



METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

January 10, 2018

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Emerald Bogue
Steve Callaway
Sam Chase
Denny Doyle (*Chair*)
Amanda Fritz
Mark Gamba
Jeff Gudman
Kathryn Harrington
Gordon Hovies
Larry Morgan
Luis Nava
Peter Truax

AFFILIATION

Port of Portland
City of Hillsboro, Largest City in Washington County
Metro Council
City of Beaverton, Second Largest City in Washington County
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
City of Troutdale, Other Cities in Multnomah County
Citizens of Washington County
City of Forest Grove, Other Cities in Washington County

ALTERNATES PRESENT

Jennifer Donnelly
John Griffiths

Linda Simmons

AFFILIATION

Oregon Department of Land Conservation and Development
Tualatin Hills Park & Recreation District, Special Districts in Washington County
TriMet

MEMBERS EXCUSED

Betty Dominguez
Jerry Hinton

AFFILIATION

Citizens of Clackamas County
City of Gresham, Second Largest City in Multnomah County

OTHERS PRESENT: Adam Barber, Taylor Steenblock, Tina Osterink, Richard Swift, Chad Eiken, Pam Phan

STAFF: Ernest Hayes, Roger Gonzalez, Jes Larson, Megan Gibb, Nellie Papsdorf, Elissa Gertler, Alison Kean, Tyler Frisbee, Miranda Mishan, Dana Lucero, Matt Korot, Marta McGuire, Ramona Perrault

1. CALL TO ORDER, SELF INTRODUCTIONS, CHAIR COMMUNICATIONS

MPAC Chair Denny Doyle called the meeting to order at 5:02 PM.

2. CITIZEN COMMUNICATIONS

There were none.

3. COUNCIL UPDATE

Councilor Kathryn Harrington recognized Mayor Mark Gamba for serving as MPAC chair in 2017, and the committee presented Mayor Gamba with a certificate in commemoration of his service.

Councilor Harrington highlighted the busy year ahead of the committee, noting that the UGB expansion process was underway. She explained that they asked cities interested in expansion to submit letters of interest with a high level overview of the expansions, and that they had seen requests from five cities in two different counties.

Councilor Harrington shared that a potential regional affordable housing measure had been recommended to staff by the council. She explained that they were hoping to address unmet housing need in the region and that they were in the early stages of developing a measure that the voters could see in November.

Councilor Chase explained that there was a technical issue with creating a new bond because of constitutional restrictions on how local governments use bond money. He added that these restrictions kept local governments from being as flexible as they would like.

Councilor Jeff Gudman asked if next meeting they could have information about why the aforementioned limitation was invoked.

Commissioner Amanda Fritz raised concerns about moving forward with a housing bond because property taxes disproportionately affected disadvantaged communities. She suggested addressing that issue before rushing into another tax increase.

Mr. John Griffiths asked where they could find more information about how a housing bond would be set up.

Ms. Elissa Gertler explained that they were moving quickly but trying not to rush into things. She added that inequitable property taxes were a significant concern.

Councilor Chase clarified that the current issue was jurisdictions flexibility with bond money. Councilor Harrington asked if a potential letter of support would support a constitutional amendment. Councilor Chase explained that it would but not about taxing, just about how tax money could be used.

Commissioner Fritz reiterated the need to address problems created by Measure 5. She emphasized that if the system were fair there wouldn't be a problem, and while a housing bond might be necessary, she was concerned that the cause of the issue was being avoided when Metro was uniquely qualified to help address it.

Ms. Emerald Bogue shared that the Port of Portland recently had a presentation about Terminal 6 and air quality. She noted that there was nothing significant to report, and that

Terminal 6 would be mixed use, as expected. Ms. Bogue added that she would be happy to share more eat another time.

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

MOTION: Councilor Gudman moved and Commissioner Fritz seconded to approve the consent agenda.

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

6. INFORMATION/DISCUSSION ITEMS

6.1 Community Placemaking Grant Program Update

Chair Doyle explained that Metro was currently accepting grant applications for the second round of Community Placemaking Grants. He shared that the grants supported creative, community-driven projects that advanced racial equity and directly addressed community challenges or opportunities. Chair Doyle added that cities, in partnership with community groups can apply and that they hoped MPAC members would help spread the word.

Chair Doyle introduced Dana Lucero, from Metro's Planning and Development department.

Key elements of the presentation included:

Ms. Lucero explained that community placemaking was a verb that described an innovative way to do urban planning. She conveyed that it gave people to ability to play a role in the place that they live, and foster a connection to a place. Ms. Lucero highlighted that placemaking allowed communities to grow stronger as a result of this involvement in planning.

Ms. Lucero shared that art and creativity played an essential role in community placemaking, and it was about community members defining a solution to a problem themselves. She noted that the program was equity based and focused on benefitting communities of color and other historically marginalized communities. Ms. Lucero added that thinking about planning in this way was aligned with Metro's values.

Ms. Lucero expressed that they had lowered the barriers to accessibility to the program and simplified the application. She explained that the application used more friendly language, and that funding would be provided upfront. Ms. Lucero spoke to the need to provide

funding for groups that otherwise wouldn't be able to do these projects, even on a reimbursement basis.

Ms. Lucero discussed the 2017 pilot cycle and highlighted some of the funded projects. She provided updates regarding the 2018 grant cycle, and explained that this time they had more money, a shorter application, revised evaluation criteria, and that the SW Corridor was a specific target area for grants in addition to the region-wide grants.

Ms. Lucero spoke to eligibility requirements, and emphasized that public agencies can apply, but that they were looking for an authentic partnership with community groups. She highlighted the SW Corridor target area and explained that this was planned to align with other SW Corridor work at Metro.

Member discussion included:

- Ms. Linda Simmons mentioned TriMet's appreciation that the program was targeting the SW Corridor.
- Commissioner Fritz asked about the kinds of outreach that had been done to underrepresented groups to let them know about this program. Ms. Lucero explained that they had sent out a number of emails to lists compiled by DEI, and that she had had face-to-face conversations with community leaders. She added that they had done social media outreach and specific outreach to native communities. Commissioner Fritz clarified that emails had gone out via the neighborhood network.
- Councilor Larry Morgan asked if the applications come in English only. Ms. Lucero explained that at the moment, yes and Councilor Morgan asked if there was intent to expand. Ms. Lucero explained that they wanted to be responsive to groups who couldn't complete the application in English, but there wasn't enough staff at the moment. Chair Doyle mentioned that most jurisdictions had staff members that were capable of translating. Commissioner Fritz suggested contacting the Office of Neighborhood Involvement at the City of Portland, because they accepted applications in any language and translated them in office.

6.2 2030 Regional Waste Plan Vision and Goals

Chair Doyle explained that this item was to present the draft vision and goals for the 2030 Regional Waste Plan. He shared that the Regional Waste Plan was a long range plan that provided direction for the garbage and recycling system and for reducing the environmental impacts associate with the goods consumed in the region.

Chair Doyle noted that the development of the vision and goals as part of the second phase of plan development. He introduced Ms. Marta McGuire and Mr. Matt Korot from Metro's Property and Environmental Services Department.

Key elements of the presentation included:

Mr. Korot explained that the 2030 Regional Waste Plan would be a successor to the current plan. He shared that the new plan would provide a blueprint for how the region managed

the waste system. Mr. Korot explained that there were two types of systems at play, the solid waste system and the larger life cycle system. He expressed concern about the environmental impacts of the lifecycle, and noted that the blueprint of provided by the 2030 Plan would establish policy direction, outline role sand fulfill state and federal requirements.

Mr. Korot provided a recap of the phases of the plan, and highlighted the steps in the timeline. He explained that they were currently in phase two of the plan, and that equity was informing their work throughout the plan.

Ms. McGuire explained that they had wanted to bring in community members to be with them from start to finish in the process to help them understand how to incorporate equity. She discussed the process of developing the equity taskforce and how they brought equity to the forefront of the discussion. Ms. McGuire highlighted some of these outcomes from phase 1, and explained that they incorporated a set of equity principles per the recommendations of community leaders. She listed the equity principles and explained the focus

Ms. McGuire remarked that they were asking for input on the draft vision and goals that build on the equity elements. She explained the process of coming to the vision and goals, and noted that the goals were written to accommodate a range of actions, and in the next phase specific actions would be discussed.

Ms. McGuire highlighted next steps for the plan and some important upcoming dates. She asked MPAC members to pair off to discuss the goal areas.

MPAC members split into groups to discuss then reported out about their small group discussions.

Member discussion included:

- Councilor Gudman asked about the effect of China's new restrictions on waste.
- Mr. Griffith noted that they should be looking at ways to move garbage more efficiently.
- Ms. Jennifer Donnelly added that partnerships for repairing electronic items should be included.
- Mayor Mark Gamba suggested including upstream issues, including designed obsolescence and packaging issues.
- Councilor Gudman emphasized the importance of mitigating the impacts of climate change.
- Mayor Steve Callaway suggested educating the general public about solid waste as well as focusing on education in schools.
- Commissioner Fritz shared that it might be helpful to share best practices with other jurisdictions.

- Mr. Luis Nava advised that educational materials be printed in multiple languages, and requested more visual education materials, especially directed towards children. He added that they would like to see leadership classes involved in the plan, and that the more work that could be done in the schools the better, given the long term nature of the plan.
- Councilor Harrington suggested targeting young adults because many were starting homes.
- Mr. Korot addressed China's new waste standards. He explained that the standards were to reduce the amount of contamination that could be in recyclables and that they also outlawed certain materials. Mr. Korot conveyed that they didn't want to be the receptacle for the world's trash and that they were closing mills and in order to reduce greenhouse gas emissions. He noted that these changes had a significant impact on the west coast, and highlighted some of the specific setbacks.
- Mayor Pete Truax expressed concern about packaging, and emphasized the need to encourage companies to use less to package their products.
- Mayor Gamba suggested that the 2030 solid waste vision was one that allowed for no dumps, and nothing to be buried in the ground by 2030.
- Mayor Callaway noted that the west side was deficient in solid waste infrastructure, and asked if improvements to that infrastructure were included in the goals. Ms. McGuire explained that access to solid waste facilities would be included in the goals.

6.3 Naturally Occurring Affordable Housing

Chair Doyle shared that this item was to respond to MPAC member's requests to share information and lessons being generate through local equitable housing efforts. He added that this item related to work underway to plan for equitable housing in the SW Corridor, and presented new research on naturally occurring affordable housing that was relevant to housing efforts across the region.

Chair Doyle introduced Ryan Curren from the Portland Bureau of Planning and Sustainability, and project manager for the SW Corridor Equitable Housing Strategy.

Key elements of the presentation included:

Mr. Curren introduced Dr. Lisa Bates from Portland State University, and Mx. Asher Freeman from the Community Alliance of Tenants. He provided context for the project and expressed the concerns that started the research.

Dr. Bates shared that the majority of low income people do not live in affordable units but rather market rate homes. She discussed the different levels of quality, and noted the project's focus on mid-rate housing. Dr. Bates explained the research processes behind the project, and noted that there's a shortage of units and that the vacancy rate is different between the NOAH market and high quality units.

Dr. Bates explained that rents continue to increase on lower quality units, and that the precariousness of rental housing was a regional problem. She described some of the defining characteristics of NOAH, and noted the overlap of high volume sales and communities of color. Dr. Bates discussed the specifics of NOAH in the SW Corridor.

Mr. Curren discussed the importance of the qualitative research process and shared how the quantitative and qualitative data complimented each other to create a narrative about NOAH. He noted that other services became a priority within the project because of the work done by the Community Alliance of Tenants.

Mx. Asher Freeman from the Community Alliance of Tenants explained that they had been spending more time with tenants on the SW Corridor and inviting conversations and meetings. They added that there was already a drastic rent increase and concern that housing would become unaffordable.

Mx. Freeman shared that the light rail expansion would mean displacement, and that the people most at risk were underrepresented communities. They explained that this was a fair housing issue, and that they were looking forward to addressing these issues to allow people to stay in their communities and enjoy the light rail improvement.

Mr. Curren emphasized the need to preserve affordable housing and create stability, and spoke to the fact that benefits will multiply once stability is created.

Member discussion included:

- Mayor Gamba suggested purchasing and protecting naturally occurring affordable housing before developing a new light rail line. Ms. Gertler emphasized that this idea was at the forefront of current planning strategies, and that thinking about housing as a long term investment plan instead of an after-the-fact strategy was necessary.
- Ms. Simmons asked about strategies for preserving affordable housing. Dr. Bates acknowledged that this was a big challenge on a national level. She noted that there were a number of tools being put together, including moving ownership of properties. Dr. Bates added that there was a possibility to create the kind of investment vehicle where the capital investors are getting return from the operation of the building.
- Mr. Curren noted that not all housing needs needed to be met by a unit. Mx. Freeman added that there had to be multiple strategies, and that preservation and tenant protection were important goals. They emphasized that as long as landlords had total control it would be challenging for people to stay in their homes and communities.
- Councilor Harrington asked if there was information on NOAH in the east side of the Metro region. Mr. Curren explained that they had a large

appendix of maps, including the eastern portion of the region, and that could be shared with MPAC.

7. ADJOURN

MPAC Chair Doyle adjourned the meeting at 6:56 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 JANUARY 10, 2018

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
4.0	Memo	1/10/18	Urban Growth Management Decision: Letters of interest from cities	011018m-01
6.1	PowerPoint	1/10/18	Presentation: Community Placemaking Grant Program	011018m-02
6.1	Handout	1/10/18	Community Placemaking Grant Program	011018m-03
6.2	PowerPoint	1/10/18	Presentation: 2030 Regional Waste Plan Vision and Goals	011018m-04
6.3	PowerPoint	1/10/18	Presentation: Naturally Occurring Affordable Housing	011018m-05
6.3	Handout	1/10/18	SW Corridor Equitable Housing Strategy	011018m-06