

METRO POLICY ADVISORY COMMITTEE MEETING RECORD

February 22, 2006 – 5:00 p.m.

Metro Regional Center, Council Chambers

Committee Members Present: Chuck Becker, Nathalie Darcy, Rob Drake, Andy Duyck, John Hartsock, Jack Hoffman, Charlotte Lehan, Diane Linn, Richard Kidd, Alice Norris, Wilda Parks, Lane Shetterly, Chris Smith, Larry Sowa

Committee Members Absent: Ken Allen, Richard Burke, David Fuller, Bernie Giusto, Tom Hughes, Tom Potter, Katherine Ruthruff, Larry Sowa, Erik Sten, Steve Stuart, (Multnomah Co. Special Districts – vacant, Governing Body of School District –vacant)

Alternates Present: Larry Cooper

Also Present: Michael Anderson, Community Development Network; Bill Ashworth, Oregon Realty and HCTF; Hal Bergsma, City of Beaverton and HCTG; Ron Bunch, City of Gresham; Carol Chesarek, Citizen; Bob Clay, City of Portland; Valerie Counts, City of Hillsboro; Danielle Cowan, City of Wilsonville; Tom Cox, Citizen; Shirley Craddick, City of Gresham; Brent Curtis, Washington County; Kay Durtschi, MTAC; Meg Fernekees, DLCD; Jon Holan, City of Forest Grove; Gil Kelley, City of Portland; Stephan Lashbrook, City of Lake Oswego; Doug McClain, Clackamas County; Pat Ribellia, City of Hillsboro; Paul Savas, Clackamas County; Martha Schrader, Clackamas County; Andy Smith, Multnomah County; David Zagel, TriMet

Metro Elected Officials Present: Liaisons – Carl Hosticka, Council District 3, Susan McLain, Council District 4; Robert Liberty, Council District 6 others in audience: Brian Newman, Council District 2

Metro Staff Present: Kim Bardes, Dick Benner, Chris Carlson, Dan Cooper, Chris Deffebach, Molly McCullagh, Robin McArthur, Lydia Neill, Linnea Nelson, Gerry Uba

1. SELF-INTRODUCTIONS, ONE MINUTE LOCAL UPDATES & ANNOUNCEMENTS

Interim Chair Jack Hoffman, called the meeting to order at 5:12 p.m. Interim Chair Hoffman asked those present to introduce themselves.

2. CITIZEN COMMUNICATIONS FOR NON-AGENDA ITEMS

There was none.

3. CONSENT AGENDA

Meeting Summary for February 8, 2006:

Motion:	Mayor Alice Norris, City of Oregon City, with a second from Nathalie Darcy, Washington County Citizen Representative, moved to adopt the consent agenda without revisions.
Vote:	The motion passed unanimously.

4. COUNCIL UPDATE

Councilor Carl Hosticka said that the Metro Council had not met the previous week, but the Oregon Supreme Court had – regarding Measure 37. He said that there were a number of items coming up for the Metro Council that had been discussed at MPAC and would be requiring a decision.

Interim Chair Hoffman asked for updates from Lane Shetterly, LCDC; Doug McLain, Clackamas County; Brent Curtis, Washington County; Gil Kelley, City of Portland; and Diane Linn, Multnomah County, to report on the Measure 37 status for each entity now that Measure 37 had been upheld by the Oregon Supreme Court. They gave reports and there was some discussion about how to process claims going forward.

5. ECONOMIC PEER REVIEW COMMITTEE

Lydia Neill, Principal Regional Planner, said that the Metro Council was considering forming an Economic Advisory Committee to review the regional forecast. The regional forecast had previously been prepared by Metro staff and peer reviewed by a panel of local experts. The Economic Peer Review Committee would convene to independently review the validity of the Regional Forecast for use in growth management planning. She discussed details of what specialists the committee would be made up of and what their charge would be. She said that the first meeting would take place in April. Details of the make-up and charge of the committee are located in the material included in the packet.

There was discussion about the specialists that should be included on the committee.

Councilor Hosticka said that calling it an economic committee sort of miss-named it for the purpose that it was being formed. He said it was more of a demographic committee. He said that the forecast for the next 20-25 years was about how many people would be living in the region, which was partially driven by the economy, but also driven by birth rates, death rates, and migration. Those numbers then translate into acreages. He said that they should be looking at the range of those numbers and the likelihood of being at the high or low end of that range; then the Council could make policy decisions on the kind of risk that they wanted to take. He said that in order to do this the Council wanted to be fairly certain that the numbers were not being “cooked” from any particular point of view. He said he wanted the committee to be a tool that would advise the Council on what they need to plan for in land use and transportation systems. He said that ultimately the Council had to adopt the urban growth report, which was to be based on the best available information. He said that there had been cases where jurisdictions had utilized numbers that others thought were not correct numbers. The outcome was that the governing body had, within a reasonable range, discretion to decide what they think the number should be. He said that the Council would decide what that number was when they adopted the growth report – so essentially it was a decision made by elected officials. The urban growth report was based on the regional forecast. From that staff would do an alternatives analysis in determining how much land would be brought in.

6. HOUSING CHOICE TASK FORCE FINAL REPORT

Interim Chair Hoffman asked about the timing for the recommendation.

Councilor Robert Liberty said that MPAC advised the Metro Council and the Housing Choice Task Force also advised the Council. Therefore, MPAC would be making comments and suggestions to the Metro

Council before Council received the Housing Choice Task Force (HCTF) report rather than only turning comments and suggestions in to the task force.

Mayor Chuck Becker, City of Gresham, brought up the issue of uneven distribution of housing choices across the region.

Councilor Liberty said that the committee understood the differences in starting points for different jurisdictions.

Mayor Rob Drake, City of Beaverton, said that he would urge the minimal adoption of (at least in concept) Commissioner Sten's amendment to the funding solutions. He said that housing concerns were problematic because one-size did not fit all. He said that they needed to look at the whole community to determine housing needs. He said that there were many conversions happening in the region and statewide, where rental housing was being upgraded to condominiums. Just preserving the stock and keeping the status quo would help. He said that Metro needed to continue some aspect of being in the regional affordable housing business. He said that by virtue of Metro being able to cross boundaries and borders, Metro could bring collective wisdom to the table and continue to be a convener. He said that making affordable housing a mandatory issue might be too much. He said that the problem would not go away and that they needed to acknowledge that fact.

Andy Duyck, Washington County, said that he did not believe they were heading in the right direction. He said that there was a big difference between recognizing that there was an affordable housing issue and believing that the direction they were headed was the right direction. He said it was a much more complicated issue than that. He said that the market was the way to do it. He said that the current affordable housing problem existed partially because there was not enough housing stock on the market in the time frame required. He said there were other problems as well. He said that for government to collect the money and then take a portion for administration was not effective for the end users. He did not think that method would get affordable housing stock out there in the time frame or quantity that was appropriate. He said that the current proposed method would only create a bigger problem for those that were first time homebuyers trying to get a home. It would put a burden on them. He said that there were any number of things that they put on the homeowner in terms of fees, which continued to drive the cost up.

Mayor Becker said what really needed to be addressed was the economy and jobs. He said that jobs were needed to provide economic means for people to be able to afford housing.

Commissioner Linn, Multnomah County, said that there were many people on disability, there were mentally challenged individuals, the elderly, etc. that all had serious problems with housing and affordability. She urged the members to remember that these individuals needed to be counted and that they would not be able to afford housing under even ideal circumstances.

Mayor Charlotte Lehan, City of Wilsonville, spoke about the affordable housing pilot project for Wilsonville. She said that their goal was to provide a range of affordability in housing choices for their community. She said that the developers had discovered that they couldn't get housing prices down enough without help. She said that they were legislatively required to provide 10-acres of housing for the mentally ill and developmentally disabled. She said that many of them have very limited income potential. She said that Wilsonville had become very popular due to the free transit system for seniors to live there. Seniors often were on very fixed incomes and many of them living only on a social security

check. The percentage of their incomes that would be needed to cover their housing costs has continued to climb over the last decade. There was a real squeeze on these people and they don't have options.

Chris Smith, Multnomah Citizen Representative, said that his background included active involvement with City Club of Portland, and that this was an issue that City Club had studied. He said that the City Club report was unequivocal about the need for affordable housing and the need for public sector resources to help drive that and any plan that didn't include economic development wouldn't help solve the problem.

Gil Kelley, City of Portland, said that this topic had been briefly discussed at the MTAC meeting last week and they had set aside an hour to talk more about it at the upcoming meeting. He suggested that MPAC should refer Commissioner Sten's amendment to MTAC for their upcoming discussion on affordable housing. He said they could then provide feedback. He warned that MTAC might need more than 1 hour to discuss the issue. He said it was a regional issue and the heart of the problem was providing a funding source. He said that Commissioner Sten's recommendation was to flip the order of the recommendation, so that they were really acknowledging the problem. He said that the market was not building for 50% or less. He said that if they needed a gap-filler from public sources let's put the systemic problem solution first, rather than the short-term \$10 million bond first. He said that they should advocate for funding of \$50 million. He said that should be the regional discussion.

Interim Chair Hoffman recommended that MPAC review the materials in detail between now and the next meeting, refer materials to MTAC for their discussion, and ask MTAC to recommend one of the proposed solutions outlined in the executive summary.

Councilor Liberty said that the task force had been meeting for a year and they did not want to continue to meet to revise the report. He suggested that MPAC provide comments on what they would like to see Metro invest in terms of what Metro should budget for time and staffing. They should look closely at the suggested solutions provided in the executive summary and be prepared to weigh in on those.

Michael Anderson, Community Development Network, reviewed the material in his letter to Mayor Gene Grant of Happy Valley regarding Mayor Grant's comment on the Task Force report. The letter is attached and forms part of the record.

Councilor Liberty said it would be useful to know what exists now including market units, existing housing, government assisted housing, non-profit assisted housing, and the amount of rental units in the city. He said that those figures could help build a database that could be used to help determine the real need. He said it would be nice if they could include the phenomenon of displacement and movement of poverty.

7. OPEN SPACES BOND MEASURE

Chris Carlson, Planning & Development Manager, reviewed the upcoming public hearings including the final one where the Metro Council would vote on the measure. She distributed the Proposed 2006 Natural Areas Bond Measure flyer, which is attached and forms part of the record.

Commissioner Linn expressed concern over all the measures that would be on the ballot in November and the crisis of funding for schools and library levies. She said that the ballot would be heavy with issues and that MPAC as a group should take a hard look at the real collective tax burden that families face right now. She said that she wanted them to step back and have a conversation about community priorities.

Mayor Alice Norris, City of Oregon City, talked about the very real needs in providing basic services to everyone and she said that it needed to be a regional discussion.

Councilor Susan McLain said that Metro had done some polling and that they should also look at what people were saying they were willing to pay for – that information was also key to the discussion.

There being no further business, Chair Kidd adjourned the meeting at 6:47 p.m.

Respectfully submitted,



Kim Bardes
MPAC Coordinator

ATTACHMENTS TO THE RECORD FOR FEBRUARY 22, 2006

The following have been included as part of the official public record:

AGENDA ITEM	DOCUMENT DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
#6 Housing Choice	2/18/06	Letter from Gene Grant, City of Happy Valley, to MPAC Members re: Affordable Housing Task Force Report	022206-MPAC-01
#6 Housing Choice	Feb. 2006	Proposed Amendment: MPAC Member Commissioner Erik Sten, City of Portland – Proposed Amendment to HTAC Report	022206-MPAC-02
#6 Housing Choice	2/22/06	Letter from Michael Anderson, Community Development Network, to Gene Grant re: Letter to MPAC on Affordable Housing Task Force Report	022206-MPAC-03
#6 Housing Choice		Added after the meeting: Memorandum to MTAC Members from Hal Bergsma, City of Beaverton, re: Comments on the HCTF Draft Report Recommendation	022206-MPAC-04
#8 Open Spaces	January 2006	Proposed 2006 Natural Areas Bond Measure	022206-MPAC-05