



**METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes

October 11<sup>th</sup>, 2017

Metro Regional Center, Council Chamber

**MEMBERS PRESENT**

Emerald Bogue  
Steve Callaway  
Sam Chase  
Carlotta Collette  
Betty Dominguez  
Amanda Fritz  
Mark Gamba (*Chair*)  
Jeff Gudman  
Kathryn Harrington  
Jerry Hinton  
Gordon Hovies  
Nathan Phelan  
Craig Prosser  
Peter Truax  
Martha Schrader

**ALTERNATES PRESENT**

Gretchen Buehner  
Carrie McLaren

**MEMBERS EXCUSED**

Betty Dominguez  
Andy Duyck  
Larry Morgan

**AFFILIATION**

Port of Portland  
City of Hillsboro, Largest City in Washington County  
Metro Council  
Metro Council  
Citizens of 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  
Special Districts in Multnomah County  
TriMet  
City of Forest Grove, Other Cities in Washington County  
Clackamas County  
City of King City, Other Cities in Washington County  
Oregon Department of Land Conservation and Development

**AFFILIATION**

Citizens of Clackamas County  
Washington County  
City of Troutdale, Other Cities in Multnomah County

**OTHERS PRESENT:** Adam Barber, Zoe Monahan, Ken Gibson, Jennifer Donnelly, Peggy Sheehan, Mary McNelly

**STAFF:** Ted Reid, Emily Lieb, Ramona Perrault, Nellie Papsdorf, Miranda Mishan, Elissa Gertler, Roger Alfred, Ernest Hayes

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

MPAC Chair Mark Gamba called the meeting to order at 5:10 pm. He announced that the committee would hear action items before information/discussion items.

Chair Gamba reminded members about the 2017 Build Small Summit in November at Portland State University. He noted that discounted registration was available to Metro jurisdictional staff and elected officials.

## **2. CITIZEN COMMUNICATIONS**

*There was none.*

## **3. COUNCIL UPDATE**

Councilor Kathryn Harrington discussed updates listed on Metro's October Hotsheet. She highlighted the Let's Talk Trash leadership forum and extended an invitation to committee members. Councilor Harrington reminded committee members of the Salmon Homecoming event coming up at Oxbow Park.

## **4. MPAC MEMBER COMMUNICATION**

Mr. Craig Prosser reminded MPAC members that TriMet was conducting a study on ridership. He provided an update on the study's findings so far.

## **5. CONSENT AGENDA**

- **Consideration of September 27, 2017 Minutes**

MOTION: Mayor Jeff Gudman moved and Ms. Gretchen Buehner seconded to adopt the consent agenda.

ACTION: With all in favor, the motion passed.

## **6. ACTION ITEMS**

### **6.1 Expectations for Cities Proposing Residential Urban Growth Boundary Expansions**

Metro's Planning Director Ms. Elissa Gertler explained that there had been a lot of work on the part of MTAC to bring this information to the table. She introduced Mr. Ted Reid from Metro's Planning and Development Department and Mr. Roger Alfred, from the Office of Metro Attorney.

*Key elements of the presentation included:*

Mr. Reid provided background and recounted past direction on the Metro Urban Growth Boundary code. He highlighted the main goal of the item, which was to have an outcomes based approach grounded in an agreement on urban and rural reserves Mr. Reid added that they would give thought to the expansions before they happened.

Mr. Reid discussed the two categories for expansions created by the UGB Expansion Readiness Taskforce. He explained that the taskforce recommendations went to the council and were accepted. Mr. Reid noted that feedback had been received from two local jurisdictions, and that staff from Metro and those jurisdictions had been working together to address concerns.

Mr. Alfred provided details of the amendments to the Metro code and how they would apply in practice. He explained that some of the changes made to the amendments were made after letters from local jurisdictions were sent.

Mr. Alfred recounted that other changes had happened since the last MPAC meeting. He highlighted the legislative criteria for the Metro code and explained how these amendments adhered to the legislative criteria.

*Member discussion included:*

- Councilor Harrington asked for clarity of phrasing on a change on page five of the list of amendments. Mr. Reid explained that MTAC recommended that there should be administrative guidance to clarify some of the less clear points. He explained that her question would be explained by this guidance. Councilor Harrington recommended just making the language more clear. Mr. Alfred commented that he thought it worked better as it was.
- Ms. Carrie MacLaren reminded the presenters to make the same changes in the mid-cycle amendments. Mayor Callaway explained that in the mid-cycle it would be good to reflect on what went well and what didn't. Ms. MacLaren agreed with Mayor Callaway. She expressed her endorsement of the recommendation.
- Ms. Buehner commented that most jurisdictions do master planning about every five years and noted that it was important to avoid forcing a jurisdictions decision making just because of timing.

**MOTION:** Commissioner Amanda Fritz moved and Ms. Beuhner seconded to add the words "and distribution" in section 1428.b.1 and section 1425.b.1 after the word "forecast".

**ACTION:** With all in favor, the motion passed.

**MOTION:** Commissioner Fritz moved and Ms. Buehner seconded to forward a recommendation to the Metro Council on the proposed sections.

**ACTION:** With all in favor, the motion passed.

## **7. INFORMATION/DISCUSSION ITEMS**

### **7.1 Housing Trends and Policies around the Region: Milwaukie and Clackamas County**

Chair Gamba reminded members that this presentation was a part of an ongoing dialogue requested by MPAC to report on how the region was growing. He introduced Ms. Alma Flores from the City of Milwaukie and Mr. Vahid Brown from Clackamas County.

*Key elements of the presentation included:*

Ms. Flores provided geographic context for Milwaukie and explained that there hadn't been a huge amount of growth in Milwaukie until recently. She noted that it was in a strategic location.

Ms. Flores discussed some of the demographics of the city, including home prices, median family income and job rates. She discussed some of the zoning, and used an image to contextualize the impact of zoning in Milwaukie. Ms. Flores explained Milwaukie's regulatory processes and noted some of the areas that lacked. She suggested that these processes may be the reason that growth has lacked in the city.

Ms. Flores emphasized the lack of financial incentives. She recounted that 43% of households spent more than 30% of income on rent, and 22% spent more than 50% of income on rent. Ms. Flores emphasized that the goal was to level the playing field in the city and not simply cater to higher income people. Ms. Flores shared the city had a deficit of 900 affordable rental units, and that while this was a significant deficit of affordable units, there was a surplus of units overall.

Ms. Flores acknowledged that residential construction had been slow over the years, but with the installation of the light rail station, development was increasing. She provided some examples of development happening in the city.

Ms. Flores recounted housing affordability actions in Milwaukie since 2015. She described them as attempts to be proactive instead of reactive. Ms. Flores noted that the city was looking at a CET to fund affordable housing and potentially looking to wave SDC's for ADU's and other affordable developments.

Ms. Flores discussed the four themes of a "quadruple bottom line" lens to apply to planning. She highlighted housing needs in Milwaukie and projected future needs. Ms. Flores explained the comparison of need and supply and recounted plans for addressing the needs.

Mr. Vahid Brown discussed some of the general housing statistics in Clackamas County. He emphasized that there was a significant deficit in affordable housing, and that these units did not exist in the county.

Mr. Brown announced that the county was taking a lead on a county wide housing assessment, and he described the strategy for assessment being used as a "housing continuum". He highlighted the project of transitional shelter communities and noted that \$300,000 had been set aside for village development on county owned land geared towards houseless veterans. Mr. Brown described the perspective and steps that went into this project, as well as the project's goals.

Mr. Brown described the housing authority development objectives, and recounted the six objectives and how they factored into Clackamas County's housing goals. He highlighted some of the county's new developments and investments in housing.

Mr. Brown spoke to regional strategies for addressing the housing crisis, and explained that they had been looking at regional models around the state.

*Member discussion included:*

- Mayor Pete Truax asked for clarification on the difference between houselessness and homelessness. Mr. Brown suggested that homeless had a stigma attached, while houselessness focused the problem on housing. Mayor Truax noted that it was important to remember that even if someone had a house to stay in they could still be homeless.

- Ms. MacLaren expressed her thanks for the presentations and added that it was great to hear what was happening in the region to address housing needs.
- Mayor Truax asked if there could be a discussion at MPAC about the importance of water conservation and availability, and recommended that Metro have a seat at the table in such conversations because of the role of Metro in water conservation. Ms. Buehner expressed agreement with Mayor Truax's concerns.

**ADJOURN**

MPAC Chair Gamba adjourned the meeting at 6:58 pm.

Respectfully Submitted,

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

Miranda Mishan  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF OCTOBER 11, 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	10/1/2017	Metro October Hotsheet	101117m-01
<b>6.1</b>	PowerPoint	10/11/17	Milwaukie Housing Update Presentation	101117m-02
<b>6.1</b>	PowerPoint	10/11/17	Clackamas County Housing Update Presentation	101117m-03
<b>7.1</b>	Letter	10/11/17	Washington County Letter of Support	101117m-04
<b>7.1</b>	Letter	10/11/17	City of Beaverton Letter of Support	101117m-05