



METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

January 25, 2017

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Emerald Bogue
Sam Chase
Carlotta Collette
Amanda Fritz
Mark Gamba
Jeff Gudman
Kathryn Harrington
Gordon Hovies
Larry Morgan
Craig Prosser
Ty Stober
Peter Truax

AFFILIATION

Port of Portland
Metro Council
Metro Council
City of Portland
City of Milwaukie, Other Cities in Clackamas County
City of Lake Oswego, Largest City in Clackamas County
Metro Council
Tualatin Valley Fire & Rescue, Special Districts in Washington County
City of Troutdale, Other Cities in Multnomah County
TriMet
City of Vancouver
City of Forest Grove, Other Cities in Washington County

ALTERNATES PRESENT

Anthony Martin

AFFILIATION

City of Hillsboro, Largest City in Washington County

MEMBERS EXCUSED

Denny Doyle

AFFILIATION

City of Beaverton, Second Largest City in Washington County

OTHERS PRESENT: Brenda Perry, Adam Barber, Carol Chesarek, Shaughn Sanford, Jessica Pelz, Gretchen Buehner, David Bruer, Tom Armstrong, Zoe Monahan, David Berniker

STAFF: Christopher Spencer, Allison Kean, Nellie Papsdorf, Ramona Perrault, Andy Shaw, Kim Ellis

1. CALL TO ORDER, SELF INTRODUCTIONS, CHAIR COMMUNICATIONS

MPAC Chair Mark Gamba called the meeting to order at 5:10 p.m. He welcomed new members and alternates to MPAC. All attendees proceeded to introduced themselves.

2. CITIZEN COMMUNICATIONS

RA Fontes, City of Lake Oswego: Mr. Fontes gave testimony on public policy development with autonomous vehicles. He distributed a handout that listed safety and economic concerns. He stated that short sighted public policy regarding autonomous vehicles would result in a transportation disaster. He emphasized a need to have further discussions on autonomous vehicles to prepare for potential impacts to public transit ridership and the regional transportation system.

3. COUNCIL UPDATE

- Councilor Sam Chase mentioned a Metro annual report on Title IV Employment and Industrial Areas map and explained that it was a map of areas protected for those uses. He stated that no changes or amendments had been made to the map and offered a report from the Metro Chief Operating Officer, Ms. Martha Bennett.
- Councilor Chase noted the opening of the Orenco Woods Nature Park in Washington County and discussed the redevelopment of Orenco Woods from a golf course to a nature park. He encouraged members to attend the opening event.
- Councilor Chase recalled the brownfields strategy along McLoughlin Corridor. He stated that 20 brownfield sites had been identified for assessment.
- Councilor Chase noted a meeting with the Urban Growth Task Force on February 1, 2017.
- Councilor Chase recounted the Low Income Fares Task Force (LIFT) meetings to address issues of prohibitive costs of transit ridership for low-income individuals. He stated that several models were discussed and further discussions would focus on understanding and identifying costs and implementation.

4. MPAC MEMBER COMMUNICATION.

- **Regional Leadership Forum #3 Recap**

Chair Gamba discussed the third Regional Leadership forum that took place on December 22, 2016.

Key elements of the presentation included:

Chair Gamba stated the attendees at the forum weighed in on a draft shared vision statement and securement of transportation funding. He added that discussions were made to identify focus areas on urgent regional challenges of a growing region. He noted that Metro staff had prepared a summary report that documented discussions and recommendations for future meetings and that copies of the graphics illustration created during the first forum were made available. He shared that the forums had given the opportunity to discuss potential impacts on planning the future transportation system and stated the testimony heard earlier by Mr. Fontes was indicative of the potential issues. He asked members and alternates to share their observations.

Member discussion included:

- Councilor Jeff Gudman recalled discussions with the Oregon Transportation Commission (OTC) on transportation alternatives for the region. He stated that the analysis focused on funding and explained that the best alternative discussed offered enough funding for maintenance of the current system without improvement. He recommended that attendees use their influence during the legislative session to advocate for a large transportation package.
- Mayor Peter Truax discussed the graphic illustration and highlighted equity as a key issue. He stated that efforts that surround equity need to be purposeful and intentional as well as diverse and transparent. He shared his observation that the legislature had been focused on issues of state deficit and transportation funding and recommended that equity, transparency, and diversity be emphasized.

5. **CONSENT AGENDA**

- **MTAC Nomination**
- **Consideration of the November 9, 2016 Minutes**

Please Note: Approval of the consent agenda was deferred to the following MPAC meeting due to the lack of a quorum.

6. **INFORMATION/DISCUSSION ITEMS**

6.1 MPAC Legal Roles and Responsibilities

Chair Gamba introduced Ms. Alison Kean, Metro Attorney, to provide a background on the legal roles and responsibilities of MPAC.

Key elements of the presentation included:

Ms. Kean discussed the purpose of MPAC as an advisory committee established by the Metro Charter. She shared several documents in the meeting packet: the MPAC Bylaws, the Metro Charter, and the Metro Code that created MPAC. She emphasized Section 26 in the Metro Charter that details the creation, composition, and duties of MPAC. She conveyed that MPAC shall perform duties assigned to it and any other duties Metro Council prescribes. She continued with Metro's responsibility to seek the advice of MPAC to adopt the Regional Framework Plan. She added that Metro was authorized to run and develop facilities in compliance with state law. She mentioned that Metro was authorized to assume government services other than those explicitly set forth.

Ms. Kean discussed MPAC advisory functions for land use and transportation and added that the duties are shared with the Joint Policy Advisory Committee on Transportation (JPACT). She described the purpose of MPAC as to perform the duties required by the Metro Charter to offer consultation and advice on the Regional Framework Plan including exclusions in the plan, urban growth management, metropolitan concerns, advise on amendments, approval or disapproval of services, and to go before Metro Council before Metro adopts a service.

6.2 MPAC's Role in 2017

Chair Gamba shared his intentions and goals for MPAC as Chair.

Key elements of the presentation included:

Chair Gamba mentioned the framework for the next discussion by recapping on the MPAC duties stated by Ms. Kean. He noted that MPAC was compiled of members and alternates to perform those duties and to be informed on issues in the region. He stated that each jurisdiction addressed issues to the best of their ability. He explained that complications arose when issues addressed had not been replicated or were without precedent. He stated that these issues provided opportunity for discussions on solutions and mentioned that MPAC could be open for the discussions. He recalled that MPAC in 2016 had several meetings cancelled due to a lack of topics for discussion and stated that he would like to have a list of topics generated to populate open meetings. He also provided an update on 2017 MPAC meeting dates.

Chair Gamba mentioned System Development Charges (SDC) as a key issue in affordable housing and noted it as a topic area for discussion. He stated that government funds used for affordable housing were less desirable than market driven affordable housing development in terms of costs to the public. He mentioned the possibility to create a system of SDCs variable to the size of dwelling for development. He asked attendees for their input on other topics for consideration.

Member discussion included:

- Councilor Ty Stober discussed affordable housing in the City of Vancouver. He stated that for-profit organizations had not created a business model and non-profit organizations do not have the necessary capacity. He spoke in favor of building capacity for the local community to undertake affordable housing projects.
- Chair Gamba asked Councilor Stober if he spoke specifically towards government-sponsored affordable housing. Councilor Stober responded that he was in favor of supporting organizations to build the necessary capacity to bring affordable housing projects into fruition.
- Councilor Anthony Martin spoke on transportation issues in the region and the legislative package.
- Councilor Martin asked Chair Gamba to clarify on SDCs.
- Chair Gamba discussed JPACT recommendations to the legislature on a transportation package. He recommended that MPAC draft a formal letter in support of a large transportation package.
- Chair Gamba spoke in detail on SDCs and the issue of a fixed rate independent of the size of unit. He stated that the current SDC policy was not proportional to impacts on construction scope. He explained that he would like to see a system to equate impacts to size of dwelling in order to encourage less impactful and more affordable home construction.
- Commissioner Amanda Fritz remarked that the City of Portland reduced SDCs for smaller dwellings but was challenged in court.
- Mr. Craig Prosser asked how many cities in the region provide tax abatement for low income projects. He discussed a state law that allowed jurisdictions to abate taxes for low income and affordable housing projects. He detailed the process which required an application be brought to the City of Tigard for the council to vote, and subsequent approval from overlapping tax districts.
- Commissioner Fritz stated that the City of Portland waived SDCs for affordable housing development. She continued to discuss ways to create capacity to build affordable housing from the private sector, but mentioned the issue of the economic incentive focused on luxury development.
- Councilor Collette discussed differing methods of affordable housing initiatives. She mentioned local communities that performed inventory on available lands and the concept of cottage cluster units in the city of Milwaukie. She stated that some funds could be used to bring in speakers on affordable housing programs and initiatives.
- Councilor Gudman questioned the metrics and definition of success with a collective vision on pathways for the region, specifically towards affordable housing and multi-modal transit initiatives.
- Chair Gamba proposed the formation of periodic goals leading up to achievement of a vision, such as a certain units of affordable housing to be constructed by a deadline.

- Mayor Peter Truax recommended that MPAC include members from the West Side Economic Alliance and other organizations present on their target goals per county in the region.
- Ms. Elissa Gertler, Metro Director of Planning and Development, asked Commissioner Fritz on advancements for equitable housing in the City of Portland. Commissioner Fritz stated that 15,000 affordable dwellings had been constructed thus far.

6.3 2017 Metro Legislative Agenda Update

Chair Gamba stated that the item was intended to build upon previous legislative session updates that have come to MPAC since Metro’s 2015 Legislative Agenda. He introduced Mr. Andy Shaw, Metro’s Regional Affairs Manager, to provide an overview of Metro’s legislative priorities for next year.

Key elements of the discussion included:

Mr. Shaw stated he would discuss the legislative agenda from Metro and from other jurisdictions in the region. He stated that a copy of Metro’s legislative principles was available in the meeting packet, pending further development. He explained that the majority of cities and counties begin with the guiding principles and that transportation funding was a primary issue addressed. He noted that JPACT recommended a robust transportation proposal. He then discussed Metro’s role in brownfields remediation and the potential to utilize tax breaks for site remediation. He shared goals for affordable housing such as a lift of preemptions for the formation of programs to aid in the search for housing and a lift of preemption of the construction excise tax. He added the restoration of recreational immunity as a legislative priority by noting state law no longer provided immunity for injured employees on state or private lands.

Mr. Andy Smith, Government Relations Manager for the City of Hillsboro, spoke on the legislative agenda. He remarked that many legislative agendas were similar across jurisdictions without major differences. He noted the transportation package as a top priority. He continued to mention right-of-way authority, recreational immunity, economic development, and housing and homelessness as other priorities for the legislative session.

Member discussion included:

- Mayor Truax mentioned that the League of Oregon Cities released their legislative priorities. He stated his appreciation for shared priorities across the region and differing methods on achieving common goals.
- Commissioner Fritz discussed healthcare and impacts to home foreclosure rates as a fundamental topic for discussion as a legislative priority.
- Chair Gamba stated his belief that new priorities would develop with the transfer of power in federal administration. He brought to attention issues of carbon taxation and property tax reform as issues that would need to be addressed.
- Commissioner Fritz discussed air quality as an issue, referencing a lack of state regulation on lead paint.
- Mr. Prosser brought to attention the request of \$150 million in bonds for the Southwest Corridor. He noted that discussions would be difficult but necessary.

- Commissioner Fritz added that she would like to see transit for school children addressed in the transportation package.
- Councilor Chase commended the City of Hillsboro for addressing housing and homeless as a part of the legislative agenda.
- Councilor Collette encouraged significant analysis on innovative affordable housing programs nationwide.

ADJOURN

MPAC Chair Mark Gamba adjourned the meeting at 6:27 p.m.

Respectfully Submitted,



Christopher Spencer
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JANUARY 25, 2017

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
2.0	Testimony	01/25/2017	Autonomous Vehicles (AV)	012517m-01
3.0	Memo	01/25/2017	2016 Annual Report on Amendments to the Employment and Industrial Lands Map	012517m-02
3.0	Handout	01/25/2017	Orengo Woods Nature Park Grand Opening	012517m-03
6.3	Handout	01/25/2017	Draft Metro Council Legislative Priorities	012517m-04
6.3	Handout	01/25/2017	Hillsboro 2017 State Legislative Agenda	012517m-05
N/A	Handout	November 2016	January Metro Hotsheet	012517m-06