



600 NE Grand Ave.
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oregonmetro.gov

METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

February 13, 2019

Metro Regional Center, Council Chamber

REVISED: April 10, 2019

MEMBERS PRESENT

Sam Chase
Christine Lewis
Juan Carlos Gonzalez
Peter Truax
Linda Glover
Ed Gonke
Mark Gamba
Darren Riordan
Theresa M. Kohlhoff
Dick Schouten
Gordon Hovies
Mark Watson

Don Trotter

Steve Callaway
Linda Glover
Denny Doyle

ALTERNATES PRESENT

Katherine Kelly
Carrie MacLaren
John Griffiths

MEMBERS EXCUSED

Martha Schrader (Chair)
Jerry Hinton
Karylenn Echols

AFFILIATION

Metro Council
Metro Council
Metro Council
City of Forest Grove, Other Cities in Washington County
City of Vancouver
Citizen of Clackamas County
City of Milwaukie, Other Cities in Clackamas County
City of Fairview, Other Cities in Multnomah County
City of Lake Oswego, Largest City in Clackamas County
Washington County
Tualatin Valley Fire & Rescue, Special Districts in Washington County
Hillsboro School District Board of Directors, Governing Body of a School District
Clackamas County Fire District #1, Special Districts in Clackamas County
City of Hillsboro, Largest City in Washington County
City of Vancouver
City of Beaverton, Second Largest City in Washington

AFFILIATION

Second Largest City in Multnomah County
Oregon Department of Land Conservation and Development
Tualatin Hills Park & Recreation District, Special Districts in Washington County

AFFILIATION

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

Susheela Jayapal
Amanda Fritz

Multnomah County
City of Portland

OTHERS PRESENT: Adam Barber, Emily Klepper, Paul Morrison, Gretchen Buehner, Jeff Gudman, Jennifer Hughes, Anela Danhy, Anna Slatisky, Laura Weigel.

STAFF: Lisa Miles, Megan Gibb, Nathan Sykes, Emily Lieb, Jes Larson Sara Farrokhzadian, Ramona Perrault, and Sima Anekonda

1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS

Mayor Doyle stated that he would be filling in as Chair on behalf of Chair Martha Schrader. Mayor Doyle called the meeting to order at 5:02 PM.

2. PUBLIC COMMUNICATIONS ON AGENDA ITEMS

There were none

3. COUNCIL UPDATE

Mr. Mark Watson announced that the State of Oregon released the graduation rates for school districts and encouraged MPAC members to look into this.

Councilor Gonzalez stated that the Metro Council was scheduled to vote on employment to the Transportation Funding Taskforce. He said that the taskforce included representatives from a variety of regions and backgrounds. He said that the taskforce would provide recommendations to the Metro Council regarding potential locations, projects, and programs for inclusion in a regional transportation funding measure. He said that questions regarding the taskforce could be directed to Tyler Frisbee. He then provided an update on the Economic Value Atlas. He stated that the tool was developed by Metro and the Brookings Institute and was used to analyze geographical areas. He said that the EVA would aid in business development and provide a better idea of equity in the region. Lastly the Metro Council would take action the Regional Waste Plan and encouraged MPAC members to provide comments to councilors.

Mayor Doyle announced that a presentation on housing implementation would be rescheduled to March 13, 2019.

4. CONSENT AGENDA

MOTION: Mayor Gamba moved, and Mayor Callaway seconded, to approve the consent agenda.

ACTION: With all in favor, motion passed.

5. **ACTION ITEMS**

5.1 MPAC Vice Chair and Second Vice Chair Nominations

Mayor Denny Doyle reminded that with every New Year, MPAC elected a Vice Chair from Multnomah County and a Second Vice Chair from Washington County. He said that Mayors Truax and Callaway, Councilors Lewis and Gonzalez, and Terri Preeg Riggsby from the West Multnomah Soil and Water Conservation District volunteered to serve on the nominating committee.

Mayor Truax recommended that the Second Vice Chair position be filled by Mayor Steve Callaway. He stated that the nominating committee would wait to nominate the Vice Chair in order to have conversation with other individuals interested in filling that positions.

Mayor Truax added that many individuals representing various cities and counties had been in their positions for a long time. He suggested that there needed to be a refresh in leadership and representation and encouraged MPAC members to engage with different coordinating councils. He explained that because Council President Lynn Peterson appointed citizen representatives and suggested that she consider representatives from different coordinating councils throughout the region. He said that other cities had put out a bid for their auditor in order to provide their agency with a refresh.

MOTION: Mayor Truax moved, and Mr. Watson seconded, to approve the Nominating Committee's recommendation to appoint Mayor Callaway as Second Vice Chair.

ACTION: Will all in favor, motion passed.

6. **INFORMATION/DISCUSSION ITEMS**

6.1 Housing Bond Implementation

Key elements of the discussion included:

Ms. Jes Larson described the last visit she made to MPAC and explained that there were updates to the passage of the work plan and the appointment of thirteen people to oversee Metro's housing implementation work.

Ms. Larson described the intended outcomes of the affordable housing bond and said regional housing bond would help create 3,900 affordable homes. She said that the

framework informed the implementation of the bond program that was passed by the Metro Council. Ms. Larson explained that the program catered to the development of as many deeply affordable homes as possible. She shared that the goal would require a great amount of effort to identify funding tools. She also emphasized that the goal was to create housing that was not readily available before the housing implementation. She remarked that the purpose of the project was to meet the needs of lower income individuals.

Ms. Larson summarized the following guiding principles of the framework: lead with racial equity, create opportunity for those in need, create opportunity throughout the region, and ensure long-term benefits and good use of public dollars.

Ms. Lieb provided an overview of the overall implementation structure of the bond. She explained that the goal was structure the bond so as to tap into existing implementation strategies. She said that up to 10% of funding would be administered through Metro. She noted that implementation would be structured through local implementation plans. She highlighted that the measure specified a 5% cap on funding and program administration.

Ms. Lieb provided a map which outlined seven eligible partners and production targets in the Metro region. She recalled the distribution mechanism was approved by the Metro Council and was distributed based on assessed value. She remarked that targets and funding eligible prescribed to county level, with flexibility for partners within the counties to agree to alternative distribution.

Ms. Lieb provided a timeline of the housing implementation program. She what had occurred for the last three months leading up to the current MPAC meeting. She said that Metro staff was focused on adopting the plan. She expressed that the purpose of the plan was really to operationalize, establish organizational structures, and provide certainty for jurisdictional and development industry partners who would be the primary implementers of the housing bond. She said that the next phase of work was focused on creating local implementation strategies then pointed to the work plan which provided more detail. Ms. Lieb recalled that Metro convened several community discussions in November 2018 and emphasized that engagement was conducted up until the creation of the work plan. She that expectations to the strategy were formalized and would help develop plans for the consideration of Metro's oversight committee. Ms. Lieb indicated that the second part of the phase would welcome seven partnering jurisdiction to bring forward one demonstration project. She explained that these projects offered an opportunity to learn by doing and build out systems. She recognized concerns regarding a slow implementation process. She said that the goal

was to provide a path for projects to move forward. Ms. Lieb explained steps and expectations for after a project was running. She said that Metro would acquire sites and that funding would be committed within a 5-7 year period.

Ms. Lieb provided key components of the local development strategy. She said that the strategy would include a description of how individuals select and organize projects as well as showcase how implementation would complement their plans. She said that implementation strategies needed to advance racial equity by addressing barriers to access through screening criteria and affirmative marketing. She that the approach was to take an outcomes based approach and to ensure regional level of coordination. She said that each strategy would come forward for the approval of the IGAs in the summer of 2019 and that outcomes would be reviewed by the oversight committee.

Mayor Truax asked if Metro would be required to conduct an implementation that could be folded into the existing Washington County strategy. Ms. Lieb stated that that was expected and added that the engagement process would be coordinated with all jurisdictions, however the process may look different from county to county.

Ms. Larson updated MPAC on where implementation strategy was at currently. She said that implementation was really in the hands of the partners. She said that local implementation strategies would look like meetings with staff, community engagement events, working with advisory tables, and communicating with experts to identify what the best courses of action. She explained that when those local project are completed, they would return to the oversight committee to ensure that the plan is consistent with the work plan. Ms. Larson stated that once the oversight committee approved local plans, they would move to the Metro Council.

Ms. Larson outlined the role of the oversight committee: to review and recommend implementation strategies for Council approval, to monitor expenditures and outcomes, to provide an annual report and presentation to Metro Council, and to recommendation implementation strategy improvements to Council as necessary. Ms. Larson expressed that hope that the program would be implemented in a 5 to 7 year period.

Ms. Larson introduced the committee members and summarized their background and experience.

6.2 2040 Planning and Development Grants: 2019 Grant Cycle

Key elements of the presentation included:

Ms. Lisa Miles explained that 2040 grants had existed since 2006 and were funded through the construction excise tax. She provided a timeline for the Grant Cycle 7 and highlighted that Draft Letter of Intent would be submitted to Metro on March 8, 2019.

Ms. Miles said that the mission of the program was to: remove barriers to development, make land ready for development, and enable existing developed sites to be redeveloped. She remarked that there would be an additional criteria which required that proposals in the equitable development category must demonstrate a primary emphasis on advancing equity.

Ms. Miles listed aspects equitable development projects may include: planning or predevelopment for equitable housing, pre-development work for facilities and community investments that advanced quality of life outcomes for marginalized communities, facilitation of development related efforts in partnership with a community organization, and planning or pre-development for projects that served a specific neighborhood or geography.

Ms. Miles conveyed targets for the Grant Cycle 7. She stated that targets included: a \$1 million of funds targeted for qualified projects that facilitate implementation of equitable development projects within the UGB; \$250,000 of fund targeted for projects that facilitated development centers, corridors, station areas and employment/industrial areas; \$750,000 of grant funds be targeted for projects in urban reserves or new urban areas.

Ms. Miles provided an overview of the new policy for simplified project types. She indicated that urban reserve and new urban area planning, development policy and code refinement, area-specific redevelopment planning, and site-specific development or redevelopment were all topics under that new policy.

Ms. Miles stated that additional changes were made to streamline administration of the plan. She said that in 2019, applications would be open to private entities. She added that the prior requirement of a minimum 10% match was eliminated. She said that the new policy was for grantees to provide all staff time related to the grant project as their match. She added that additional cash match proposed by grantee or partners would be considered additional leverage during evaluation. She concluded that the new policy was created in order to reduce administrative burden.

Ms. Miles stated that the new policy allowed private entities eligible to apply for grants then added that those application needed to be endorsed by a local government partner. She explained that this new policy was a soft launch and stated that Metro tried to ensure local government would not be flooded with requests. She said jurisdictions

could enforce any letter of intent and that Metro staff would have conferences to evaluate the letters. She explained that the City or County would determine which one private partner's full application would receive a formal endorsement.

Member discussion included:

- Mr. Ed Gronke asked what constituted a non-governmental entity. Ms. Miles said that this grant was previously available to cities and counties. She explained that the changes allowed non-profit and private partners to apply. Mr. Gronke asked if the entity needed to have a 501(c)(3) designation. She said that a supplemental application was required to demonstrate the organization's experience and assure that they had financial capacity to support staff. Mr. Gronke inquired if a community planning organization could apply. Ms. Miles confirmed.
- Councilor Chase if local jurisdictions could submit a draft proposal to receive feedback from Metro. Ms. Miles said yes and encouraged Councilor Chase to look at the handbook which provided clarity on the grant and evaluation criteria. She explained the reason for the two phased application process was to receive new ideas and provide assistance to potential applicants.
- Mayor Doyle asked if Metro communicated with other jurisdictions about the concept. Ms. Miles stated Metro sent out information to planning directors in other counties to update them on the project.
- Mayor Truax spoke to the importance of cities and emphasized that city government were the test engines for new projects. He thanked Mayor Doyle and Mayor Callaway for their comments during their State of the City addresses which highlighted that local governments are consistently working. He explicitly stated that, unlike the federal government, local governments do not shut down.

7.0 ADJOURN

Mayor Doyle adjourned the meeting at 5:55 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be the initials 'MD' or similar, written in a cursive style.

Sima Anekonda
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF FEBRUARY 13, 2019

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
3.0	Handout	2/13/19	Regional Transportation Funding Task Force Membership list	021319m-01
6.1	Presentation	2/13/19	Regional affordable housing bond: Implementation planning update presentation	021319m-02
6.1	Handout	2/13/19	Homes for greater Portland	021319m-03
6.1	Handout	2/13/19	Metro affordable housing bond community oversight committee	021319m-04
6.1	Handout	2/13/19	Exhibit B: Breakdown of Unit Production Targets and Funding Eligibility	021319m-05
6.2	Presentations	2/13/19	2040 Planning and Development Grants	021319m-06