



METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

January 13, 2016

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Sam Chase
Tim Clark, *Chair*
Carlotta Collette
Betty Dominguez
Maxine Fitzpatrick
Mark Gamba, *1st Vice Chair*
Jeff Gudman
John Hayes
Jerry Hinton
Dick Jones
Susie Lahsene
Shelley Martin
Keith Mays, *2nd Vice Chair*
Ty Stober
Marilyn McWilliams
Renate Mengelberg
Peter Truax

AFFILIATION

Metro Council
City of Wood Village, Multnomah Co. Other Cities
Metro Council
Citizen of Clackamas County
Citizen of Multnomah County
City of Milwaukie, Clackamas Co. Other Cities
City of Lake Oswego, Clackamas Co. Largest City
Forest Grove School District
City of Gresham, Multnomah Co. 2nd Largest City
Oak Lodge Water District, Clackamas Co. Special Districts
Port of Portland
TriMet
Washington County Citizen
City of Vancouver
Tualatin Valley Water District, Washington Co. Special Districts
City of Oregon City, Clackamas Co. 2nd Largest City
City of Forest Grove, Washington Co. Other Cities

ALTERNATES PRESENT

Jennifer Donnelly
Jeff Swanson

AFFILIATION

Department of Land Conservation and Development
Clark County

OTHERS PRESENT: Adam Barber, Carol Chesarek, Chris Deffebach, Alma Flores, Bill Peterson, Brenda Perry, Zoe Monahan, Ruth Adkins, Gordon Hovies

STAFF: Roger Alfred, Nick Christensen, Alexandra Eldridge, Shaina Hobbs, Nikolai Ursin, John Williams

1. CALL TO ORDER, SELF INTRODUCTIONS, CHAIR COMMUNICATIONS

MPAC Chair Peter Truax called the meeting to order at 5:07 p.m. and declared a quorum. All attendees introduced themselves.

Chair Truax indicated that on January 22nd, Senator Ron Wyden would be holding a town hall meeting at Forest Grove High School. He noted that this meeting was being held in an effort by Oregon's senators to hold a town hall meeting in each county each year.

2. CITIZEN COMMUNICATIONS

There were none.

3. COUNCIL UPDATE

Councilor Carlotta Collette notified MPAC members of the following items:

- The Southwest Corridor Steering Committee voted to end the study of a high capacity transit line south of Bridgeport Village, which would have led to Downtown Tualatin. Councilor Collette noted that on February 29th, the committee is expected to make a decision between bus rapid transit and light rail in the corridor.
- Nature in Neighborhoods Conservation Education Grants opened for applications and the deadline was January 26, 2015. Letters of interest would be accepted through April by Metro's Rose Navarro. Approximately \$1.7 million in grants are available.
- Metro's Regional Snapshot on jobs and the economy is now available on Metro's website and has data, videos, and personal stories about people in the region. The January 27 MPAC was replaced by a speaker panel as part of the Regional Snapshot Speaker Series.

4. MPAC MEMBER COMMUNICATION

Chair Truax informed the committee that he would be leaving early to attend a State of the City address by Mayor Denny Doyle.

5. CONSENT AGENDA

5.1 Consideration of December 9, 2015 Minutes and Appointment of 2016 MTAC Members

5.2 Appointment of 2016 MTAC Members

MOTION: Councilor Jeff Gudman moved and Mayor Mark Gamba seconded, to adopt the consent agenda.

ACTION: With all in favor, the motion passed.

6. ACTION ITEMS

6.1 Election of 2016 MPAC Officers

Chair Truax proposed that the 2016 MPAC Chair be Councilor Tim Clark, First Vice Chair be Mayor Mark Gamba, and Second Vice Chair be Mr. Keith Mays from Washington County.

MOTION: Councilor Jeff Gudman moved, and Ms. Betty Dominguez seconded, to elect the 2016 MPAC Officers.

ACTION: With all in favor, the motion passed.

Councilor Sam Chase acknowledged Mayor Truax's efforts to improve the discussions held in MPAC and thanked him for his service as MPAC Chair. Chair Tim Clark introduced himself as the 2016 MPAC Chair.

7. INFORMATION/DISCUSSION ITEMS

7.1 Equitable Housing Summit Update

Chair Tim Clark introduced the item by explaining that over the past year, Metro has been researching tools and strategies from our region and across the country while engaging stakeholders in conversations about equitable housing challenges. He highlighted that the draft framework and report are not intended to be a plan, but rather a discussion report that will help lead to next steps for Metro's programs, including development of a technical assistance program. He explained that the update would serve as a preview of more information to be shared at Metro's Equitable Housing Leadership Summit on February 1. Chair Clark introduced John Williams, Deputy Director of Metro's Planning and Development.

Mr. John Williams indicated that the Equitable Housing Initiative was a result of a budget amendment put forth by Councilor Sam Chase and informed the committee that the update was intended to serve as a reminder of the initiative and the processes behind it. He noted that although the draft framework included potential next steps for Metro, the issue of equitable housing was not solely limited to Metro's grasp, and would require effort on behalf of other actors in the region. Mr. Williams introduced Ms. Emily Lieb.

Ms. Emily Lieb explained that there were three ways in which Metro could add value to the conversation around housing in the region: shared knowledge, shared action, and shared vision. Ms. Lieb highlighted that rents increased 63% between 2006 and 2015, although regional renter incomes only increased 39% in the same amount of time, which has delayed homeownership for many families in the region. Ms. Lieb noted that there is a shortage of walkable communities for households earning less than 60% of the area median income, and highlighted that there are over 180,000 renting households in the region who earn less than 60% of the area median income. Ms. Lieb stated that an inventory of the affordable units in the region revealed a shortage of approximately 80,000 affordable units, and added that this shortage is a trend occurring in many metropolitan areas around the country.

Ms. Lieb stated that the report examined four different strategies for addressing the housing issue in the region: increasing and diversifying market-rate housing, mitigating displacement and stabilizing communities, maximizing and optimizing resources, and leveraging growth for affordability. Ms. Lieb explained that a failure to increase and diversify market-rate housing in cities like San Francisco led to housing price increases across the board.

She informed committee members that during her research, she had discussed different tools like accessory dwelling units (ADUs) and cottage clusters with stakeholders in the region as options to provide affordable housing. Ms. Lieb noted that most places with inclusionary zoning have other incentives to offset costs for developers, and added that despite Oregon's ban on inclusionary zoning, several localities have used other tools to encourage developers to build affordable units in market-rate projects, such as fast track permitting, voluntary tax exemptions, and density bonuses.

Ms. Lieb described several tools for maximizing and optimizing resources. She explained that looking at publicly owned land could be a viable option to provide affordable housing options, and

acknowledged that not all publicly owned sites were appropriate for affordable housing developments. The last strategy that Ms. Lieb discussed was to mitigate displacement and stabilize communities. Ms. Lieb gave examples of tools for affordable rental housing, long term affordability, and homeownership, such as rental rehabilitation grants, tenant protections, and community land trusts.

Ms. Lieb discussed next steps for the initiative, and proposed that committee members advocate for legislative changes at the state level in order to give local jurisdictions access to a range of tools and policies to address local housing needs. She expressed an interest in providing technical assistance and grants to result in on-the-ground results and implementation.

Ms. Lieb encouraged committee members to attend Metro's Equitable Housing Leadership Summit on February 1 to further discuss policy options. She stated that one of the goals of the summit was to build a shared understanding of challenges and opportunities and highlight local success stories. She added that the summit will provide opportunities to share information about ongoing projects and project interests. She then highlighted that Mayor of Seattle, Ed Murray, would be the keynote speaker at the event.

Member discussion included:

Councilor Jerry Hinton agreed that there is a need to provide affordable housing in the country, and highlighted that there was very little construction between 2006 and 2013. He expressed a concern over a potential housing policy overreach, and added that the market may self-regulate over the next few years. Ms. Lieb clarified that the initiative's framework was intended to encourage discussion, not to put forth a specific policy action in the region.

Councilor Jeff Gudman noted that although 23 tools were listed in the Equitable Housing Executive Summary, Metro only has control of 6. He expressed the importance of MPAC's focus on what it has ability to accomplish. Mayor Mark Gamba informed committee members that although MPAC cannot implement certain policies, it is important to undertake collective actions in policy changes. He explained that a homebuilders association may be less likely to dispute a zoning change if several cities enact the same policy. Mayor Gamba added that purchasing affordable apartment complexes before the completion of major transportation projects could be an effective tool that goes into planning in order to protect rental rates.

Councilor Carlotta Collette expressed that a regional legislative agenda might be the second best thing the region could come up with to address the issues, aside from a large grant. She highlighted that the New Partners for Smart Growth Conference was in February, and it was an important tool because many of the attendees were from federal agencies with funds to distribute, such as HUD and the EPA.

7.2 Parks and Nature System Plan

Chair Clark introduced the item by explaining that at the previous MPAC meeting, Metro's Parks and Nature team gave the committee an overview of their draft system plan, which defined Metro's mission, role, priorities and strategies as a park provider. He clarified that MPAC would not be taking any formal action on the system plan. Chair Clark then introduced Ms. Kathleen Brennan-Hunter.

Ms. Kathleen Brennan-Hunter reviewed her previous presentation at MPAC, which expanded upon Metro's role in the region. Ms. Brennan-Hunter shared that Metro had been receiving positive

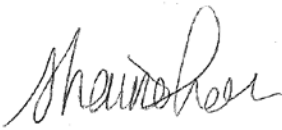
feedback and widespread support for Metro's commitment to expand benefits to communities of color. She explained that certain feedback had encouraged the streamlining of models in the system plan.

Mr. Keith Mays expressed his surprise that MPAC was not being asked to vote on the plan. Ms. Brennan-Hunter noted that the plan was intended to encourage discussion about Metro's role in the region in conjunction with other park providers.

ADJOURN

MPAC Chair Clark adjourned the meeting at 6:34 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Shaina Hobbs".

Shaina Hobbs
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JANUARY 13, 2016

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
N/A	Memo	01/01/16	2015 COO Annual Report on Amendments to the Employment and Industrial Areas Map	011316m-01
N/A	Handout	01/13/16	Metro's Our Big Backyard - Winter 2015	011316m-02
N/A	Flyer	01/13/16	MPAC – Speaker Series: Building an Inclusive Economy	011316m-03