



**METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes

September 13<sup>th</sup>, 2017

Metro Regional Center, Council Chamber

**MEMBERS PRESENT**

Steve Callaway  
Sam Chase  
Carlotta Collette  
Betty Dominguez  
Andy Duyck  
Amanda Fritz  
Mark Gamba (*Chair*)  
Jeff Gudman  
Kathryn Harrington  
Jerry Hinton  
Gordon Hovies  
Larry Morgan  
Luis Nava  
Craig Prosser  
Peter Truax

**ALTERNATES PRESENT**

Carrie McLaren

**MEMBERS EXCUSED**

**AFFILIATION**

City of Hillsboro, Largest City in Washington County  
Metro Council  
Metro Council  
Citizens of Washington County  
Washington County  
City of Portland  
City of Milwaukie, Other Cities in Clackamas County  
City of Lake Oswego, Largest City in Clackamas County  
Metro Council  
City of Gresham  
Tualatin Fire and Rescue, Special Districts in Washington County  
City of Troutdale, Other Cities in Multnomah County  
Citizens of Washington County  
TriMet  
City of Forest Grove, Other Cities in Washington County

**AFFILIATION**

Oregon Department of Land Conservation and Development

**AFFILIATION**

**OTHERS PRESENT:** Gretchen Buehner, Glenn Montgomery, Dan Valliere, Kayse Jama, Setphanie Stephens, Martha McLennan, Kari Lyons, Gabe Triplett, Sheila Greenlaw-Fink, Brenna Bailey, Laguida Lanford

**STAFF:** Ernest Hayes, Miranda Mishan, Nellie Papsdorf, Rahi Reddy, Megan Gibb, Emily Lieb, Ramona Perrault, Ina Zucker, David Fortney

**1. CALL TO ORDER, SELF INTRODUCTIONS, CHAIR COMMUNICATIONS**

MPAC Chair Mark Gamba called the meeting to order at 5:06 PM. Chair Gamba explained that the committee would hear some testimony, begin with item 6.2, hear more testimony, and then move into item 6.1.

**2. CITIZEN COMMUNICATIONS**

Ms. Stephanie Stephens, David Douglas School Board: Ms. Stephens testified on behalf of residents of East Portland, specifically those affiliated with David Douglas Elementary School. She explained that there were too many students at the school, and large populations of these students were homeless. Ms. Stephens encouraged MPAC to consider affordable housing a high priority, along with anti-gentrification and school overcrowding.

Mr. Kayse Jama: Mr. Jama emphasized that he wanted housing issues addressed both short term and long term, and highlighted the need for stable homes to be ensured for the community. He added that equity should be a cornerstone in finding affordable housing solutions.

### **3. COUNCIL UPDATE**

- There was none.

### **4. MPAC MEMBER COMMUNICATION**

- There was none.

### **5. CONSENT AGENDA**

- **Consideration of August 9, 2017 Minutes.**

Commissioner Fritz moved and Mayor Truax seconded to pass the consent agenda. With all in favor, the motion passed unanimously.

### **6. INFORMATION/DISCUSSION ITEMS**

#### **6.1 Regional Equitable Housing Investment Opportunities**

Metro's Planning Director Ms. Elissa Gertler provided a brief summary of Metro's previous work on affordable housing and discussed the agency's goals. She explained that affordable housing informs all of the work done at Metro. Ms. Gertler introduced Ms. Emily Lieb.

*Key elements of the presentation included:*

Ms. Lieb discussed work done over the past year at Metro, and explained that more community engagement is necessary. She acknowledged the 36,000 unit deficit of affordable housing in the region.

Ms. Lieb explained a diagram in her presentation, and shared that the different kinds of funding sources for affordable housing, including federal funding, the varying dedicated revenue tools in the region, and the existing resources.

Ms. Lieb conveyed that naturally occurring affordable housing often occurs in more racially diverse areas. She noted that when approaching the issue of affordable housing from a governmental stand point, it is important to have a toolbox to draw from rather than one approach to apply to everyone.

Ms. Lieb recounted three regional strategies being used to address affordable housing, and the different elements, advantages and limitations of each. She explained that these strategies are intended to be a “menu” of program options that serve different needs and provide different outcomes.

Ms. Lieb explained the key policy considerations of Metro’s affordable housing policy, including who is served, where the housing is built, what type of housing and what revenue tools are compatible. Ms. Lieb discussed the funding options for these policy considerations,

Ms. Lieb shared general themes of feedback from local staff in jurisdictions in the region and noted that there were some significant requests for focus, including homelessness and mobile home parks. Ms. Gertler discussed the next steps for the conversation, and invited Metro Council members to speak about their ideas for the future of the affordable housing discussion.

Councilor Carlotta Collette spoke to the similar issues faced by every city in the region and the varying ways in which these issues present themselves. She recommended working together on shared solutions, and added that she was hopeful that MPAC would take the lead.

Councilor Sam Chase conveyed that the Metro Council wanted to have MPAC and community leaders engaged in the affordable housing conversation in order to make the region more successful.

*Member discussion included:*

- Chair Gamba read a letter on behalf of Vice Chair Denny Doyle who was absent from the meeting. He emphasized that cities are responsible for meeting the housing needs of their jurisdictions. Vice Chair Doyle added that while Beaverton was considering these tools, they remained concerned about costs. He highlighted concerns about Metro pursuing its authority to enact a CET, and raised concerns about duplicate or competing efforts at the regional issue.
- Chairman Andy Duyck remarked that he did not support Metro’s work on affordable housing. He explained that Metro should define the goals and local governments should make the policy, and that Metro was not a housing authority. Chairman Duyck raised concerns about the CET, specifically that the burden of affordable housing would fall on the individual who buys a home rather than society as a whole.
- Chair Gamba asked how Metro’s CET would work. Ms. Lieb explained that there was a 1% cap on the CET so there would not be multiple layers.
- Councilor Harrington reminded the committee that these options were ideas that were being explored.
- Ms. Betty Dominguez voiced her disagreement with Chairman Duyck and explained that Metro was a good potential mediator for this issue.
- Mayor Steve Callaway expressed agreement with Chairman Duyck and Vice Chair Doyle, and noted his concern about CET’s.
- Mayor Pete Truax raised concerns that discussion had been taking place before hearing the rest of the public testimony, and suggested that the committee hear the final testimonies before continuing discussion.

## CITIZEN COMMUNICATIONS

Ms. Katrina Holland, Community Alliance of Tenants: Ms. Holland shared that housing was certainly a regional issue, and that the complaints she heard through her work were the same in all parts of the region. She explained that the target communities for her work were more vulnerable communities, and that many people did not have anywhere to go. Ms. Holland recommended a regional solution.

Mr. Glenn Montgomery, Vision Action Network: Mr. Montgomery spoke to the fact that affordable housing was highest on the list of necessities for a healthy community. He explained that a lot of similar options to Metro's have been explored. Mr. Montgomery emphasized that affordable housing had no geographic boundaries, and that the problem cannot be addressed in isolation or with one solution. He asked MPAC to be clear about intentions, and asked for MPAC to let other non-governmental groups know if they decided a regional approach was best.

Ms. Martha McLennan, Northwest Housing Directives: Ms. McLenna raised concerns that if this issue were to be approached on a city-by-city basis, important parts of the region would be missed.

Ms. Carrie Lyons, Welcome Home Coalition: Ms. Lyons acknowledged the displacement of many families of color. She encouraged MPAC to debate less and act urgently through investing in solutions. Ms. Lyons added that her organization was committed to working with MPAC throughout the process so that stakeholders would be heard.

Ms. Sheila Greenlaw-Fink: Ms. Greenlaw-Fink recommended using big ideas to address the issue of affordable housing.

Mr. Gabe Triplett, St. Charles Church: Mr. Triplett advocated for mobile home parks to become a more significant part of the affordable housing conversation. He described his work with people living in mobile home parks, and explained that more sources of revenue were needed to purchase and hold onto these parks.

Ms. Brenna Bailey, Mobile Home Repair Project: Ms. Bailey echoed Mr. Triplett's concerns and emphasized the importance of mobile home parks in the affordable housing conversation.

Mr. Dan Valliere: Mr. Valliere explained that the regional approach to affordable housing provides flexibility so it's easier to act when something difficult comes up. He added that a county wide approach could also be good through pooling resources and adding flexibility.

Ms. Laguida Lanford: Ms. Lanford discussed her work with vulnerable communities in affordable housing. She conveyed that there were many vulnerable families who need housing and that there was a risk of them becoming unproductive people in the community.

*Member discussion included:*

- Chair Gamba raised concerns about leaving affordable housing solutions to local jurisdictions because of the possibility that local jurisdictions wouldn't make time for addressing the issue and that such a solution ignored unincorporated county areas. He explained that he had been trying to convince Clackamas County to adopt a CET. Chair Gamba added that if affordable housing wasn't addressed through a metro approach then people would fall through the cracks.
- Commissioner Fritz emphasized her concern about affordable housing. She suggested a cell phone tax as a source of funding.
- Chairman Duyck expressed appreciation for Commissioner Fritz's suggestion, and reemphasized his disagreement with using CET's to fund affordable housing.
- Ms. Dominguez recounted a story of a person who gave up their Section 8 vouchers in an attempt to find housing. She used this story to emphasize the gravity of the affordable housing crisis.
- Mayor Truax discussed the concept of a cell phone tax and suggested that there would be many who wouldn't like the idea. He said that there would be a need from legislative help on a national level, and that Congress had to know this was a serious issue.
- Councilor Fritz asked if Metro Council had the ability to pass a cell phone tax. Councilor Harrington explained that it was possible but it would need to be taken before voters.
- Ms. Emerald Bogue noted her concern for housing and homelessness. She proposed looking at other successful regional strategies and reaching out to discuss these strategies.
- Councilor Harrington explained that there was no desire on the part of Metro Council to have the power to create affordable housing but rather there was concern about the issue and that the council wanted to bring jurisdictions together to create solutions. She thanked everyone for participating.

## **6.2 Construction Career Pathways Project**

Chair Gamba introduced this informational item intended to provide information on the project's background and direction and ask for feedback on the project. He asked Councilor Chase to briefly introduce the topic and the speaker.

Councilor Chase highlighted concerns around communities of color and women in the workforce. He explained that a larger pool of workers was needed, and growing the pool required apprenticeships and other strategies to train people so that they could take advantage of the system.

*Key elements of the presentation included:*

Mr. David Fortney introduced Ms. Raahi Reddy, Metro's Diversity Equity and Inclusion director who would be leading the project. Mr. Fortney acknowledged Ms. Reddy for her work.

Mr. Fortney explained that there was a need for about 15,000 construction jobs. He noted that communities of color and women are largely underrepresented in this workforce. Mr. Fortney discussed growth rates of construction in the region, and conveyed that there was a shared opportunity to create construction projects and leverage these efforts and resources.

Mr. Fortney highlighted the equity lens being used for this project, and emphasized its importance. He discussed the desired outcomes of C2P2, and spoke to the need to create career opportunities rather than just entry into the field. Mr. Fortney discussed the core components of the program and explained that Metro was well positioned to identify solutions with these components in mind.

Mr. Fortney noted that a next step was to convene in larger group discussions to understand the tools and policies available to enhance career opportunities. He added that this project was a significant action item in the strategic plan to advance racial equity and diversity.

Mr. Fortney recounted the market study done as a part of the project and its sections and goals. He shared some of the findings from the study, specifically three main takeaways. Mr. Fortney emphasized the finding that most trades lacked people of color and women.

*Member discussion included:*

- Chair Gamba explained that from his perspective in Milwaukie, contracting prices were high because of a lack of construction workers, which contradicted with some of Mr. Fortney's conclusions. Mr. Fortney explained that there were likely other factors at play.
- Ms. Dominguez shared that it was important to encourage and elevate women and people of color to higher positions in the work force, not just entry level positions.
- Mayor Callaway asked how people weren't graduating from apprenticeships at satisfying rates. Mr. Fortney recounted that many times people of color weren't given meaningful steps to grow their careers and increase their skill sets. He added that there was a lot of institutional racism in the industry and many cases of harassment and discrimination in the workplace.
- Mayor Callaway asked who the partners in this program were. Mr. Fortney explained that they've reached out to school districts, governmental organizations, OHSU and small and large governmental partners. He remarked that they were engaging with partners who have already engaged in workforce equity programs.
- Councilor Harrington asked about a statistic presented by Mr. Fortney which claimed that there were 2,000 construction workers out of work. She asked if they were all apprentices. Mr. Fortney expressed that some were in programs and some were not.
- Ms. Dominguez acknowledged that many people in poverty didn't feel there was a way out of it, and she emphasized the importance of reaching down and providing funding to encourage younger kids to enter this profession.
- Mr. Nava inquired about the length of apprenticeship programs. Mr. Fortney recalled that most were 4-5 years long. Mr. Nava asked if a lot of math was involved in these programs, and Mr. Fortney expressed that it varied. Mr. Nava suggested encouraging math education in schools.

**ADJOURN**

MPAC Chair Gamba adjourned the meeting at 7:07PM.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Miranda Mishan", with a horizontal flourish extending to the right.

Miranda Mishan  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF SEPTEMBER 13, 2017**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT NO.</b>
<b>3.1</b>	Handout	9/1/2017	Metro September Hotsheet	091317m-01
<b>6.1</b>	PowerPoint	9/13/2017	Regional Equitable Housing Investment Opportunities	091317m-02
<b>6.2</b>	PowerPoint	9/13/2017	Construction Career Pathways Project	091317m-03
<b>N/A</b>	Handout	9/12/2017	Let's Talk Trash Leadership Forum Invite	091317m-04