



METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

May 27, 2015

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Ruth Adkins
Sam Chase
Tim Clark, *1st Vice Chair*
Carlotta Collette
Mark Gamba
Jerry Hinton
Dick Jones
Anne McEnerny-Ogle
Marilyn McWilliams
Martha Schrader, *2nd Vice Chair*
Bob Stacey
Peter Truax, *Chair*
Jerry Willey

AFFILIATION

Portland Public Schools, Governing Body of School Districts
Metro Council
City of Wood Village, Multnomah Co. Other Cities
Metro Council
City of Milwaukie, Clackamas Co. Other Cities
City of Gresham, Multnomah Co. 2nd Largest City
Oak Lodge Water District, Clackamas Co. Special Districts
City of Vancouver
Tualatin Valley Water District, Washington Co. Special Districts
Clackamas County
Metro Council
City of Forest Grove, Washington Co. Other Cities
City of Hillsboro, Washington Co. Largest City

MEMBERS EXCUSED

Brenda Perry
Craig Prosser

AFFILIATION

City of West Linn, Clackamas Co. Other Cities
TriMet Board of Directors

ALTERNATES PRESENT

Jackie Dingfelder
Carrie MacLaren
Ed Gronke
Marc San Soucie
Jeff Swanson

AFFILIATION

City of Portland
Department of Land Conservation and Development
Clackamas County Citizen
City of Beaverton, Washington Co. 2nd Largest City
Clark County

OTHERS PRESENT: Alexis Ball, Adam Barber, Eric Chambers, Dan Chandler, Shawn Cleave, Shirley Craddick, Chris Deffebach, Jennifer Donnelly, Kay Durtschi, Paul Grove, Kathryn Harrington, Diana Helm, Eric Hesse, Emily Klepper, Sheila Martin, John Miller, Zoe Monahan, Jeannine Rustad, Emmett Wheatfall

STAFF: Alexandra Eldridge, Elissa Gertler, Alison R. Kean, Emily Lieb, Juan Carlos Ocaña-Chú, Nellie Papsdorf, Ramona Perrault, Ted Reid, Patty Unfred, John Williams, Ina Zucker

1. CALL TO ORDER. SELF INTRODUCTIONS. CHAIR COMMUNICATIONS

MPAC Chair Peter Truax called the meeting to order and declared a quorum at 5:03 p.m. All attendees introduced themselves.

2. CITIZEN COMMUNICATIONS

There were none.

3. COUNCIL UPDATE

Councilor Carlotta Collette notified MPAC members of the following items:

- An update on the Powell-Division Project: The steering committee will meet on June 1 to advance the proposed bus rapid transit project from the planning phase into project development. Further analysis and public engagement is forthcoming and will continue through the fall. Staff will brief MPAC on the topic and solicit input in the summer.
- Metro News has published a guide to the urban growth boundary (UGB) called the Urban Growth Review. It includes an explanation of the UGB process and videos from key regional stakeholders. The guide can be used as a resource in local jurisdictions to inform citizens about the UGB process and is available on Metro's website.
- The fourth Our Shared Region forum has been rescheduled for June 23 in Forest Grove. The forum provides an opportunity to meet with local elected officials to answer questions about Metro policies, operations, grants, and programs. Newly elected officials and key stakeholders who would like to know more about Metro are encouraged to attend.

4. MPAC MEMBER COMMUNICATION

- Chair Peter Truax shared data on the City of Forest Grove's public transportation system GroveLink. He noted that when GroveLink first began in August 2013, stakeholders hoped to have 1800 riders by August 2015. By May 2015, GroveLink ridership was closer to 3800, far surpassing original projections. He noted that the program was a success not only for the City of Forest Grove, but also for its partners TriMet and Ride Connection.
- Commissioner Martha Schrader shared a memo from the Clackamas County Commission to the Metro Council and MPAC, regarding employment land needs in the county and related it to the urban growth management (UGM) discussion on the City of Damascus. She provided members with the memo and other related materials for the record.

5. CONSENT AGENDA

5.1 Consideration of April 22, 2015 Minutes

5.2 Consideration of May 13, 2015 Minutes

MOTION: Ed Gronke moved and Dick Jones seconded, to adopt the consent agenda as amended.

ACTION: With all in favor, the motion passed.

Notes: Marilyn McWilliams requested that a section of the April 22, 2015 minutes regarding the Tonkin Trail be amended to read, "Marilyn McWilliams asked about the status of the Tonkin Trail."

She also added that the community uses the water trails along the Tualatin River and asked if Metro works with the Tualatin Valley Riverkeepers.”

6. INFORMATION/DISCUSSION ITEMS

6.1 Diversity, Equity, and Inclusion: Responding to the Changing Demographics of Our Communities

Chair Truax introduced the item. He explained that the region’s communities were changing and becoming more diverse, and shared his personal experience with diversity, equity, and inclusion in the City of Forest Grove. He stated that staff from Clackamas County, the City of Beaverton, and Metro would be sharing stories of how they are working to support equitable, sustainable, and prosperous communities now and in the future.

Chair Truax introduced Emmett Wheatfall, Diversity, Equity, and Inclusion Program Director for Clackamas County; Alexis Ball, Equity Outreach Coordinator for the City of Beaverton; and Patty Unfred, Diversity, Equity, and Inclusion Program Director for Metro.

Patty Unfred explained that by 2043, the majority of United States residents will be people of color. She noted that the figure brings a lot of opportunity and some challenges, acknowledging that vulnerable communities that often are predominantly people of color are falling behind. She added that addressing issues of equity is important not only socially but also economically. Ms. Unfred also noted that she hoped to share some examples of how diversity is being practiced in different programs around the region as well as hear back from MPAC about their experiences with diversity.

Emmett Wheatfall, Director of Diversity, Equity, Inclusion at Clackamas County, thanked MPAC for the opportunity to share some of Clackamas County’s approaches towards equity. He noted that he felt one of the most important aspects of equity was choice: the choice to live, to buy a home, to start a business, and to have a satisfied life. He explained that to improve choice in the region, he worked with other Diversity, Equity, and Inclusion staff to influence perceptions about equity in Clackamas County and the region. He explained that to shift perceptions of diversity, equity, and inclusion in Clackamas County, he worked to make sure the themes were present locally and regionally, to create and maintain a welcoming and inclusive place for Clackamas County citizens and employees. Some of the approaches he provided included: incorporating diversity, equity, and inclusion values into Clackamas County’s overall goals, and ensuring that diverse and vulnerable populations in the county could participate in public meetings by accommodating time, language, and travel needs.

Alexis Ball, Equity Outreach Coordinator for the City of Beaverton, thanked MPAC for the opportunity to talk about diversity, equity, and inclusion. She provided an overview of the city’s equity program, noting that it began in 2009 when Mayor Denny Doyle was elected to office and noticed a growing disconnect with people of color, prompting him to begin public forums focused on building connections with vulnerable communities and engaging them to receive input that could inform the city’s work. Ms. Ball then gave an overview of three themes that arose around equity in Beaverton:

1. Data: Ms. Ball noted that the City of Beaverton has experienced a tremendous demographic shift, with 1 in 4 residents born outside of the United States and 1 in 3 that identify as people of color. She stated that statistics demonstrate severe barriers for these communities that continue to impede wellness and stability. Ms. Ball explained that one of

the city's responses to outcome disparities is greater engagement with vulnerable populations, including the city's Leadership and Development program, a civic engagement academy for immigrant and refugee populations living in the city that has led to one third of last years' participants serving on the city's various boards or commissions.

2. Legacy of exclusionary and discriminatory policies at all levels of government: Ms. Ball provided a few examples of how the city is working towards its equity goals at the government level such as supporting training opportunities for staff, committing to supplier diversity, addressing language access issues, helping to facilitate dialogues on strengthening community relationships and supporting relevant policy work.
3. Regional momentum: Ms. Ball noted that there has been significant leadership, recognition, and investment in DEI happening regionally, and as such, one of the City of Beaverton's goals is to actively support and participate in that work collectively.

Ms. Unfred provided a brief background of Metro's Diversity, Equity, and Inclusion (DEI) program. She gave an overview of some of its recent projects, including the Equity Strategy Advisory Committee, comprised of community stakeholders, as well as the Equity Framework Report. Ms. Unfred noted that following the release of the Equity Framework Report in January 2015, Metro's Equity Strategy Advisory Committee and Chief Operating Officer provided recommendations and direction to staff which has enabled staff to begin the process of developing an Equity Strategy and Action Plan for the agency. She noted that she hoped to have the strategy and action plan available by winter of 2016, and shared an initial timeline for the development process. She explained that more in-depth discussions related to the Equity Strategy and Action Plan would be forthcoming, but that she appreciate the opportunity to share a preview of the process, noting the importance of feedback and collaboration from Metro's partners in the region. Ms. Unfred then ended the presentation with two discussion questions:

Why is diversity, equity and inclusion important to you?
What do you need in order to support or advance this work?

Member discussion included:

Members thanked the speakers for the presentation and their work.

Ed Gronke asked about specific outcomes staff was looking for. Mr. Wheatfall responded that the more the region communicates the value of equity, the more people will understand its importance in their workplaces and communities.

Chair Truax noted the importance of ongoing conversation regarding equity and acknowledged that changes in behavior are the result of continuous effort.

Ruth Adkins related the discussion to her experience working with Portland Public Schools (PPS). She explained that in 2011, PPS passed the Racial Educational Equity Policy, but noted that persistent and unacceptable disparities in the region continued to pose serious challenges to educational outcomes and graduation rates. She stated that PPS was working to address educational disparities but that it had been difficult, and she acknowledged how difficult it is at times to discuss race. She explained that involved groups such as All Hands Raised, Multnomah County and local businesses were trying to align on the issue and work together, but that it was sometimes difficult to organize the right forums for such discussions, as school districts can sometimes feel isolated from other jurisdictions. She suggested that having Metro facilitate forums

on the topic could be beneficial.

Councilor Collette shared her experience with the importance of diversity, equity, and inclusion, and added that she felt it was important to discuss these topics in order to ensure that everyone has the opportunities necessary to advance their well-being, achieve their full potential, and feel safe in their own neighborhoods.

Members discussed “equity” and its definition.

6.2 Urban Growth Management Decision: Likelihood of Development in UGB Expansion Areas, including Damascus

Chair Truax introduced the topic with a brief overview of the urban growth management (UGM) decision discussion to date. He noted that the topic was part of an ongoing discussion that MPAC and the Metro Council requested to better understand how much growth capacity the region has for the next twenty years.

Councilor Bob Stacey explained that local plans drive the outcomes listed in Metro’s Urban Growth Report (UGR) but that political uncertainty in the City of Damascus had complicated implementation of local plans. He noted that as a result, the draft UGR forecasts only half of the planned capacity in the city as being realized within the next 20 years. Councilor Stacey noted that the question was ongoing and that the purpose of the item was to provide context on the issue and ask MPAC for guidance. He stated that in light of such issues, the Metro Council visited the City of Damascus on May 12 for a productive joint work session, and Damascus Mayor Diana Helm was now visiting MPAC to share some of her observations with the group and answer any questions the committee may have about the city. Councilor Stacey thanked Mayor Helm for coming to MPAC and expressed his appreciation for her feedback.

Mayor Diana Helm provided insight into the political atmosphere in the City of Damascus. She explained some of the complexities of her work in the city, including balancing her responsibilities as mayor and her commitment to representing her constituents’ interests. She noted that spending restrictions adapted to the city’s charter made it difficult to provide sufficient services to the city’s residents and meant that the city would run out of funds in three years. She said that for these reasons and others, the Damascus City Council was ready to follow whatever decision the citizens would make, noting that the Council would not litigate if the citizens vote for disincorporation.

Mayor Helm also noted that she felt the joint meeting was a success. She informed members that the state court of appeals would soon be ruling on the results of Damascus’ November 2013 election, noting that depending on the ruling, Damascus could no longer be a city. She also gave an overview of the lands being de-annexed from Damascus and sent to the City of Happy Valley, adding that these changes and others would influence the future of the city. Mayor Helm noted that there was a lot of potential for the lands given to Happy Valley and expressed interest in delving deeper into what the possibilities were. She suggested that some of the more than 400 acres sent to Happy Valley could possibly be used as employment lands in Clackamas County.

Member discussion included:

2nd Vice Chair Martha Schrader thanked Mayor Helm for her comments. She shared her experiences with the City of Damascus as a new Clackamas County Commissioner in 2004 and went over some of the difficulties the city had faced. She asked if there was an opportunity in the future for the City of Damascus to restart with a new charter.

Mayor Jerry Willey noted that the mayors of the region were concerned by what was happening in the City of Damascus and wanted to provide support. He added that the mayors would appreciate the opportunity to give feedback on the situation more thoroughly. He also asked if the City of Happy Valley was prepared to handle the costs of added the added acreage, noting the significant costs of development in parts of the City of Hillsboro.

Members discussed tax rates, development costs, and financing in the Cities of Damascus and Happy Valley.

Councilor Sam Chase noted that the UGM decision might be a good opportunity to have shared meetings between the Metro Council, the advisory committees, and the region's mayors to discuss the topic.

Carrie MacLaren stressed the importance of correctly identifying the governance and land use impediments that affect the city.

Councilor Carlotta Collette shared her experiences with the City of Damascus as a former Milwaukie City Councilor and Co-Chair of the Clackamas County Coordinating Committee. She agreed with Commissioner Schrader's comments about the excitement that followed the City of Damascus' inauguration in 2004, but also acknowledged the strategic political maneuvers that had hampered Damascus' ability to function as a city.

Councilor Stacey related the Damascus discussion to the overarching conversations happening regionally about the urban growth management decision.

Metro Deputy Director of Planning and Development John Williams gave an overview of the UGM discussion moving forward, noting that the likelihood of development in urban centers such as Portland and in UGB expansion areas such as Damascus would affect the overall evaluation of Metro's range forecast. He noted that these issues would need to be resolved before the Metro Council would adopt of the Urban Growth Report, and stated that he felt MPAC provided a helpful forum to address such challenges. He reminded members that MPAC would continue to discuss the UGM decision throughout the summer and would consider its recommendations to the Metro Council in the fall.

Members expressed interest in continued information about the City of Damascus, its history, and its relation to the UGM decision.

6.3 Equitable Housing Initiative Update

Chair Truax introduced the item. He noted that it was intended to ensure that MPAC was aware of upcoming engagement efforts to explore opportunities and barriers to equitable housing development and preservation across the region, and explained that the Equitable Housing Initiative is the result of a \$200,000 budget allocation from the Metro Council.

Councilor Sam Chase shared his experiences with affordable housing needs in the region, noting that access to housing and jobs are vital for the region's success. He added that partnerships with local jurisdictions such as Clackamas County were critical to the success of new equitable housing options, and that he hoped to continue such regional efforts to develop new and innovative ways to tackle the housing challenges in the Metro region.

Metro Planning and Development Director Elissa Gertler stated that housing access is a region-wide challenge and that every community is having difficulties providing equitable and affordable housing options to its residents. She explained that the Equitable Housing Initiative was part of Metro's ongoing efforts to merge its larger policy goals with tools for implementation. She noted that the project was at a preliminary stage with the work plan still being developed, but that she felt MPAC's feedback in the initial phases would be helpful moving forward.

Project Manager Emily Lieb provided an overview of the Equitable Housing Initiative work plan. She defined equitable housing as diverse, quality, affordable housing choices with access to jobs, schools, and transportation options. She noted that the program's goal was to provide a regional framework that could help Metro and local governments identify and pursue opportunities to build stronger partnerships with affordable housing developers, funders, and community-based organizations to support policies and programs that promote equitable housing.

Ms. Lieb gave a few examples of successful equitable housing projects, commenting on the diverse nature of the different projects according to neighborhoods' needs. She shared the proposed timeline for the project and alerted MPAC members to an Equitable Housing Summit planned for fall 2015.

John Miller of the Oregon Opportunity Network emphasized the importance of public engagement. He explained that in 2006, the Metro Council adopted the Regional Housing Choices Implementation Strategy. He stated that while some progress had been made on the strategy's recommendations, other components had not moved forward. As a part of that process, he noted that he thought there was not enough outreach to local jurisdictions during its development. Mr. Miller stated that he felt engagement of jurisdictions throughout the region was critical to developing an efficient equitable housing strategy, and explained that over the next few months, staff would be reaching out to local governments for their feedback.

Elissa Gertler added that one goal of the Equitable Housing Initiative was to have conversations at the policy level to develop a shared understanding among elected officials, jurisdictional staff, developers, funders, and other stakeholders regarding challenges, best practices, and opportunities for collaboration about equitable housing. In this way, Metro could provide a forum to collaborate with its partners and develop strategies to address housing issues that the entire region shares.

Member discussion included:

Ed Gronke noted that affordable housing had been an issue in the Portland Metro region for at least 30 years. He shared two significant challenges: neighborhoods resistant to supporting affordable development projects near them, and financial interests and limitations acting as deterrents to developers.

Mayor Jerry Willey asked about funding sources for equitable housing projects.

Councilor Marc San Soucie provided insight into the City of Beaverton's experience with affordable housing and gave an overview of some of the city's projects and how they were implemented. Some of the strategies he went over included: discussing tools, financing, and strategies with affordable housing developers; helping developers of affordable housing projects lobby for grants, sometimes with the help of local government leaders; using Metro's Community Planning and Development grants to offset costs; updating the city's Comprehensive Plan to include major evaluations of the city's housing inventory, housing supply issues, and various housing price points; and empowering

staff to continue to buy more land and providing them with political and financial support to develop it.

Councilor Bob Stacey thanked Councilor San Soucie for his comments. He noted that he felt the City of Portland could benefit from the City of Beaverton's experience in its own response to housing challenges in the city, stressing the significance of regional collaboration. He stated that many areas of Portland were becoming increasingly inaccessible to large portions of the city's population, including in his own district. He suggested that staff evaluate the scale and scope of housing needs and put together an estimate of what the region would need to do financially and otherwise to respond to the problem at large by making strategic investments.


Chair Truax stated that nonprofit community development groups and associations such as Proud Ground and the Oregon Opportunity Network have a good understanding of what needs to be done to address affordable housing challenges in the region. He added that lack of funding posed a significant challenge to addressing these needs, and urged MPAC members to reach out to their jurisdictions to press on politicians in DC and elsewhere to provide better funding.

Due to time constraints, Chair Truax postponed the Regional Communication and Relationships follow-up discussion to the June 9 MPAC meeting.

7. **ADJOURN**

MPAC Chair Peter Truax adjourned the meeting at 7:09 p.m.

Respectfully Submitted,



Nellie Papsdorf
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF MAY 27, 2015

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
N/A	Handout	05/27/15	Updated Work Program	052715m-01
6.1	Handout	N/A	Diversity, Equity, and Inclusion at Metro	052715m-02
6.1	Handout	N/A	City of Beaverton Diversity, Equity, and Inclusion Plan	052715m-03
6.2	Memo	05/26/15	RE: Employment Land Assumptions in Damascus	052715m-04
6.2	Handout	01/21/14	City of Damascus: Buildable Lands Inventory	052715m-05
6.2	Handout	11/08/13	City of Damascus Zoning Map	052715m-06
6.3	Handout	05/27/15	Equitable Housing Initiative 2015-2016	052715m-07