



600 NE Grand Ave.
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oregonmetro.gov

METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

November 28, 2018

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Denny Doyle (Chair)
Sam Chase
Betty Dominguez
Amanda Fritz
Peter Truax
Jerry Hinton
Linda Glover
Don Trotter

Ed Gonke
Luis Nava
Mark Gamba
Kathryn Harrington
Steve Callaway

ALTERNATES PRESENT

John Griffiths

Theresa M. Kohlhoff
Terri Preeg Riggsby

Carrie MacLaren
Karen Emerson

MEMBERS EXCUSED

Martha Schrader

AFFILIATION

City of Beaverton, Second Largest City in Washington County
Metro Council
Metro Council
City of Portland
City of Forest Grove, Other Cities in Washington County
City of Gresham, Second Largest City in Multnomah County
City of Vancouver
Clackamas County Fire District #1, Special Districts in Clackamas County
Citizen of Clackamas County
Citizen of Washington County
City of Milwaukie, Other Cities in Clackamas County
Metro Council
City of Hillsboro, Largest City in Washington County

AFFILIATION

Tualatin Hills Park & Recreation District, Special Districts in Washington County
City of Lake Oswego, Largest City in Clackamas County
West Multnomah Soil & Water Conservation District, Special Districts in Multnomah County
Oregon Department of Land Conservation and Development
Tigard-Tualatin School District Board of Directors, Governing Body of a School District

AFFILIATION

Clackamas County

OTHERS PRESENT: Adam Barber, Jennifer Donnelly, Jeff Owen, Gretchen Buehner, Kelly Ross, Carol Chesorek, Anna Slatinsky, Katherine Kelly, and Rick Swift

STAFF: Elissa Gertler, Megan Gibb, Ernest Hayes, Nathan Sykes, Ramona Perrault, Sara Farrokhzadian, Brian Kennedy, Jes Larson, Emily Lieb, and Sima Anekonda

1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS

Denny Doyle called meeting to order at 5:03 PM.

2. PUBLIC COMMUNICATIONS ON AGENDA ITEMS

There were none

3. COUNCIL UPDATE

Councilor Betty Dominguez stated that Metro would start accepting applications for the community place-making grants in January 2019. She explained that the grant program advanced Metro's equity strategy. She alerted that applications would be due on February 4th, 2019. Councilor Dominguez announced that Council President Tom Hughes would have an exit interview with Emerald Bogue on December 6th, 2018.

Councilor Sam Chase recognized Chair Doyle for his work and communication. He expressed that Chair Doyle was extremely engaged then proceeded to present him with a gift. Councilor Chase thanked outgoing MPAC members and Metro Councilors.

4. MPAC MEMBER COMMUNICATION

Mayor Mark Gamba noticed a housing forum that took place on December 6th, 2018 at Clackamas Community College on the Harmony Campus. He summarized what the event would entail and detailed the speakers that would be present.

Chair Doyle announced that the next MPAC meeting would be cancelled. He then spoke to nominations for the second vice chair position. He requested that volunteers serve on the nominating committee for 2019 slate of three officers.

Councilor Harrington asked elected official from Washington County to determine who to nominate for the second vice chair position in 2019. Councilor Harrington stated that Multnomah County needed identify a representative. She explained that Multnomah County service districts had the first vice chair slot.

Councilor Dominguez suggested that that the Multnomah County representative be from an area other than Portland.

5. CONSENT AGENDA

MOTION: Mayor Peter Truax moved and Mayor Gamba seconded to approve the consent agenda.

ACTION: With all in favor, motion passed

6. INFORMATION/DISCUSSION ITEMS

6.1 Metro Housing Bond Next Steps

Chair Doyle summarized that voters approved Measure 26-199 and Measure 102 and stated that the passage of the two measures would allow the region to create thousands of affordable homes. He said that Metro staff, local jurisdictions and community organizations worked together to prepare for the implementation of the bond. He then introduced Ms. Emily Lieb.

Key elements of the presentation included:

Ms. Elissa Gertler stated that MPAC was instrumental in putting together the housing bond framework. She stated that affordable housing was a priority to the voters as well as Metro. She expressed that MPAC would be critical to engage in order to build partnerships and conduct outreach.

Ms. Lieb reviewed aspects of the bond that were adopted. She stated that one of the production targets was to build 3,900 homes. She stated that funding could be used for new construction, acquisition of existing buildings, and acquisition of land. She noted that accommodation for tenants would be provided and added that deeply affordable homes would be focused on.

Ms. Lieb stated that the Council adopted four core values: lead with racial equity, create opportunity those in need, create opportunity throughout the region, and ensure long-term benefits and good use of public dollars. She stated that leading with racial equity was crucial in recognizing the pattern of discrimination in planning policies. She explained the need to recognize individuals who have been historically underserved in order to provide opportunities to those in need. She stated that underserved communities include low income families with children and veterans. She expressed that these communities were vulnerable to homelessness. She added that engaging local and regional partners were crucial to creating opportunity throughout the region. Ms.

Lieb spoke to the methods of tracking public dollars to ensure they were being put to good use.

Ms. Lieb summarized the program's implementation phases. She stated that in January 2019, Metro would be constructing a work plan that would lay out accountability and oversight. She highlighted that in the summer of 2019, local implementation strategies would be analyzed. Ms. Lieb stated that between during the first few months of 2019, there would be increased engagement.

Ms. Lieb discussed what Metro's role would be while the work plan was being created. She stated Metro would utilize a Community Oversight Committee, set expectation for community engagement and advancing racial equity, analyze funding requirements and process, conduct monitoring and reporting, and develop a regional site acquisition program.

Ms. Lieb conveyed the role of implementation partners which included. She stated that a plan for implantation partners on achieving production targets would be needed to demonstrate local share targets. She stated that the strategy needed to advance racial equity and create guidelines to prevent barriers to access. She noted that community engagement would employ the implementation strategy as well as focus on ongoing implementation. Ms. Lieb touched on compliance, monitoring, and reporting. She described the goal of the first phase of projects and explained the desire to provide a path for early projects that used community engagement. She noted that that goals of the first phase also aim to demonstrate results. Ms. Lieb outlined eligible implementation patterns by county. She stated that direction had been taken by implementation partners then discussed the local implementation strategy.

Ms. Lieb provided information on the Community Oversight Committee. She stated that the role of the committee was to ensure program outcomes and accountability to voters. She discussed how large the committee would be. She stated that the goal was to create a committee that had a diversity of geographical representations and contained a variety of professional and personal experiences. She stated that members would be appointed by the Council. She said reviewing implementation strategies and providing ongoing project review would be required from the committee.

Ms. Lieb reviews the timeline for the program. She discussed that engagement was underway and added that a stakeholder and advisory committee was being formed. She mentioned ongoing meetings with jurisdictional staff then added that local implementation strategies would be would be formulated in 2019.

Member discussion included:

- Commissioner Amanda Fritz asked which of the jurisdictions would have proportional share of the very low-income. Ms. Lieb stated that all of the targets would be proportionally distributed to each partner, unless a there was a decision in the county where a jurisdictions wanted to take on more. She explained that if that were the case, it would need to be proportional at the county level.
- Mr. Ed Gronke inquired about the Community Oversight Committee and asked why members of the committee were not nominated by county governments. Ms. Gertler stated that the committee needed to have a broad range of experience and perspectives from both the government and the community.
- Mayor Peter Truax requested clarity on the implementation partners' role in advancing racial equity. Ms. Lieb clarified that racial equity would be used as an umbrella to advocate for other vulnerable populations. Councilor Dominguez concurred with Ms. Lieb and clarified that the intention was to include communities of color and other populations that had experienced barriers.
- Councilor Kathryn Harrington asked if there was a guidebook which detailed considerations, the role of implementation partners, and racial equity. Ms. Lieb stated that a full checklist for implementation strategies that were underway. Ms. Lieb added that research was also being conducted on best practices. Councilor Harrington stated that many city councilors were interested in receiving materials. Ms. Gertler stated that the checklist was the first step to creating informational materials.
- Mr. John Griffiths stated that the program needed to be equitable due to limited resources. He asked if there would be an issue with using a racial equity lens and if that would conflict with the needs of low-income communities. Ms. Lieb stated that there would not be a conflict and added that using the racial equity lens would ensure that people that faced the highest barriers would not incur further impact. Councilor Dominguez stressed that data showed that communities of color had not benefitted from economic opportunities.
- Councilor Jerry Hinton inquired about rental revenue streams. Ms. Lieb stated that financing would be structured so that operative revenue would cover maintenance needs and operating reserves overtime. Ms. Lieb also spoke to project debt and rental assistance vouchers. Councilor Hinton asked if an approval form had been created that identified revenue flow. Ms. Lieb stated that a high level model was outlined. She stated that technical assistance was provided to conduct additional modeling. Ms. Gertler stated that the units being developed were not designed for cash flow, but were instead intended to be deeply affordable. Ms. Gertler stated that the goal was to have the cash flow support the project in its operations and maintenance. Ms. Gertler outlined what services that were not covered by cash flow.

Councilor Chase conveyed that a technical advisory committee had convened periodically to discuss financial models. Councilor Dominguez shared that each project had a specific underwriting guidelines that were dictated by different funding sources. Councilor Dominguez added that resident services were built into deeply affordable units. Councilor Hinton clarified that his questioned was more concerned with where the revenue would be used, rather than profitability. Councilor Dominguez stated that revenue would go towards supporting residents and the building.

- Mr. Luis Nava inquired about the eligibility process. Ms. Lieb stated that there would be ongoing monitoring of income verification to be sure that tenants met the income requirements. Ms. Lieb stated that a 60-year covenant with the building was expected with the intention of permanent affordability. Ms. Gertler added that there was not a specific policy requirement in the work plan.
- Mayor Mark Gamba invited Mr. Richard Swift to provide further insight on cash flow. Mr. Swift stated that cash flow would be specific to a particular project. Mr. Swift stated that part of the cash flow would be used for maintenance projects, support services, or development. Mr. Swift shared that goal was to sustain development by using funds to help perpetuate future projects.
- Councilor Dominguez expressed the desire for nonprofits to grow their capacity then spoke to developer fees.
- Mr. Ed Gronke asked who had title to the units after they were built. Mr. Swift stated that it was a combination of entities. Councilor Dominguez provided clarity on the role of for-profit developers.

6.2 Parks and Nature Bond Framework Discussion

Chair Doyle spoke to the importance of clean air and water in the region. He acknowledged two region bonds and two levies voters approved to help create and maintain parks. He stated that Metro staff engaged an array of local partners to explore how to continue the region's bonding authority for parks and nature to meet challenges. Chair Doyle explained that Mr. Brian Kennedy would share the main themes of engagement for the Parks and Nature draft bond framework.

Key elements of the presentation included:

Mr. Brian Kennedy reminded MPAC that Parks and Nature was a part of Metro's growth strategy since from the beginning. He stated that that the Council adopted the Parks and Natures first system plan. He stated that that there was an opportunity to connect investments with regional and local investments in order to meet community needs. He stated that the plan's goal was to increase benefits to people of color.

Mr. Kennedy stated that extensive community engagement revealed four themes: broad support, racial equity, water quality, and the desire for ongoing engagement. Mr. Kennedy described engagement with indigenous tribes. He emphasized the connection indigenous tribes had with land. He stated that these conversations showed how indigenous values were aligned with the Parks and Nature program. He highlighted that indigenous groups desired additional focus on different species as well as increased protection of gathering spaces.

Mr. Kennedy stated that the Parks and Nature team was intentional with working with a diversity of organizations. He described the ways in which participation was encouraged citing that engagement opportunities provided child care, stipends, and translation services. Mr. Kennedy mentioned that there was interest in addressing gentrification with funding from Parks and Nature.

Mr. Kennedy touched on Metro's work with the conservation community. He stated that conversation with the conservation community showed that Metro land conservation played a unique and vital role in the region. Mr. Kennedy stated that this community was also interested in protecting lands inside and outside the UGB, water conservation, and supporting diversity. He then spoke to discussion with transitional non-profits and local governments.

Mr. Kennedy outlined discussions with park providers. He stated working with park providers sparked discussion on a variety of issues areas. He described the following themes that came from these discussions: value local share; prioritize trails, local park improvements, land acquisition, and renewal and replacement; concern over voters; and wide spectrum of racial equity experience and commitment.

Mr. Kennedy shared insights from the working lands community. He clarified that a contractor was employed to conduct interviews. He conveyed that there was frustration from this community because Metro took farm land out of production. He stated that discussion with the working land community touched on the following: protect land threatened by development, keep productive farmland in farming, consider easements, use trusted partners to manage land, engage with agriculture community more regularly, and to minimize impacts to neighboring farmers.

Mr. Kennedy stated that the feedback went into a draft framework which emphasized what Metro does. He distributed the draft framework to MPAC members. He reminded MPAC that Ms. Martha Bennett would present her framework recommendation to the Metro Council and would include the size, scope, criteria, and the next steps for the potential bond measure renewal. He discussed that a major program areas were

recommended to remain the same. Mr. Kennedy that clean water and healthy habitat was the first program area that was dedicated to identifying culturally significant lands and plants. He referenced Metro's new priorities which looked at current and future community needs. He indicated that there were emerging priorities which required significant work. He stated that the current plan would identify projects during implementation. He touched on the Nature and Neighborhoods grant and stated that more work would be done to refine those priorities.

Mr. Kennedy stated that the plan would seek advice from the Council in January 2019 and that the final recommendation would be considered in the spring of 2019.

Member discussion included:

- Mr. Gronke asked what strategies would be used to address gentrification and displacement. Mr. Kennedy stated that communicating with Metro staff and jurisdictional partners would be vital in understanding where investments in affordable housing were being made. He stated this would also guide how communities would be involved.
- Mayor Gamba relayed that other community leaders were concerned that Metro was working on the Housing Bond, the Parks and Nature Bond, and the Transportation Bond. He stated that there was concerned over voter fatigue. Mayor Gamba suggested that polling be carried out to address those fears. Mr. Kennedy stated that public opinion research would be conducted in 2019 before going to the Council.
- Commissioner Fritz expressed concerns over what the uses of funding were. She highlighted issues of continuing to buy and maintain land. She requested that an outline of how jurisdictions would afford to maintain properties as well as how capital money would be used to make improvements. Mr. Kennedy concurred and stated this would be discussed in upcoming conversations with park providers.
- Mr. John Griffiths stated that the Tualatin Hills Park and Nature District (THPRD) had a declining maintenance backlog because sinking funds were set up. He then inquired about the vision for the future in regards to land acquisition. Mr. Kennedy stated that the second phase would consider specific projects to meet the needs of the community then added that this information would be provided to the Council and advisory committee.
- Mayor Steve Callaway considered the requests from park providers and asked what Metro's 70% would focus on. Mr. Kennedy explained that the draft framework sets up high level of criteria and that the second phase would address specific projects. Mr. Kennedy stated that the intent was to have the regional share focus on Metro

properties, but noted that there were a number of properties across the region that Metro manages in partnership with local jurisdictions.

- Ms. Carrie MacLaren acknowledged the importance of protecting lands inside and outside the urban growth boundary then inquired about building in urban reserve areas to support communities.
- Mr. Nava echoed concerns over voter fatigue. He then suggested that more funds be put towards educating the public on what Metro does and how these projects would benefit the community. Mr. Kennedy agreed.

7.0 ADJOURN

MPAC Chair Doyle adjourned the meeting at 6:32 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Sima Anekonda', written over a large, stylized capital letter 'A'.

Sima Anekonda
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF NOVEMBER 28, 2018

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
1.0	Handout	11/28/18	Memo: 2019 Metro Policy Advisory Committee (MPAC) Meeting Schedule	112818m-01
6.1	Presentation	11/28/18	Housing bond program update	112818m-02
6.1	Handout	11/28/18	Affordable homes for greater Portland: Bond Implementation Overview	112818m-03
6.2	Presentation	11/28/18	Protect and connect Nature and people	112818m-04
6.2	Handout	11/28/18	Potential Metro parks and nature bond 2019 Community feedback draft	112818m-05