

ORDINANCE No. 188162 As Amended

Provide affordable housing through an Inclusionary Housing program (Ordinance; amend Title 33, Planning and Zoning)

The City of Portland Ordains:

Section 1. The Council finds:

General Findings

1. Portland has grown by more than 80,000 people in 29,000 households since 2000, but housing supply has not come close to meeting the demand. The resulting low vacancy rates and price increases have been severe. Between 2006 and 2015 the Oregon Office of Economic Analysis estimated that the Portland housing market was underbuilt by approximately 23,000 units of housing - insufficient just to keep up with population growth.
2. Portland's continued population growth and ongoing economic recovery have had a significant impact on rental housing, resulting in a more than 30% increase in average rents over the last five years, consistently low vacancy rates between 2.6% and 3.2% over the last three years, and high occupancy rates above 96.5% for the last five years. As noted in the City's 2015 Report on the State of Housing in Portland, in the last year average rents across the City increased between 8-9%, or roughly \$100 per month. At the same time, low-wage workers have experienced a decrease in inflation-adjusted wages and a reduced ability to find adequate and affordable rental housing.
3. The 2035 Comprehensive Plan sets policy direction with housing growth and affordability:
 - a. Policy 5.2 Housing growth. Strive to capture at least 25 percent of the seven-county region's residential growth.
 - b. Policy 5.26 Regulated affordable housing target. Strive to produce and fund at least 10,000 new regulated affordable housing units citywide by 2035 that will be affordable to households in the 0-80 percent MFI bracket.
 - c. Policy 5.32 Affordable housing in centers. Encourage income diversity in and around centers by allowing a mix of housing types and tenures.
 - d. Policy 5.35 Inclusionary housing. Use inclusionary zoning and other regulatory tools to effectively link the production of affordable housing to the production of market-rate housing.
 - e. Policy 5.36 Impact of regulations on affordability. Evaluate how existing and new regulations affect private development of affordable housing, and minimize negative impacts where possible. Avoid regulations that facilitate economically-exclusive neighborhoods.
4. On October 7, 2015, the Council, through Ordinance 187371, declared a housing emergency for a period of one year.
5. On February 3, 2016, the Council adopted Resolution 37187 and expressed support for considering an inclusionary housing ordinance if the Oregon Legislature eliminated the statewide preemption of local inclusionary housing ordinances.

6. The 2016 Oregon Legislature passed Senate Bill 1533, which lifted the preemption of local inclusionary housing ordinances and authorized local governments to require that a certain portion of housing units within a multifamily structure are sold or rented as affordable housing.
7. On September 7, 2016, the housing emergency declared by Ordinance 187371 was extended for one year, through October 6, 2017 (Ordinance 187793). The Bureau of Planning and Sustainability (BPS), in coordination with the Bureau of Development Services (BDS) and the Portland Housing Bureau (PHB), was directed to develop a legislative proposal to amend Title 33 to implement a mandatory program for inclusionary housing that is consistent with Senate Bill 1533 (2016). BPS and the Planning and Sustainability Commission (PSC) were directed to forward to the Council the PSC's recommendation on the legislative proposal.
8. On November 8, 2016, the PSC forwarded a unanimous recommendation with conditions to amend the Zoning Code and the Housing Code to implement an Inclusionary Housing program in Portland.

Findings on Statewide Planning Goals

9. State planning statutes require cities to adopt and amend comprehensive plans and land use regulations in compliance with statewide planning goals. Only the stated goals addressed below apply.
10. **Goal 1, Citizen Involvement**, requires provision of opportunities for citizens to be involved in all phases of the planning process. The process to prepare these amendments provided several opportunities for public involvement in accordance with City of Portland policies and procedures.

The findings addressing Portland Comprehensive Plan Goal 9, Citizen Involvement, and its related policies also demonstrate consistency with this goal.

11. **Goal 2, Land Use Planning**, requires the development of a process and policy framework that acts as a basis for all land use decisions and assures that decisions and actions are based on an understanding of the facts relevant to the decision. The process for identifying and adopting the Inclusionary Housing amendments supports this goal for the following reasons:
 - The process followed all procedures required by Title 33.740, Legislative Procedures, OAR 660-018-0020, ORS 227.186 and ORS 197.610;
 - The amendments meet relevant goals and policies of the City's adopted Comprehensive Plan as described below in the findings for Portland's Comprehensive Plan Goals and Policies;
 - The amendments are based on an identification of issues and problems as described in the general findings and in the project report and supporting documents contained in Exhibit A.

See also findings addressing Portland Comprehensive Plan Goal 1, Metropolitan Coordination, and its related policies and objectives.

12. **Goal 9, Economic Development**, requires provision of adequate opportunities for a variety of economic activities vital to public health, welfare, and prosperity. These amendments are consistent with this goal by providing an opportunity to purchase bonus FAR that can increase the opportunities for economic activity. The findings for Portland Comprehensive Plan Goal 5, Economic Development also demonstrate that the amendments are consistent with this goal.

13. **Goal 10, Housing**, requires provision for the housing needs of citizens of the state. The findings for Portland Comprehensive Plan Goal 4, Housing, demonstrate that the amendments are consistent with Goal 10.
14. **Goal 12, Transportation**, requires provision of a safe, convenient, and economic transportation system. The findings for Portland Comprehensive Plan Goal 6, Transportation, and relevant sub-policies demonstrate that the amendments are consistent with Goal 12.

The Oregon Transportation Planning Rule (TPR) implements State Goal 12. The TPR requires certain findings if a proposed Comprehensive Plan Map amendment, zone change, or regulation will significantly affect an existing or planned transportation facility. These amendments will not have a significant effect on existing or planned transportation facilities because the amendments do not significantly change current land use regulations in a way that will significantly affect an existing or planned transportation facility. The amendments in the commercial zones include an FAR bonus but also include changes to count residential floor area in the maximum FAR standard. The current commercial base zones do not have a maximum density standard. The intensity of residential development is controlled by the maximum height and lot coverage standards, which are not changed by these amendments. In the Central City and Gateway plan districts, the FAR bonus replaces the existing residential bonus options. Therefore, the FAR and density bonuses are not expected to significantly increase residential development and in turn there will be no significant impact on the transportation system.

15. **Goal 14, Urbanization**, requires provision of an orderly and efficient transition of rural lands to urban use, the efficient use of land, and the provision of livable communities. The findings for Portland Comprehensive Plan Goal 2, Urban Development, Goal 3, Neighborhoods demonstrates that these amendments provide for livable communities and are therefore consistent with this goal.

Findings on Metro Urban Growth Management Functional Plan

16. The following elements of the Metro Urban Growth Management Functional Plan are relevant and applicable to the accessory short-term rental amendments.
17. **Title 1, Housing Capacity**, requires cities and or counties to maintain or increase its housing capacity. This requirement is to be generally implemented through city-wide analysis based on calculated capacities from land use designations. These amendments are consistent with this title because they do not amend the Comprehensive Plan Map and the Zoning Code changes do not lower the minimum density standards in the base zones. Therefore, there is no loss of housing capacity. The findings for Portland Comprehensive Plan Goal 4, Housing, also demonstrate that these amendments are consistent with this title.
18. **Title 4, Industrial and other Employment Areas**, seeks to provide and protect a supply of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas (RSIAs), Industrial and Employment Areas. These amendments do not increase the type or scale of non-industrial uses allowed in RSIAs, Industrial or General Employment zones. The findings addressing Portland Comprehensive Plan Goal 5, Economic Development, also demonstrate that the amendments do not conflict with Title 4.

19. **Title 7, Housing Choice**, ensures opportunities for affordable housing at all income levels, and calls for a choice of housing types. The findings for Portland Comprehensive Plan Goal 4, Housing, demonstrate that the amendments are consistent with this title.

Findings on Portland's Comprehensive Plan Goals

20. The following goals, policies, and objectives of the Portland Comprehensive Plan are relevant and applicable to the accessory short-term rentals amendments.

GOAL 1, METROPOLITAN COORDINATION

21. **Goal 1, Metropolitan Coordination**, calls for the Comprehensive Plan to be coordinated with federal and state law and to support regional goals, objectives and plans. The amendments are consistent with this goal because notification of the proposal, and an opportunity to provide comment at a public hearing before the Planning and Sustainability Commission, was provided to the Oregon Department of Land Conservation and Development per ORS 197.610, and to Metro, Tri-Met, and the Oregon Department of Transportation per 33.740.020. In addition, nothing within these amendments changes or affects the Urban Growth Boundary, Urban Planning Area Boundary, or Urban Services Boundary.

GOAL 2, URBAN DEVELOPMENT

22. **Goal 2, Urban Development, and Policy 2.2, Urban Diversity** call for maintaining Portland's role as the major regional employment and population center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of established residential neighborhoods and business centers. The amendments are consistent with this goal because they require affordable housing to be provided in conjunction with the development of market-rate housing, which will lead to expanded opportunities for affordable housing. In addition, the amendments include provisions that create density and FAR bonus options as one of the incentives offered by the City of Portland to offset the costs of providing affordable housing.
23. **Policy 2.9, Residential Neighborhoods**, calls for allowing for a range of housing types to accommodate increased population growth while improving and protecting the city's residential neighborhoods. The amendments are consistent with this policy because they encourage a range of housing types by requiring affordable housing to be provided in conjunction with the development of market-rate housing.
24. **Policy 2.15, Living Closer to Work**, calls for locating greater residential densities near major employment centers, locating affordable housing close to employment centers, and encouraging home-based work where the nature of the work is not disruptive to the neighborhood. As described in the findings for Goal 2, Urban Development, the amendments require affordable housing to be provided in conjunction with the development of market-rate housing. In addition, the amendments include provisions that create density and FAR bonus options as one of the incentives offered by the City of Portland to offset the costs of providing affordable housing. The IH requirements apply to higher density residential development with more than 20 dwelling units, which is generally located in the Central City and mixed use centers and corridors that have a mix of housing and employment. Therefore, these amendments will promote locating affordable housing close to employment centers.
25. **Policy 2.19 Infill and Redevelopment**, calls for encouraging infill and redevelopment in the Central City, at transit stations, and along Main Streets. The amendments are consistent with this policy

because the amendments require affordable housing to be provided in conjunction with the development of market-rate housing. The IH requirements apply to higher density residential development with more than 20 dwelling units, which is the type of development generally located in the Central City, at transit stations, and along Main Streets. In addition, the amendments include provisions that create density and FAR bonus options as one of the incentives offered by the City of Portland to offset the costs of providing affordable housing.

GOAL 3, NEIGHBORHOODS

26. **Goal 3, Neighborhoods**, calls for preserving and reinforcing the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the city's residential quality and economic vitality. The amendments are consistent with this goal and preserve the stability of the city's neighborhoods for the reasons stated in the findings for Goal 2, Urban Development, and the findings below.
27. **Policy 3.3 Neighborhood Diversity**, calls for promoting neighborhood diversity and security by encouraging a diversity in age, income, race and ethnic background within the City's neighborhoods. The amendments are consistent with this policy because the IH program will require affordable housing to be provided in conjunction with the development of market-rate housing, which will lead to income diversity within individual buildings and overall in the neighborhood.

GOAL 4, HOUSING

28. **Goal 4, Housing**, and **Policy 4.1, Housing Availability**, call for enhancing Portland's vitality as a community at the center of the region's housing market by providing housing of different types, density, sizes, costs and locations that accommodates the needs, preferences, and financial capabilities of current and future households. The amendments are consistent with this policy because they directly address providing housing for different levels of financial capabilities by requiring affordable housing to be provided in conjunction with the development of market-rate housing, which will lead to income diversity within individual buildings and overall in the neighborhood. In addition, the amendments include density and FAR bonus options as one of the incentives offered that will lead to different housing types and densities, especially in the Central City and Portland's centers and corridors.
29. **Policy 4.2, Maintain Housing Potential**, calls for retaining housing potential by requiring no net loss of land reserved for, or committed to, residential, or mixed-use, especially in the case of Comprehensive Plan Map amendments. These amendments do not conflict with this policy because they do not amend the Comprehensive Plan Map. Therefore, there is no loss of land reserved for residential or mixed use development.
30. **Policy 4.7, Balanced Communities**, call for livable mixed-income neighborhoods throughout Portland that collectively reflect the diversity of housing types, tenures (rental and ownership) and income levels of the region. These amendments directly address many of the objectives of this policy that call for a distribution of household incomes in the Central City, Gateway, and other town centers; maintaining income diversity within neighborhoods over the long-term; and promoting the development of mixed-income housing. The Inclusionary Housing Program is designed to help maintain income diversity in neighborhoods by requiring a share of units in new multi-dwelling developments that must be affordable at lower income levels than typical market-rate development.

31. **Policy 4.11 Affordability**, promotes the development and preservation of quality housing that is affordable across the full spectrum of household incomes. The amendments are consistent with this policy because the IH program will promote the development of needed affordable housing by requiring affordable housing to be provided in conjunction with the development of market-rate housing.
32. **Policy 4.14 Neighborhood Stability**, calls for neighborhood stability by promoting: 1) a variety of homeownership and rental housing options; 2) security of housing tenure; and 3) opportunities for community interaction. The amendments are consistent with this policy because the IH program will promote the development of a variety of rental housing options that must be affordable at lower income levels than typical market-rate development and promote stability through dedicated affordable units in mixed-income developments.
33. **Policy 4.15 Regulatory Costs and Fees**, calls for consideration of the impact of regulations and fees in the balance between housing affordability and other objectives such as environmental quality, urban design, maintenance of neighborhood character, and protection of public health, safety, and welfare. One of the key points raised in testimony has been the potential impact the IH program will have on development feasibility. The IH program is consistent with this policy because the inclusion rates set in Title 33 work in conjunction with the financial incentives authorized in Title 30 to minimize the cost of compliance.

Objective C specifically calls for allowing reduced parking requirements for housing where the parking demand is reduced and impacts are minimal. Providing off-street parking also represents a significant development cost, especially for structured parking. The amendments implement this objective by eliminating the minimum parking requirements in areas of Portland that have high-quality transit service in order to reduce the development cost of new housing.

GOAL 6, TRANSPORTATION

34. **Goal 6, Transportation**, calls for developing a balanced, equitable, and efficient transportation system that provides a range of transportation choices; reinforces the livability of neighborhoods; supports a strong and diverse economy; reduces air, noise, and water pollution; and lessens reliance on the automobile while maintaining accessibility. These amendments are consistent with this goal because they do not change the functional classification of an existing or planned transportation facility, or change standards implementing a functional classification system.

The amendments are expected to change the income mix and diversity of housing, but not significantly increase residential development to the extent that the new development generates the types of travel, levels of travel, or travel access that are inconsistent with the functional classification of an existing or planned transportation facility; degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or the comprehensive plan; or degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or the comprehensive plan.

35. **Policy 6.27 Off-Street Parking**, calls for regulating off-street parking to promote good urban form and the vitality of commercial and employment areas. **Objective A** directs the City to consider eliminating requirements for off-street parking in areas of Portland where there is existing or planned high-quality transit service and good pedestrian and bicycle access. Providing off-street parking also

represents a significant development cost, especially for structured parking. Therefore, in order to reduce the development cost of new housing, the amendments will eliminate the minimum parking requirements in areas of Portland that have high-quality transit service.

GOAL 9, CITIZEN INVOLVEMENT

36. **Goal 9, Citizen Involvement**, calls for improving the methods for citizen involvement in the on-going land use decision-making process, and providing opportunities for citizen participation in the implementation, review, and amendment of the Comprehensive Plan. **Policy 9.1** calls for encouraging citizen involvement in land use planning projects by actively coordinating the planning process with relevant community organizations, through the reasonable availability of planning reports to city residents and businesses, and notice of official public hearings to neighborhood associations, business groups, affected individuals and the general public. The preparation of these amendments provided multiple opportunities for citizen involvement, in accordance with the legislative procedure requirements of Title 33.740, Legislative Procedure. The development of these amendments included the following notifications and opportunities for citizen involvement: The preparation of these amendments has provided numerous opportunities for public involvement, including:
- a. The Bureau of Planning and Sustainability maintained and updated as needed a project web site that included basic project information, announcements of public events, project documents and staff contact information.
 - b. On July 11, 2016 the Inclusionary Housing Zoning Code Draft Concept was published and posted on the BPS website.
 - c. On July 28, 2016 PHB and BPS staff presented the Inclusionary Housing Zoning Code Project and Inclusionary Housing Program to community stakeholders at an Inclusionary Housing Program Forum at the Jade/APANO Multicultural Space.
 - d. On September 1, 2016 PHB and BPS staff presented the Inclusionary Housing Zoning Code Project and Inclusionary Housing Program to community stakeholders at an Inclusionary Housing Program Forum hosted by the Oregon Opportunity Network.
 - e. On September 19, 2016 BPS staff presented the Inclusionary Housing Zoning Code Project to neighborhood stakeholders of the Southeast Uplift Land Use/ Transportation Committee.
 - f. On September 20, 2016, notice of the proposed action was mailed to the Department of Land Conservation and Development (DLCD) in compliance with the post-acknowledgement review process required by OAR 660-18-020. DLCD received the notice later that day.
 - g. On September 20, 2016, the Inclusionary Housing Zoning Code Project Proposed Draft was published and posted on the Bureau website.
 - h. On September 20, 2016, notice of the Planning and Sustainability Commission hearing on the Inclusionary Housing Zoning Code Project Proposed Draft was mailed to 371 people, including all neighborhood and business associations, and all those who had requested notice, as required by state law and administrative rules and the City's zoning code. The notice also announced the availability of the Inclusionary Housing Zoning Code Project Proposed Draft report on the BPS website.
 - i. On September 28, 2016 BPS staff presented the Inclusionary Housing Zoning Code Project to neighborhood stakeholders of the Northeast Coalition of Neighborhoods Land Use/ Transportation Committee.
 - j. On October 5, 2016 BPS staff presented the Inclusionary Housing Zoning Code Project to community stakeholders at public event for Diversity and Civic Leadership Partners at Portland Community College.
 - k. On October 10, 2016 BPS staff presented the Inclusionary Housing Zoning Code Project to the Portland Historic Landmarks Commission.

- l. On October 11, 2016 the Planning and Sustainability Commission held a work session on the proposal. PHB and BPS staff presented the Inclusionary Housing Zoning Code Proposed Draft and Title 30 program recommendations.
- m. On October 20, 2016 BPS staff presented the Inclusionary Housing Zoning Code Project to the Portland Design Commission.
- n. On October 14, 2016, the Inclusionary Housing Zoning Code Project Revised Proposed Draft was published and posted on the Bureau website.
- o. On October 25, 2016, the Planning and Sustainability Commission held a public hearing on the proposal.
- p. On November 8, 2016, the Planning and Sustainability Commission voted to recommend the Inclusionary Housing Zoning Code Project to City Council, including PSC-recommended changes to the Proposed Draft
- q. On November 21, 2016, the Inclusionary Housing Zoning Code Project Recommended Draft was published and posted on the Bureau website.
- r. On November 21, 2016, notice of the City Council hearing on the Inclusionary Housing Zoning Code Project Recommended Draft was mailed to 419 people. The notice also announced the availability of the Inclusionary Housing Zoning Code Project Recommended Draft report on the BPS website.
- s. On November 29, 2016, the City Council held a work session on the Inclusionary Housing Zoning Code Project.
- t. On December 8, 2016, City Council held a hearing on the Inclusionary Housing Zoning Code Project Recommended Draft. Staff from the Bureau of Planning and Sustainability presented the proposal, and public testimony was received.
- u. On December 21, 2016, voted to adopt the Zoning Code changes in the Fossil Fuel Terminal Zoning Amendments.

The findings for Statewide Planning Goal 1, Citizen Involvement also demonstrate compliance with this goal and policy.

GOAL 10, PLAN REVIEW AND IMPLEMENTATION

37. Goal 10, Plan Review and Administration, calls for the periodic review so that the Comprehensive Plan and implementing ordinances remain an up-to-date and workable framework for land use development. Policy 10.6, Amendments to the Comprehensive Plan Goals, Policies, and Implementing Measures, requires that all proposed amendments to implementing ordinances be reviewed by the Planning and Sustainability Commission prior to action by the City Council. These amendments are consistent this policy because the Planning and Sustainability Commission reviewed these amendments at a public hearing on October 25, 2016 and made a recommendation to the City Council on November 8, 2016.
38. Policy 10.10, Amendments to the Zoning and Subdivision Regulations, requires that amendments to the zoning and subdivision regulations be clear, concise, and applicable to the broad range of development situations faced by a growing urban city. The amendments are consistent with this policy and its objectives as follows:
 - a. The amendments address a present land use and development situation – the affordable housing crisis as documented in the 2015 State of Housing Report, Ordinance 187371, and Ordinance 187793. The IH program will promote the development of needed affordable housing by requiring affordable housing to be provided in conjunction with the development of market-rate housing.

- b. The amended regulation is simple and concise by using clear and objective standards and not requiring a discretionary land use review for the limited expansion of an existing terminal.

NOW, THEREFORE, the Council directs:

- a. Adopt Inclusionary Housing Zoning Code Project, *Recommended Draft* dated November 21, 2016, attached as Exhibit A.
- b. Adopt the commentary in Exhibit A, Inclusionary Housing Zoning Code Project, *Recommended Draft* dated November 21, 2016, as legislative intent and further findings.
- c. Amend Title 33, Planning and Zoning, as shown in Exhibit A, Inclusionary Housing Zoning Code Project, *Recommended Draft* dated November 21, 2016.
- d. The Portland Housing Bureau and the Portland Bureau of Planning and Sustainability are directed to periodically monitor the effectiveness of the Inclusionary Housing Program in achieving underlying policies and consider adjustments in response to impacts on the development market, changing market conditions in the development market, and unintended consequences of these code amendments.

Section 2. If any section, subsection, sentence, clause, phrase, diagram, designation, or drawing contained in this Ordinance, or the plan, map or code it adopts or amends, is held to be deficient, invalid or unconstitutional, that shall not affect the validity of the remaining portions. The Council declares that it would have adopted the plan, map, or code and each section, subsection, sentence, clause, phrase, diagram, designation, and drawing thereof, regardless of the fact that any one or more sections, subsections, sentences, clauses, phrases, diagrams, designations, or drawings contained in this Ordinance, may be found to be deficient, invalid or unconstitutional.

Section 3. The amendments to the Portland City Code Title 33 (Planning and Zoning) set forth in Exhibit A, shall be effective on and after February 1, 2017.

Passed by the Council: DEC 21 2016

Mayor Charles Hales
Prepared by: Tom Armstrong
Date Prepared: November 21, 2016

Mary Hull Caballero

Auditor of the City of Portland

By


Deputy

Provide affordable housing through an Inclusionary Housing program (Ordinance; Amend Title 33, Planning and Zoning)

INTRODUCED BY Commissioner/Auditor: Charlie Hales	CLERK USE: DATE FILED <u>NOV 29 2016</u>
COMMISSIONER APPROVAL Mayor— Finance and Administration - Hales Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Novick	Mary Hull Caballero Auditor of the City of Portland By: <u>[Signature]</u> Deputy
BUREAU APPROVAL Bureau: Planning and Sustainability Bureau Head: Susan Anderson <u>Susan Anderson</u> Prepared by: Tom Armstrong Date Prepared: 11/16/16 Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> City Auditor Office Approval: required for Code Ordinances City Attorney Approval: <u>Lawrence</u> required for contract, code, easement, franchise, comp plan, charter Council Meeting Date December 8, 2016	ACTION TAKEN: DEC 07 2016 <u>Rescheduled to</u> DEC 13 2016 <u>9am</u> DEC 13 2016 CONTINUED TO DEC 14 2016 <u>11am</u> <u>Time Certain</u> DEC 14 2016 PASSED TO SECOND READING As Amended DEC 21 2016 9:30 A.M.

AGENDA TIME CERTAIN <input checked="" type="checkbox"/> Start time: <u>2:00 p.m.</u> <u>1110</u> Total amount of time needed: 3 hours (for presentation, testimony and discussion) CONSENT <input type="checkbox"/> REGULAR <input type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)	FOUR-FIFTHS AGENDA <table border="1"><thead><tr><th></th><th colspan="2">COMMISSIONERS VOTED AS FOLLOWS:</th></tr><tr><th></th><th>YEAS</th><th>NAYS</th></tr></thead><tbody><tr><td>1. Fritz</td><td><input checked="" type="checkbox"/></td><td></td></tr><tr><td>2. Fish</td><td><input checked="" type="checkbox"/></td><td></td></tr><tr><td>3. Saltzman</td><td><input checked="" type="checkbox"/></td><td></td></tr><tr><td>4. Novick</td><td><input checked="" type="checkbox"/></td><td></td></tr><tr><td>Hales</td><td><input checked="" type="checkbox"/></td><td></td></tr></tbody></table>		COMMISSIONERS VOTED AS FOLLOWS:			YEAS	NAYS	1. Fritz	<input checked="" type="checkbox"/>		2. Fish	<input checked="" type="checkbox"/>		3. Saltzman	<input checked="" type="checkbox"/>		4. Novick	<input checked="" type="checkbox"/>		Hales	<input checked="" type="checkbox"/>	
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