



**METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes

October 25<sup>th</sup>, 2017

Metro Regional Center, Council Chamber

**MEMBERS PRESENT**

Steve Callaway  
Sam Chase  
Andy Duyck  
Amanda Fritz  
Mark Gamba (*Chair*)  
Jeff Gudman  
Kathryn Harrington  
Gordon Hovies  
Nathan Phelan  
Craig Prosser  
Ty Stober  
Peter Truax

**AFFILIATION**

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

**ALTERNATES PRESENT**

Carrie McLaren

**AFFILIATION**

Oregon Department of Land Conservation and Development

**MEMBERS EXCUSED**

Gordon Hovies

**AFFILIATION**

Tualatin Fire and Rescue, Special Districts in Washington County

**OTHERS PRESENT:** Adam Barber, Anna Slatinsky, N. Janine Gates, Chris Neamtzu, Cadence Petros, Jennifer Donnelly, Tim Knapp, Laura Weigel, Jamey Duhamel, Gretchen Buehner

**STAFF:** Ted Reid, Jes Larson, Megan Gibb, Eliot Rose, Nellie Papsdorf, Elissa Gertler, Roger Alfred, Tyler Frisbee, Miranda Mishan

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

MPAC Chair Mark Gamba called the meeting to order at 5:11 pm. He reminded MPAC members about the upcoming racial equity workshop offered by Metro on November 1<sup>st</sup>.

**2. CITIZEN COMMUNICATIONS**

*There were none.*

**3. COUNCIL UPDATE**

Councilor Sam Chase conveyed that Councilor Carlotta Colette was planning to resign at the end of 2017 to move to Corvallis. He explained that once her seat was formally vacated the Metro Council would accept applications for someone to serve the rest of her term.

Councilor Chase noted that the Metro Council recently approved the Chehalem Ridge master plan.

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

Mayor Pete Truax responded to the Chehalem Ridge update and added that the area was going to be a great place for tourism and research around environmental change.

Mr. Craig Prosser reminded MPAC that Mr. Neil McFarlane was retiring this year and the TriMet board was rewriting his position description and would start recruitment soon.

#### **5. CONSENT AGENDA**

No quorum.

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

##### **6.1 Regional Technology Strategy**

Chair Gamba shared that this informational item related to the technology strategy that Metro was developing as a part of the RTP. He introduced Mr. Eliot Rose, from Metro's planning department.

*Key elements of the presentation included:*

Mr. Rose defined emerging technologies and discussed some of the different types of emerging technologies. He provided some specific examples of how these technologies were operating around the Metro region.

Mr. Rose explained why technology was a part of Metro's RTP, noting that it was necessary to plan for a future that focused on technology because of the rate at which technology was developing. He discussed some statistics regarding technology and transportation in Portland and around the region. Mr. Rose highlighted some pros and cons of new technology transportation options.

Mr. Rose discussed the equity implications of transportation technology. He highlighted the lack of accessibility of transportation applications because of the lack of affordability of smart phones. Mr. Rose also explained that many geographical areas in the region are not served by certain transportation technologies. He emphasized that this was an obstacle in having a region-wide conversation about technology.

Mr. Rose recounted the progress that had been made on technology in the RTP. He expressed that part of what he was attempting was to look at other cities and regions and

learn from their example. Mr. Rose emphasized that technology didn't change our values but changed how we would get there. He added that it was important to be honest about what we didn't know.

Mr. Rose highlighted some of the challenges faced by the RTX and recounted the proposed RTX development process. He explained that he was incorporating feedback and working on policies. Mr. Rose noted he would return to MPAC once he started planning policies.

*Member discussion included:*

- Mayor Truax expressed concern about communities being left out of the expansion of technology. He explained that this was unconscionable to him and asked if rideshare companies were allowed to avoid making accommodations for disabled riders, and if the limited time for engagement was legitimate. Mr. Rose said that what was driving the timeline was the need to include it in the Regional Transportation Plan.
- Commissioner Fritz shared that Portland passed legislation that forbade autonomous vehicles until the city council officially approved them because they were worried about the safety of the vehicles. She highlighted concerns regarding surveillance and information sharing with regard to upcoming technologies, and reminded MPAC to take into account the social consequences of technology.
- Mayor Callaway expressed agreement with Mayor Truax regarding equity. He noted that people being left out was preventable. Mayor Callaway asked Mr. Rose about what kind of role cities and communities could play outside of MPAC with partners and groups in his work on RTX. Mr. Rose explained that both University of Oregon and Portland State University had been convening groups around this issue, and noted that other groups and ad-hoc efforts had started. He reminded individuals on the committee to let him know if they wanted to be involved in these efforts.
- Chair Andy Duyck shared that he was excited about the technology discussion. He recommended embracing technology and using it to address transportation problems in the region.
- Commissioner Fritz raised concerns about the impact of new technologies on the amount and availability of jobs in the region.
- Mayor Gamba shared concerns regarding land use and how new technology would impact parking and land-use in the region.

## **6.2 Housing Trends and Policies around the Region: Wilsonville and Beaverton**

Chair Gamba announced that this informational item was a continuation of a series of updates on growth around the region. He introduced Mr. Chris Neamtzu and Mayor Tim Knapp from Wilsonville, and Ms. Anna Slatinsky and Ms. Cadence Petros from Beaverton.

*Key elements of the presentation included:*

Mayor Knapp provided some background on Wilsonville and discussed rates of growth in the suburban community, as well as investments that had been made to aid growth. He explained that Wilsonville's housing had a high percentage of multifamily structures which was atypical for a suburban community. Mayor Knapp shared that they were trying to think

holistically about housing and consider implications for jobs and transportation as well. He introduced Mr. Chris Neamtzu from City of Wilsonville's planning department.

Mr. Neamtzu discussed rates of growth and employment in Wilsonville. He explained how statistical data and analysis had been a useful tool in understanding housing in Wilsonville. Mr. Neamtzu highlighted the ten year development trends in Wilsonville and explained significant points of growth as well as the fast pace construction of single family units. He noted that they were interested in providing opportunities for home ownership.

Mr. Neamtzu noted that in 2016 there was a significant growth in population, and discussed average sales prices homes in Wilsonville and compared it to average family income. He added that there was a concern about affordable housing.

Mr. Neamtzu recounted some of the housing policies that had been adopted over the last decade. He highlighted that ADU SDC's had been waived since 2010 to encourage the building of ADU's, but that only six had been built since.

Mr. Neamtzu highlighted particular neighborhood developments in Wilsonville that have been built in the past decade. He discussed the processes of development and noted that collaborative efforts made the developments a success. Mr. Neamtzu highlighted challenges to development as well as next steps for the City of Wilsonville.

*Member discussion included:*

- Councilor Gudman asked why ADU development had been so slow. Mr. Neamtzu suggested that individuals weren't interested. Mayor Knapp explained that the private sector found it profitable to build large single family homes, and that some people were worried about ADU's changing the neighborhoods. Chair Duyck suggested that there might be fewer opportunities.
- Councilor Gudman asked if the funding for the Frog Pond project was specifically for that project or if it was transferrable. Mr. Neamtzu explained that it was transferable.
- Councilor Gudman asked if Frog Pond was going to be missing middle housing. Mayor Knapp shared that it was not but they were hoping to offer more missing middle housing, but had not planned for it yet.
- Commissioner Fritz asked about the mental health housing development and how it functioned. Mr. Neamtzu explained that they had been partnering with the health provider for years, and that the services and the housing was a success.
- Chair Gamba introduced Ms. Slatinsky and Ms. Petros from the City of Beaverton.

*Key elements of the presentation included:*

Ms. Slatinsky explained some of Beaverton's demographics, and explained the distribution of low income people in the city was changing. She highlighted some of the financial demographics and noted that 1 in 4 families spend more than 50% of income on housing costs and the majority of renters were cost burdened.

Ms. Slatinsky recounted the housing demands in Beaverton as well as rates of production and development. She shared some of the limiting factors and challenges faced in building and development. Ms. Slatinsky highlighted issues surrounding homelessness and the increasing visibility of the homeless population in the city. She noted that addressing this issue was a priority of planners and elected officials.

Ms. Petros discussed housing policy goals. She explained how the community vision was incorporated into housing policy plans. Ms. Petros noted that they were in the process of updating their community action plan.

Ms. Petros discussed the city's initiative programs and other housing opportunities Beaverton was working on. She highlighted that their goal was to create opportunities to move the market, particularly in downtown Beaverton. Ms. Petros noted that they were focused on homeownership and microfinancing.

Ms. Petros noted that they had received an equitable housing grant from Metro to work on cottage clusters. She added that they needed more resources.

*Member discussion included:*

- Chair Gamba emphasized the extend of the housing crisis both nationally and in the region.
- Councilor Chase shared that New York spent \$1.2 million a year on housing. Ms. Slatinsky noted that they did not meet their housing needs either.
- Ms. Carrie McLaren asked what the state could be doing in terms of policy and asked for feedback on that topic.
- Chair Duyck suggested that asking for more money might not be the only solution and shared that there was a continuum of solutions.
- Mayor Truax raised concerns that regional leaders were not thinking about transportation and housing as linked issues, and emphasized the importance of this kind of thinking.
- Chair Gamba expressed hope that the state would allow for construction during the downturn when costs weren't high so that affordable housing could be addressed.

## **7. 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 long horizontal flourish extending to the right.

Miranda Mishan  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF OCTOBER 25, 2017**

| <b>ITEM</b> | <b>DOCUMENT TYPE</b> | <b>DOC DATE</b> | <b>DOCUMENT DESCRIPTION</b>                      | <b>DOCUMENT NO.</b> |
|-------------|----------------------|-----------------|--------------------------------------------------|---------------------|
| <b>6.1</b>  | PowerPoint           | 10/25/17        | Presentation: Regional Technology Strategy       | 102517m-01          |
| <b>6.2</b>  | PowerPoint           | 10/25/17        | Presentation: Housing in the City of Wilsonville | 102517m-02          |
| <b>6.2</b>  | Handout              | 3/2017          | Wilsonville 2016 Housing Report                  | 102517m-03          |
| <b>6.2</b>  | PowerPoint           | 10/25/176       | Presentation: Housing in the City of Beaverton   | 102517m-04          |