but people are why it matters. Home Forward offers a lot of resident services at their properties. They also do on-site property management with either their own staff or a third-party property management company. They try to provide their residents with economic opportunity, helping people in their careers, and helping people set goals and move towards those goals. They also focus on health and wellness, especially for seniors and residents that have disabilities. They also pay attention to youth and educational services. Food assistance and gleaning programs often come to their larger properties to distribute food to the residents.

The next speaker was Amanda Saul, who works in the development department at Home Forward, and she began a slide presentation.

Ms. Saul said that the first slide illustrates examples of who some of the people are that live in affordable housing and what kind of jobs they have. They are often not very different from the people most of them interact with in daily living. Home Forward looks at AMI, also known as MFI, Median Family Income. HUD sets the income level for every county or jurisdiction annually. Troutdale is part of the Portland Metro Area. It's set every year for Washington, Multnomah and Clackamas counties. A person who

makes half of the AMI is at 50%. Most of their affordable housing communities come with restrictions that requires them to serve people at 60% of AMI and below. For someone who makes 0-30% of AMI, 30% is \$9396/year. Using the standard methodology that someone should only be paying 30% of income for rent means someone making 0-30% of AMI could afford \$0 to \$550/month in rent. This is often seniors on a fixed income or it could be someone with SSI or SSDI income.

The next group of people are between 30-60% of AMI. These are the people that Home Forward serves often. They could be personal care workers who make \$32,000/year, a preschool teacher that makes \$35,000/year, or an office worker who makes \$42,000/year. Depending on their family size and income, they would qualify to live in housing with income restrictions. If they're only paying 30% of their income on rent, they can afford to pay \$550-\$1100/month.

The next group is people who make between 60-80% of AMI. These are mail carriers, paramedics, manufacturing supervisors, etc. according to wage information from the State of Oregon's Employment Department in 2020. For example, one person who would qualify at 30% of AMI makes \$20,300/year, and it could be someone who is working part time at minimum wage or is living on SSI. Based on that income, they could afford the monthly rent of a studio for \$507/month. Based on Spring 2021 Multifamily Northwest Housing Report, Troutdale's average monthly rent for a studio is \$1026. The person who makes 30% of AMI is paying 60% of their income towards rent. That makes it really hard for someone to afford other necessities in life like random medical expenses, or a kid who wants to go to a summer camp, or anything that could be a surprise.

The next example is a two-person household with an income of \$23,200/year that is making 30% of AMI. It could be a parent that's working part-time at minimum wage or it could be someone on SSI. Affordable rent for them would be \$652/month, but the current Troutdale market rent average is \$1269/month. The people who lives in the average 2-bedroom apartment in Troutdale would be paying 65% of their income towards rent.

Next, there are people who make 50% of AMI. This could be one person who is making \$33,000/year working full-time at \$16/hour. That person could afford a studio apartment at \$846/month. Market rate for Troutdale studios are \$1026, so that person is paying 36% of their income.

Next, there is an example of a two-person household who qualify at 50% of AMI. They make about \$38,000/year. It could be a parent working full-time at a job that pays \$18/hour. The affordable rent for a 2-bedroom for them is \$1088, and the average market rate for Troutdale is \$1269/month. That family is paying 39% of their income towards rent.

She explained that the Metropolitan Housing Bond passed in 2018 was the first housing bond in the country that was passed regionwide. Three different counties came together to say that they are willing to pay more property taxes to help get more affordable housing for people. The goal is to create 3900 more affordable housing units in the tri-County area and for 1600 of those units or 40% to be affordable to people making 30% or less of AMI. There are also targets associated with family sized units. 50% of the units need to be 2-bedrooms or larger. Home Forward received an allocation of Metro Bond funds and decided that they want to develop housing in East Multnomah County, outside of Portland and Gresham cities. They have focused their efforts on Troutdale and have received a piece of property from Multnomah County across the street from the Sheriff's office. They will be building affordable housing there. Their goal for this area is to develop 111 units and approximately 36% of them will serve people at 30% and below of AMI. 55 of these will be units that are 2 bedrooms and larger. The requirements come with \$16 million in funding.

She explained that they've hired a design team and a contractor, and they're starting to do outreach to

those people who are most impacted by the housing crisis and who hopefully live in Troutdale or at least east of Gresham. They're just starting to launch a community advisory committee that will engage people in choosing the design and the services that will be incorporated into the housing.

Ms. Saul asked if anyone on Zoom had any questions.

Rip Caswell, via Zoom, asked why there isn't a category for people like his son who is working for minimum wage but who has a roommate, so they can each pay about \$500/month for rent. Often people start out this way, by getting roommates and working their way up as their pay increases.

Ms. Saul said that this is definitely a way to keep things affordable and she also has a son who lives in a house with roommates. However, this is not a regulated solution. The way that developers who use affordable housing operate is to follow their deed restrictions that ensure the rent is affordable at certain income levels for at least 60 years. It's a way to ensure that those homes in those communities are forever affordable. It doesn't mean they can't also have solutions like the one he mentioned.

Mr. Caswell asked if Home Forward is now accepting new applications. His company tried to help a couple of employees sign up and were told that Home Forward is no longer accepting applications. Ms. Saul said it depends. Their wait list for the Section 8 voucher is closed because there are so many people that it would take years to go through the list. It's been closed for a very long time, unfortunately. However, each project that Home Forward owns has its own individual wait list, and some of those also have project-based vouchers and can accept people who can only afford to pay very low rents. People can go to the Home Forward web site and search by area and then by property and decide which wait lists to join. There are also other affordable housing associations besides Home Forward, like REACH, Community Development Inc., and Human Solutions.

Kirk Hansen asked Ms. Saul first, does Home Forward offer an incentive for a landlord to work with Section 8, and if there isn't, why not? If there is, he asked if they actively reach out to property managers to try to get more Section 8 housing and do they help with the paperwork?

Ms. Saul said that Oregon passed a law a few years ago that landlords cannot discriminate based on income. They can't refuse to take someone because they have a Section 8 voucher, and they're pretty much guaranteed that the rent will be paid. She thinks that Home Forward does have rental assistance staff who try to work with landlords, but one of the things that comes with Section 8 is inspections. The apartment needs to meet a certain threshold, but they work with the landlord if for some reason the home doesn't meet the standards. They also have Staff who help people fill out the federal Section 8 paperwork.

Mr. Hansen said it might be necessary to start reaching out to some of these property managers to get more housing. That's his opinion as a landlord. He asked if Home Forward has programs that actually go through people's finances and ask if they are sure they want to rent somewhere given that they're using 50% of their income. This way, people don't go in over their heads and become debt burdened.

Ms. Saul said she didn't know the answer to that question, but where someone lives is a very personal decision. Maybe someone wants to be able to get their child into a good school and live near a hospital where they get treatment. She asked if the property manager in the room wanted to offer an opinion.

Jorgan Shaw, the manager at Troutdale Terrace, said she would answer the question. She has been there for 19 years, and it's an affordable apartment community on 257<sup>th</sup> Avenue between Halsey and Cherry Park. Many people do not realize that it's affordable housing. Applicants fill out paperwork with strict criteria, and they also do a background search. Affordable housing requires people meet the criteria. She asked Mr. Hansen to explain more about his question.

Mr. Hansen said that people aren't picking areas because of certain things. Troutdale is beautiful and historic, but there are drawbacks as well. He doesn't think people want to move here for the schools. He questions at what point these programs try to get people back on their feet so they aren't using government assistance. Ms. Shaw answered that this might be where they grew up, and being poor doesn't mean that you don't deserve a good place to live. Also, programs and services offered in mixed communities help people get back on their feet including some programs at her own building. She has built her community with her heart and soul for 19 years, and every single person in her community are wonderful people who work hard and go to jobs every day. She wants people to understand that they contribute to Troutdale, and there's a lot of misunderstanding about affordable housing.

Mr. Lopez asked if there were any other questions.

Bernard Herron said that he had a tenant in his spare house in St. Helens, and she did not receive Section 8, but she was receiving government assistance. He couldn't prevent her from moving in because she passed everything required of her, but after a year, she stopped paying rent. There was \$5000 in damage by the time he was able to evict her because there's a percentage of people who don't care.

Ms. Shaw asked if he did a security screening and background check. She said the eviction process is harder during Covid, but she thinks as a landlord he should always start the eviction process right away, starting with a 72-hour notice. She said she'd had as many problems in high end properties as she has had here, and it's not a poor person issue.

Gian Paolo Mammone asked Home Forward if they were identifying areas of Troutdale where they could partner with a developer. He worked a few years ago on a project in Rockwood with the Community of Development Partners. They reached out to him about a specific property. There's a symbiotic relationship with developers and local governments that works well, and he asked if they have been looking for sites in Troutdale for the affordable housing project.

Ms. Saul answered that they've identified a site across the street from the Sheriff's office and has been working with the City for the last two years or so. They have an architect and a contractor on board, and they are about to start a community engagement process where they'll reach out to people who currently live in affordable housing or need it to get their input about what's important to them, including design and outside amenities and access to services.

Mr. Mammone said that sometimes as Americans, they have a short memory. This started as projects in the 1970s. He asked if they were considering the historical record. She said that yes, they were.

Paul Wilcox said that he'd noticed household size as one of the variables and asked her to say more about that. Ms. Saul said that there are different maximums based on household size, but she didn't want to overwhelm people with too many technicalities. As the size of the household increases, so does the rent limit and the income limit.

Mr. Caswell said he had just purchased an apartment building and one of the units has a Home Forward voucher person living there. He is a wonderful person, but he's paying \$200/month below market rent. He's asked Home Forward why he can't raise his rent, and it doesn't incentivize him as a landlord to take on a Home Forward person. He doesn't mind making up the difference since it's for a veteran who served his country, but he wants Home Forward to think about whether they can do more to help landlords. If he had a building full of people under market rent, he wouldn't be able to pay the mortgage.

Ms. Saul said she appreciates his comment and she does understand. Home Forward uses "rent

reasonable” to determine Section 8 rents and it’s based on location and amenities. They usually raise the rent annually, but it requires a HUD study. With Covid, they’ve paused increases.

Ms. Shaw said she would talk about Troutdale Terrace and also introduced her other staff members at the meeting. Alana Coon is their Regional Property Manager and Bree Guardado is from Rose City CDC who has a great deal of information about her properties. They can also answer questions. Also, one of their residents, Vera Watson, is at the meeting as well and can talk about the community.

Ms. Shaw said Troutdale Terrace was built in 2002, and she has been there since it opened. She raised her daughter here and lived on site. The owners of the building were the Winklers in Portland, and they gave her the opportunity to build programs and services for their residents. Often there are partnerships with different agencies that come in and build programs and services for the affordable housing communities. However, the Winklers decided they wanted to do that with their own private funds, and they chose her to develop programs. She has always been very community oriented, and she still runs the annual toy drive for the Multnomah County Sheriff’s department. She built an afterschool program to help the single mothers and also a preschool that meets twice a week. They’ve done ESL classes and a summer program with parenting classes. They’ve offered recycling programs for the kids and a bike program every year. Mount Hood Community College sends their cosmetology students there to offer free haircuts for kids. As a result of all of these activities, residents begin to all know each other. She also has an open-door policy. Because of all of this, residents take pride in ownership of the community, and they care about what happens at Troutdale Terrace.

For example, former Deputy Jason Gates, who runs the toy drive with her, told her that she could quote him here as saying that they’d never helped a community with less crime and more love than this one. She feels that you can be a loving manager but put the hammer down when you have to, and people respect that. They have very tenured residents and kids have grown up there, and they often become tenants as adults and raise their children there. She hopes that this has brought them some comfort in knowing that low-income housing can be safe. She asked if there were any questions.

Mr. Damgen asked Ms. Shaw to tell them more about how many people live there and how many people are on the waiting list. She said that generally 1000 people live there in 228 units. They accept up to 60% of AMI, but they are often more around 30-40% of AMI. There’s at least a year’s wait for one- and two-bedroom units, and there is a three year wait at least for the three-bedroom units. There’s such a need for affordable housing in Troutdale. It breaks her heart to hear people speak negatively about people who are poor and need affordable housing. She hears from school counselors who know children who are living in cars, and the parents are working, and this is their town.

Ms. Shaw introduced Vera Watson, one of the residents. Ms. Watson said she has lived there forever and raised her children there. Troutdale Terrace works because it starts with the management. People don’t fight in this community or back stab each other. When she sees something on her block that’s happening, she can say something in love and share with them and they receive it. Ms. Shaw’s personality is always the same, and Ms. Watson always encourages her when she has problems. Good management affects the property maintenance. If someone is littering, they say something and no one gets mad about it. She has moved out and moved back and is now helping raise her grandchildren there. She is a care provider and takes care of her husband who has MS, and her Section 42 helps her not be hungry or live in the other world where people are struggling. Also, the property looks great because their maintenance department always responds.

Mr. Lopez asked if there were other questions.

Ms. Castillo said that she really appreciates all that Ms. Shaw does for her residents and for the City. She



asked if she is part of the community advisory board for the new Home Forward project in Troutdale, and Ms. Shaw said that she is not. Ms. Castillo said she highly recommends that Home Forward reach out to her or others like her to help guide them.

Ms. Hinshaw said that she was sorry she was late for tonight's meeting. Ironically, she was attending a graduate class about public participation. She thanked Ms. Shaw and said she would listen to the recording. She said she did the math and that it would be very hard to find an apartment that's affordable if you are working full-time at minimum wage.

Ms. Shaw said it doesn't seem real until you do the math. A lot of her residents are essential workers and they barely make ends meet. However, they always pay their rent, and they have remained financially stable during Covid as a result. She's also done her best to help with support for rent where needed, and she's able to do this because the residents communicate with her when they need help. She also relates to this as a single soccer mom trying to keep her daughter in her activities.

Ms. Hinshaw said she feels everyone deserves a house in Troutdale, and she is fine with people building it in her backyard.

Ms. Shaw said this is a great piece of land and it's right by the Sheriff's office. It will be a good outcome for everyone.

Ms. Glantz asked how often they see people moving out of rentals into first time home ownership. Ms. Shaw said that this happens often because people save and after 5-7 years, they're ready to move into their homes, and they keep in touch with her.

Ms. Glantz asked if they are able to find homes in Troutdale. Ms. Shaw said sometimes, but they often need to move to Gresham or Vancouver.

Mr. Mammone said that when they are dealing with this type of cathartic issue, they need to find the greatest number of stakeholders. He asked if they have an established relationship with Portland State University. He lectures there, and they have a great think tank about this issue.

Ms. Shaw said she works with the colleges and sometimes a speaker will come, but she is very interested in establishing that type of relationship.

Mr. Barney said he was sorry that he arrived late.

Mr. Lopez thanked the speakers and attendees and adjourned the meeting at 8:20 PM.



**DATE:** November 3, 2021  
**FROM:** Chris Damgen, Community Development Director  
**TO:** Citizens Advisory Committee  
**SUBJECT:** TriMet Services to Troutdale – Current & Future Needs

The City of Troutdale has been served by TriMet bus transit lines since the agency's formation. Despite Troutdale's position at the edge of the metropolitan region, roughly six percent (6%) of the city's residents and seven percent (7%) of workers who work in the city use transit on a daily or frequent basis. As Troutdale increasingly becomes a jobs center due to the growth of TRIP, having adequate transit service is a critical component to support local mobility and economic development.

As of 2021, the following lines serve our community:

- **Line 20** runs along portions of Stark Street and connects Troutdale with Mt. Hood Community College (MHCC) and Gresham Transit Center to the south and Portland and Beaverton to the west. Line 20 has frequent service (15-minute intervals or less) and runs seven days a week.
- **Line 77** runs along Halsey Street and connects Troutdale with Wood Village, Fairview, northern Gresham, northeast Portland, and northwest Portland. Line 77 runs seven days a week and has near frequent service (20-30 minute intervals) on weekdays. Line 77's eastern end is presently on Frontage Road in front of the McDonalds.
- **Line 80** runs along Troutdale Road and portions of Stark Street, connecting Troutdale with MHCC and Gresham Transit Center. Line 80 runs seven days a week and has hourly service with reduced service on weekends. Line 80's northern end is presently at Glenn Otto Park.
- **Line 81** runs along 257<sup>th</sup> Drive and connects Troutdale with MHCC and Gresham Transit Center. Line 81 runs five days a week and has near frequent service at certain peak times. Line 81's northern end is at Amazon in the Troutdale Reynolds Industrial Park (TRIP). A weekend shuttle supported by state funding supplements transit service during significant shift changes at Amazon and FedEx.

Typically twice a year, TriMet proposes modifications to services to adjust to ridership demand, new development, or other factors. As an example, since 2015, TriMet has made service improvements in the city by increasing frequency on Line 77 and extending Line 81 to TRIP. This is the time of year when service changes are contemplated to go into effect roughly 10-12 months from now.

*(continued on next page)*

Tonight's discussion is to cover following discussion topics with TriMet planners. Your feedback could factor into current proposals and future changes to transit service in Troutdale:

- A proposed change to Line 80 to shorten the route, ending service to Glenn Otto Park and having the route's northern end be in downtown Troutdale. This is due primarily to low ridership figures at Glenn Otto Park and intermediate stops and to ensure on-time service to support the future bus-rapid-transit frequent express (FX) service along Division Street (proposed by TriMet)
- A request to have Line 77 service be extended from its current terminus at Frontage Road to serve TRIP (proposed by Staff)
- A request to have Line 81 service be provided on weekends to accommodate weekend work shifts (often required by larger employers (proposed by Staff)
- Consideration of a "last mile" shuttle to connect downtown Troutdale with Glenn Otto Park as a long-term local transit solution. This could be an autonomous vehicle demonstration project, similar to the image on the right (proposed by Staff)



TriMet is taking public comment on changes to line 80. You can provide comments independent of the CAC meeting by clicking [here](#) (or visit [trimet.org](http://trimet.org) and search for "service improvements")

Staff has also prepared an interactive map ("Troutdale's Transit Future") that would highlight proposed changes to Line 80 beyond TriMet's proposal, which include the following possibilities:

- Shifting Line 80's alignment off Troutdale Road and onto an alignment that utilizes 242<sup>nd</sup> Avenue (south to Gresham) and Cherry Park Road. This would fill a significant gap in the transit network and may serve a higher number of residents and civic uses (library, high school, parks) than the current alignment
- Having Line 80's northern terminus be adjusted to the Columbia Gorge Outlets, TRIP, or potentially a hypothetical parking facility at the Confluence site.

#### ATTACHED:

- Existing Transit Route Map (East Multnomah County)
- Existing Line 80 & Line 81 Route Map
- Proposed shortening and re-routing of Line 80
- Link to the interactive "Troutdale's Transit Future" map described above (scan QR code at right or click the link [here](#)).



The map displays the proposed light rail line in Gresham, Oregon. The line starts at the intersection of E 181st and 181st, runs east along E 181st, then turns south along 181st to the Gresham Central Transit Center. From there, it continues south along Main Street, passing Gresham City Hall, and then turns east along Powell Street. The map also shows major highways (I-84, I-26, SR 74, SR 82, SR 80, SR 81), local streets, and various parks and landmarks. The light rail line is highlighted in blue, and stations are marked with 'P' (Platform) and 'B' (Bus Stop) icons.

**Proposed Route Change 80-Kane/Troutdale Rd**






**Legend:**

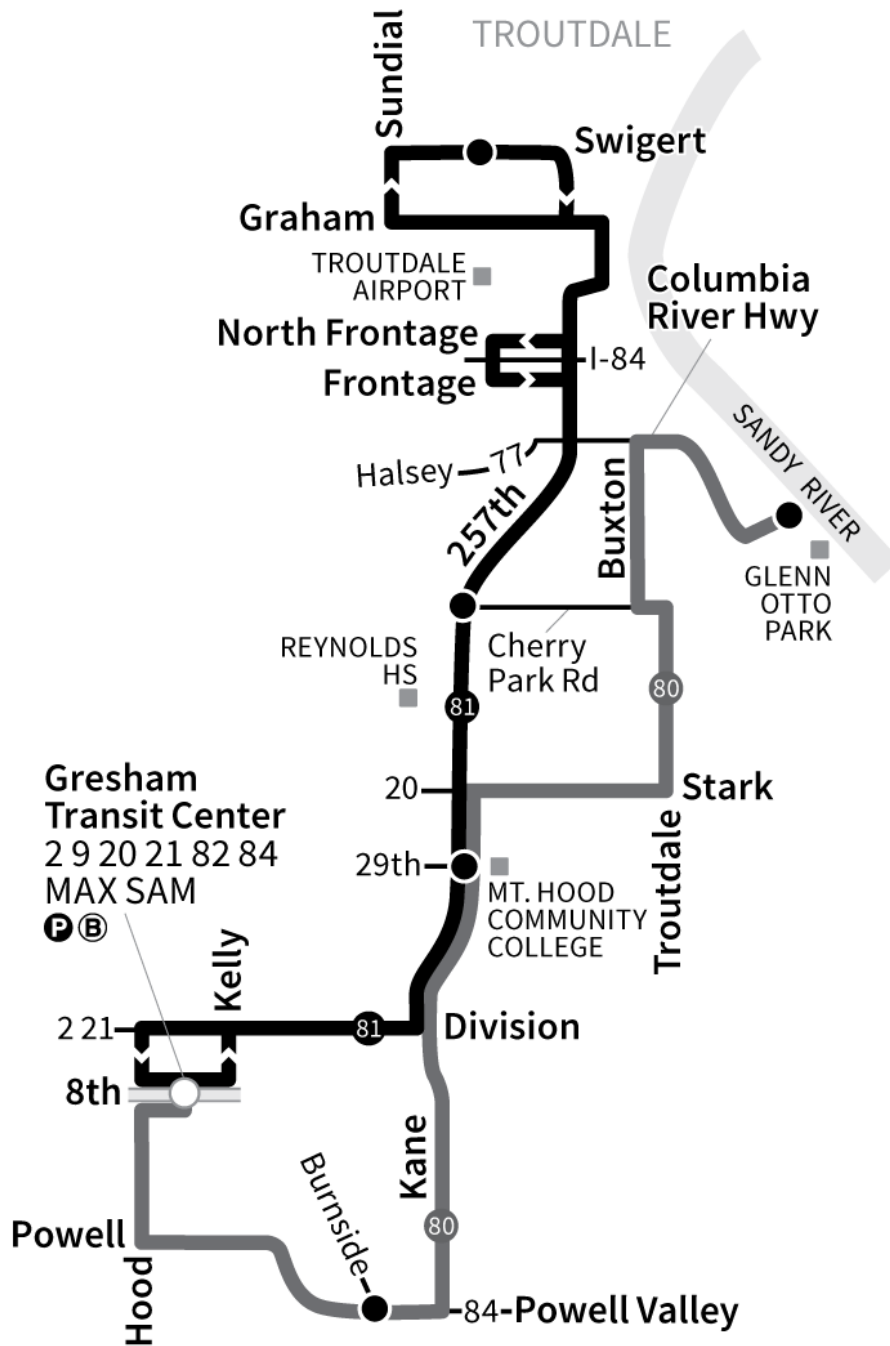
- Current Route (Dashed Blue Line)
- Proposed Route (Solid Blue Line)

**Map Labels:**

- I-84
- SW Halsey St
- SW 257th Ave
- S Buxton Rd
- SE 2nd St
- SE Kibling St
- E Historic Columbia River Hwy
- SANDY RIVER
- TROUTDALE
- TROUTDALE ELEMENTARY SCHOOL
- GLENN OTTO PARK
- Stop ID 13315
- Stop ID 13331
- Stop ID 13332
- Stop ID 13314

### Current Line 80 & Line 81 Service

-  Route/Schedule Stop
-  Park & Ride
-  Secure Bike Parking
-  Transfer Nearby
-  MAX Line and Station





## MEMORANDUM

**DATE:** November 3, 2021  
**FROM:** Marlee Boxler, Economic Development Coordinator  
**TO:** Citizens Advisory Committee  
**CC:** Chris Damgen, Community Development Director  
**SUBJECT:** Naming the Future Visitor Center

As you may be aware, the City of Troutdale is nearing completion to the extensive renovation to the historic depot located at the east end of downtown. The structure will have three primary uses:

- the continuation of the rail museum on the west side of the building that is operated by the Troutdale Historical Society
- the future “Gorge Bike Hub” facility concept in support of bike tourism in the region; and
- the establishment of a future visitor center at the east side of the building

Up until last year, it was presumed that the West Columbia Gorge Chamber of Commerce would be the entity responsible for occupying the space and running the visitors center. In 2020, the City shifted tourism management responsibility away from the chamber and chose to retain the responsibility in-house by creating the tourism and economic development division within the Community Development Department. As a result, the operation of the visitor center facility is the city's task.

In developing the city's branding and marketing efforts, the City has highlighted its connections with the Columbia River Gorge as a primary tourism driver to the area. As a result, how the city calls its visitors center could have importance in branding and public knowledge of the facility. Below are some suggestions:

- Troutdale Visitor Center
- Troutdale – Gorge Visitor Center
- Troutdale & The Gorge Visitor Center
- The Gorge Visitor Center
- Explore Troutdale Visitor Center
- Explore Troutdale & The Gorge Visitor Center
- Gateway to the Gorge Visitor Center
- Troutdale's Gateway to the Gorge Visitor Center

Staff is requesting feedback on the above ideas (or other ideas!) on what an appropriate title may be. Staff would also like to know if it should be called a visitor center, a welcome center, a discovery center, or some other options.