



600 NE Grand Ave.  
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oregonmetro.gov

## **METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes

May 23, 2018

Metro Regional Center, Council Chamber

### **MEMBERS PRESENT**

Betty Dominguez  
Denny Doyle (*Chair*)  
Amanda Fritz  
Mark Gamba  
Ed Gronke  
Jeff Gudman  
Kathryn Harrington  
Jerry Hinton  
Gordon Hovies  
Martha Schrader  
Don Trotter  
Mark Watson

### **AFFILIATION**

Metro Council  
City of Beaverton, Second Largest City in Washington County  
City of Portland  
City of Milwaukie, Other Cities in Clackamas County  
Citizen of Clackamas County  
City of Lake Oswego, Largest City in Clackamas County  
Metro Council  
City of Gresham, Second Largest City in Multnomah County  
Tualatin Fire and Rescue, Special Districts in Washington County  
Clackamas County  
Clackamas County Fire District #1, Special Districts in Clackamas County  
Hillsboro School District Board of Directors, Governing Body of a School District

### **ALTERNATES PRESENT**

Jennifer Donnelly  
John Griffiths  
  
Anthony Martin  
Linda Simmons

### **AFFILIATION**

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

### **MEMBERS EXCUSED**

Denny Doyle (*Chair*)  
Amanda Fritz  
Pete Truax  
Andy Duyck

### **AFFILIATION**

City of Beaverton, Second Largest City in Washington County  
City of Portland  
City of Forest Grove, Other Cities in Washington County  
Washington County

**OTHERS PRESENT:** Adam Barber, Rebecca Reynolds, Cary Watters, JoAnn Herrigel, Sheila Fink, Elizabeth Decker

**STAFF:** Nellie Papsdorf, Elissa Gertler, Miranda Mishan, Ramona Perrault, Martha Bennett, Karynn Fisher, Megan Gibb, Emily Lieb, Alison Kean, Kim Ellis, Andy Shaw, Jes Larson, Frankie Lewington

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

Chair Pro-tem Mark Gamba called the meeting to order at 5:06 PM.

## **2. PUBLIC COMMUNICATIONS**

Nathan Teske, Bienestar – Mr. Tesker voiced support for the proposed Metro housing bond. He shared that Washington County had a significant shortage of affordable units, and that there was a need for stable housing for working families.

Kaia Sand, Street Roots – Ms. Sand conveyed support for the proposed housing bond, and noted that the private market would not provide housing for those in need. She spoke to the impact of the proposed housing bond on the homeless population, and the need for the bond to pass.

Rachael Duke, Community Partners for Affordable Housing – Ms. Duke shared her excitement for the proposed housing bond and explained that they were looking forward to getting it passed.

Rebecca Reynolds, Native American Youth and Family Center – Ms. Reynolds shared a personal story about her upbringing and experiences with homelessness. She emphasized the importance of the proposed housing bond and its potential impacts on the homeless populations.

Kari Lyons, Welcome Home Coalition – Ms. Lyons conveyed support for a \$652 million housing bond measure. She shared that Oregon had the second highest rate of unsheltered children in the country, and emphasized the need for a successful housing bond.

JoAnn Herrigal, Elders in Action – Ms. Herrigal advocated for the housing bond and noted that it would support the livelihood of elderly populations in the region.

Cary Watters, NAYA and Sheila Fink, Community Housing Fund – Ms. Waters and Ms. Fink expressed support for the proposed housing bond and asked MPAC to support the bond.

## **3. COUNCIL UPDATE**

Councilor Betty Dominguez shared that Metro had hired a new Deputy Chief Operating Officer who would be starting in mid-June. She provided an update on Community Placemaking Grants and highlighted the agencies that had received grants and the kinds of projects they were undertaking with the funds. Councilor Dominguez encouraged MPAC to engage with the projects.

## **4. MPAC MEMBER COMMUNICATION**

Councilor Jeff Gudman expressed concern about the lack of quorum at the recent MPAC meetings, and encouraged members to engage with other members and their alternates to ensure attendance in the future.

## **5. CONSENT AGENDA**

*No quorum.*

## **6. ACTION ITEMS**

### **6.1 MPAC 2<sup>nd</sup> Vice Chair Nomination**

*No quorum.*

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

### **7.1 Build Small Coalition ADU Code Audit Update**

Chair Doyle explained that this item was informational and meant to provide a brief update on some of the Build Small Coalition's work to date. He introduced Mr. Frankie Lewington, Metro Communications staff and Elizabeth Decker, JET Planning Staff.

*Key elements of the presentation included:*

Mr. Lewington provided context for the coalition and explained the group's charge. He gave a high level overview of the previous Build Small Coalition presentations at MPAC.

Mr. Lewington explained how Metro's ADU code audit project fit into Metro's housing initiatives, and how catalyzing ADU development went beyond the City of Portland, and he shared that Metro required ADU's to be permitted. He explained that interest in smaller homes and ADU's had fell.

Mr. Lewington explained that the purpose of the audit was to understand the existing scope around ADU production around the region. he conveyed the goals of the audits, and reviewed some of the issues around SDC's, and CC and R's. Ms. Decker described the project methodology and the four main steps of the audit. She showed how the methodology fit into the goals of the audit.

Ms. Decker shared the ADU code audit timeline. She discussed code requirements, local code adoptions, state deadlines for ADU compliance. Ms. Decker recounted ADU production trends throughout the region, and explained that ADU's were being built around the area but that the Portland area dominated ADU production.

Ms. Decker discussed the findings of the audit, and shared that there was a lot of diversity in how regulations were written and implemented. she highlighted these similarities and differences, and noted that parking was a significant issue for homeowners.

Ms. Decker conveyed that owner occupancy requirements were a significant issue, and that some developers were interested in building ADU's only to develop more rental housing. She discussed design standards, and shared that they were under scrutiny.

Ms. Decker emphasized that SDC's were the most significant ADU setback, and that there was a complex methodology involved in developing SDC's, and they were rarely calibrated specifically for ADU's. She added that any additional costs or fees were a burden to ADU development.

Ms. Decker shared audit action next steps, and conveyed that they were looking to support Metro jurisdictions as they looked at their regulations. She shared that the coalition would offer technical assistance to jurisdictions, finalize and distribute the audit, and review updated regulations as they were released.

*Member discussion included:*

- Mayor Gamba asked if they had created a list of suggestions for jurisdictions and a summary of what cities were doing regarding ADU's. Ms. Decker conveyed that this information as in the matrix, distributed at the meeting, and that they summarized their recommendations and met with jurisdictions to discuss.
- Councilor Gudman asked if the summary would be sent ot a broader audience. Ms. Decker explained that they would be sending it to jurisdictional planning staff but could add others.
- Councilor Harrington suggested sending the electronic version of the audit to elected officials and policy makers. Ms. Decker shared that the report would come out in June, and it would include policy making as well as code writing instructions.
- Councilor Anthony Martin asked if Ms. Decker could speak about CC and R's. Ms. Decker raised concerns that many homes were regulated by CC and R's and they were outside of city or state regulations and that they were hoping to find an explanation, but found different regulations for reach city. She explained that CC and R's were a barrier to building an ADU, and they were thinking about creating a toolkit to help cities address CC and R's.

## **7.2 Regional Investment Strategy Update**

Chair Doyle reminded MPAC that affordable housing was one of the most pressing challenges facing the Portland metro region, particularly those in the region with

limited incomes. He conveyed that Metro had conveyed stakeholder and advisory tables, funded community partner engagement, conducted detailed analysis of capacity and need, and listened to input from jurisdictional partners, housing providers and other key stakeholders including MPAC.

Chair Doyle recounted that in January, MPAC unanimously endorsed a letter supporting legislation to refer an Oregon constitutional amendment to give voter approved general obligation bonds for more flexibility for affordable housing and in February, MPAC offered feedback on the housing framework.

Chair Doyle explained that in early June, the Metro Chief Operating Office would recommend to the Metro Council what should be included in a regional affordable housing measure that creates homes for people who need them, reflects community values and ensures technical feasibility and accountability. He shared that Metro staff would update MPAC on their work since they were at MPAC in April and share a refined housing measure framework in an effort to answer questions and receive feedback from MPAC prior to a recommendation to council.

Chair Doyle introduced Ms. Jes Larson and Mr. Andy Shaw, from Metro's Government Affairs and Policy Development Department.

*Key elements of the presentation included:*

Mr. Shaw provided the regional context for the proposed housing bond and discussed rent increases, and emphasized the need for housing and the lack of supply currently available. He discussed what had been added to the framework since the last presentation at MPAC, and recounted the jurisdictional outreach that had been done.

Mr. Shaw shared the results of the opt-in survey, and explained the community partner engagement that had been done and the kinds of feedback that had been received during public comment.

Ms. Larson recounted the elements of the framework, and discussed the details and the guiding principles of the framework. She highlighted racial equity as a priority for the proposed housing bond, and noted that racial discrimination and disparities had had a significant impact on housing policies.

Ms. Larson emphasized the need to ensure that resources were dedicated to serving community members otherwise not served by the marketplace. She noted that Metro hoped to balance resources. Ms. Larson discussed the values that were behind the housing bond.

Ms. Larson conveyed the activities that were eligible for the bond. She discussed the partners that had contributed to the framework, and explained how the resources would be implemented. Ms. Larson explained that they were recommending that 1600

homes be dedicated to 30% median family income and below in the case of the constitutional amendment, and 1200 without the amendment. She conveyed that they had received an early commitment from two of the housing authorities in the region, and noted that this was the element of deep affordability that was extensive throughout their conversations.

Ms. Larson shared that it was important that these homes had the funding and financial support to maintain permanent affordability. She shared the need to focus on family housing, and noted that they were recommending that half of the homes built be sized for families, and that they were defining affordable housing as 80% median income and below. Ms. Larson explained that this was estimated to be about \$650,000 a year for a family of four. She added that there was a need to focus on home ownership opportunities.

Ms. Larson shared the distribution of funding dollars, and noted that they were recommending that the resources be widely distributed to these partners as much as they could so that 90% of the resources should go out to implementing jurisdictions or the three housing authorities and the four ?? cities. She conveyed that Metro's role could be through strategic land acquisition programs like TODD.

Ms. Larson noted that Metro was committed to ensuring that they were not furthering concentrations of poverty and segregation, and this included getting dollars into places where there previously had not been funding. She discussed oversight and administration, and noted that they wanted to be as efficient as possible and limit their expenditures for administration. Ms. Larson shared that they would have a cap of 7% of the funds used to reimburse the administrative costs. She added that their intention was to check their work and be independently audited.

Ms. Larson shared the next steps for the housing bond, including crafting IGA's for distribution. She explained that they had heard the need to be accountable and to let jurisdictions make decisions about what was best for their constituents. Ms. Larson explained the upcoming schedule for vote and recommendation.

*Member discussion included:*

- Chair Doyle expressed appreciation for the shared distribution formula. He added that the region had an opportunity to do something great, and that there was a need to be cautious in what they promised because this would have to happen again. Chair Doyle expressed hope that the bond could be modified to add ranges of units rather than a specific number. He added that property tax dollars needed to be reinvested into affordable housing efforts.
- Mr. Ed Gronke conveyed that he was in favor of the proposed housing bond. He expressed concerns that while the housing bond would help, the basic issue of class divides at the root of the housing crisis would continue. Mr. Gronke

suggested a strategy to convince those who did not feel an obligation to contribute funds.

- Councilor Jerry Hinton expressed that the City of Gresham was in favor of the proposed bond. He emphasized the need for jurisdictional purview to take priority, and asked that funds not be contingent on a project by project basis. Councilor Hinton noted that this would have to happen multiple times over the years in order to take care of underserved populations. He highlighted the need for a more sustainable funding mechanism for the long term.
- Councilor Dominguez asked if there would be preference or priorities to who could occupy the homes.
- Councilor Kathryn Harrington asked what was currently allowed under the state constitutional restrictions. Mr. Shaw explained the issues with the constitution and the historical background, noting that it prevented dollars from being used in ways that housing authorities wanted.
- Councilor Anthony Martin shared that the City of Hillsboro had concerns about their implementation process of the proposed bond. He expressed a need to undershoot the range of units completed so that the bond funds could deliver more or meet the goal. Councilor Martin conveyed that Hillsboro would advocate for annual allocation of funds through IGA's, and raised concerns regarding regional oversight over the bond funds. He emphasized the importance of jurisdictional flexibility with the bond funds.
- Councilor Dominguez highlighted the pervasive nature of the housing crisis, and expressed that many people cared about housing in the region. She noted that there was a program for property tax relief in the state so that those who could not afford to pay could have taxes adjusted. Councilor Dominguez responded to Councilor Martin and raised concerns that jurisdictions were concerned with Metro's oversight on housing but had not addressed housing with their own policies. She recognized that communities knew best what was needed for them, but noted that there was a need for some regional oversight.
- Councilor Gudman conveyed that it was important to address housing stability. He noted that many people would be pushed out of stable housing because of an increase in property taxes. Councilor Gudman discussed the importance of finding an answer to this issue.
- Mayor Gamba asked about the number of people in the region who were in the 0-30% median income range. He explained that even with the constitutional amendment the bond would not adequately address the housing need, and with that in mind it was important not to dilute the goals of the bond.
- Councilor Martin responded to Councilor Dominguez and shared some of the City of Hillsboro's recent housing efforts.
- Commissioner Amanda Fritz shared concerns that the proposed bond would not be enough, yet there was only so much construction could be done. She added that construction of new homes should be a priority. Commissioner Fritz noted that there was a need to address the inequities of property taxes.
- Councilor Dominguez emphasized the need to act on the housing crisis now.

- Mr. Luis Nava agreed with Mr. Gronke's previous points, and noted that many in the middle class were wary of additional taxes and of people taking advantage of the system.
- Mr. Gronke asked again how Metro was planning to appeal to constituents who may not be in favor of the bond. Ms. Larson shared that the tax increase was only \$5. Mr. Shaw conveyed that they had heard a positive response from their voter surveys. He thanked MPAC for their engagement on the issue.
- Ms. Gerlter spoke to Mayor Gamba's question, and shared that the region had 98,000 households at 0-50% median income and a gap of 48,000 homes.

### **7.3 Update on 2018 Regional Transportation Plan Policy and Implementation Chapters**

Chair Doyle shared that the Regional Transportation Plan would be released for public review at the end of June. He explained that the purpose for this item was for staff to update MPAC on how the draft goals, objectives, policies and implementation activities outlined in the packet reflected previous council policy direction and MPAC feedback.

Chair Doyle reminded MPAC that they had reviewed most of the policies during recent discussions, as well as discussing the outcomes that were important for the plan to deliver. He noted that these discussions shaped the updated goals, objectives and policies that were included in the meeting packet.

Chair Doyle explained that it was important to recognize that transportation work did not end with adoption of the updated plan, and there was more work to do together. He shared that the implementation chapter would outline future local, regional and state work needed to implement the RTP and address the region's significant and growing challenges. Chair Doyle reminded MPAC that the RTP would come back to the committee after the public comment period, and MPAC would make their final recommendation to the Metro Council in October.

Chair Doyle introduced Ms. Kim Ellis, Metro's RTP Project Manager.

*Key elements of the presentation included:*

Ms. Ellis discussed project refinements and how staff was responding to council recommendation. She emphasized the new focuses of the policy, and shared the council direction on the policy chapter. Ms. Ellis explained the revisions to the RTP objectives.

Ms. Ellis discussed the revisions to the policies, and emphasized the focus of new equity policies. She noted that there was added intentionality of evaluating transportation investments for equity benefits and impacts.

Ms. Ellis recounted the plan for local implementation. She explained the region wide planning for the next five years, and discussed transit planning in the region and the future refinement planning.

Ms. Ellis shared information about major project developments coming up and funding sources for each. She shared the timeline moving forward and next steps toward the adoption of the RTP.

*Member discussion included:*

- Chair Doyle asked if staff were asking for feedback from MPAC about the implementation timeline or the chapter. Ms. Ellis confirmed they were asking for feedback on the chapter.
- Councilor Martin expressed concerns that the RTP was constraining, and that there was a need for broader planning to address some of the problems facing the region. He raised concerns that the RTP framed addressing congestion as “managing congestion” and that under the RTP congestion would only get worse. Councilor Martin added that there was a lack of investment in transit. Ms. Ellis explained that due to HB 2017, in the next set of evaluations they were able to increase transit frequencies, and this would be reflected.
- Councilor Gudman asked if the size of the state funding request for 2020 had increased. Ms. Ellis shared that it had not. Councilor Dominguez asked how congestion pricing work would factor in to the RTP. Ms. Ellis conveyed that they would build off of the congestion pricing work for ODOT.

**8. ADJOURN**

Respectfully Submitted,



Miranda Mishan  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF MAY 23, 2018**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT No.</b>
<b>7.1</b>	Presentation	5/23/18	ADU Code audit PowerPoint	052318m-01
<b>7.1</b>	Handout	3/12/18	ADU Code audit matrix	052318m-02
<b>7.2</b>	Presentation	5/23/18	Regional housing measure PowerPoint	052318m-03
<b>7.2</b>	Handout	5/21/18	Refined housing measure framework	052318m-04
<b>7.2</b>	Handout	5/21/18	Regional housing measure: framework feedback and draft refinements	052318m-05
<b>7.3</b>	Presentation	5/23/18	RTP PowerPoint	052318m-06