



600 NE Grand Ave.  
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[oregonmetro.gov](http://oregonmetro.gov)

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

Meeting Minutes

June 23, 2021

### MEMBERS PRESENT

Susheela Jayapal  
Christine Lewis  
Gerritt Rosenthal  
Bob Stacey  
Martha Schrader  
Joe Buck  
Gordon Hovies

Lacey Beaty  
Steve Callaway  
Kathy Hyzy  
Mark Watson

Rachel Lyles Smith  
Don Trotter

Temple Lentz  
Vince Jones-Dixon  
Ed Gronke  
Terri Preeg Riggsby

Luis Nava  
Kathy Wai  
Elizabeth Kennedy-Wong

### AFFILIATION

Multnomah County  
Metro Council  
Metro Council  
Metro Council  
Clackamas County  
City of Lake Oswego, Largest City in Clackamas County  
Tualatin Valley Fire & Rescue, Special Districts in  
Washington County  
City of Beaverton, Second Largest City in Washington County  
City of Hillsboro, Largest City in Washington County  
City of Milawaukie, Clackamas County  
Hillsboro School District Board of Directors, Governing Body of a  
School District  
City of Oregon City, Second Largest City in Clackamas County  
Clackamas County Fire District #1, Special Districts in  
Clackamas County  
Clark County  
City of Gresham, Second Largest City in Multnomah County  
Citizen of Clackamas County  
West Multnomah Soil & Water Conservation District, Special  
Districts in Multnomah County  
Citizen of Washington County  
TriMet  
Port of Portland

MEMBERS EXCUSED

Ted Wheeler  
Carmen Rubio  
Brian Cooper  
Jim Rue  
Brian Hodson  
James Fage  
Linda Glover  
Peter Truax

AFFILIATION

City of Portland  
City of Portland  
City of Fairview, Other Cities in Multnomah County  
Oregon Department of Land Conservation and Development  
City of Canby, City in Clackamas County outside UGB  
City of North Plains, City in Washington County outside UGB  
City of Vancouver  
City of Forest Grove, Other Cities in Washington County

ALTERNATES PRESENT

Pam Treece  
Anthony Martin  
Brett Sherman

AFFILIATION

Washington County  
City of Hillsboro, Largest City in Washington County  
City of Happy Valley, Other Cities in Clackamas County

OTHERS PRESENT: Adam Barber, Anna Slatinsky, Christina D, Colin Cooper, David Berniker, Jaime Huff, Jaimy Stasny, Jeff Gudman, Jeff Owen, Katherine Kelly, Katheryn Harrington, Kelvin Valdovinos, Monique Smiley, Terra Wilcoxson, Tom Armstrong, Devin Ellin, Alma Flores, Tom Marnella, Ernesto Fonseca, Nathan Teske

STAFF: Carrie MacLaren, Jaye Cromwell, Connor Ayers, Anne Buzzini, Ramona Perrault, Elissa Gertler, Patricia Rojas, Roger Alfred, Ina Zucker

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

Chair Steve Callaway called the virtual meeting to order at 5:03 PM.

2. **PUBLIC COMMUNICATIONS ON AGENDA ITEMS**

*There were none.*

3. **COUNCIL UPDATE**

Councilor Gerritt Rosenthal gave the Council Update. He shared that parks providers can now begin to submit projects to the 2019 parks and nature bond local share program. He gave an update on work being done at Blue Lake, Chehalem Ridge, and Newell Creek Canyon. Two community meetings were held recently with BIPOC community members to discuss the values of trail projects. He announced that vaccine clinics have been closed at the Oregon Convention Center where free zoo passes were given out to those receiving their vaccine. He announced that the Tualatin Riverkeepers are pursuing a National River Trails status for the Tualatin River. Metro is cooperating with the group and evaluating accessibility sites to the river.

Councilor Christine Lewis added that Metro has passed its budget and that there will be faster response of the RID program in the future.

4. **COMMITTEE MEMBER COMMUNICATIONS**

Director Don Trotter announced that he chose not to run for re-election and will no longer serve as an MPAC member as of June 30<sup>th</sup>. A new member an alternate will be selected in July. He encouraged members to keep up the good work of MPAC.

Chair Steve Callaway noted that Director Mark Watson was re-elected recently and congratulated him.

Mr. Watson expressed appreciation for the service of Alternate Karen Emerson and announced that they are looking for a new alternate. He noted that if members know a school board member who wants to join MPAC, they should email him.

Director Kathy Wai announced that Sam Desue had been selected as the new General Manager of TriMet.

## 5. **CONSENT AGENDA**

**MOTION:** Commissioner Terri Preeg Riggsby moved to adopt the consent agenda. Commissioner Martha Schrader seconded the motion.

**ACTION:** With all in favor, motion passed.

## 6. **INFORMATION/DISCUSSION ITEMS**

### **6.1 Port of Portland Seismic Resilient Runway Discussion**

Chair Callaway introduced Port of Portland Staff Alexandra Howard and Ann Gravatt to present on the PROJECT

*Key points from the presentations included:*

Ms. Howard began by explaining the Port of Portland's Response and Resilience approach over the last year. She explained the purpose of the Port's Resilience Program and how its goals would be accomplished. She noted that the initial focus is on seismic resilience. She informed members that a seismic resilient runway would be able to withstand the ground motion and shaking of a major Cascadia Subduction Zone earthquake. She gave an overview of the main goals of the project and timeline. She shared details of the Port's partnership with the National Institute of Building Sciences to create Natural Hazard Mitigation Saves: PDX Case Study. The study's benefit-cost analysis found that the project could have a benefit ratio of 50:1. She described some of the ongoing work being done by the Portland State University Equity analysis.

Ann Gravatt provided an overview of the project's funding strategy. She noted that the project does not qualify for FAA Airport Improvement Program Grants, though this may change in the future. She explained that even with AIP funds, they would not fully cover the cost of the project. She expressed hope to gain more regional support as they ask for congressional funds.

*Member Discussion Included:*

Mr. Ed Gronke asked how a seismic resilient highway is constructed, and how long the project would take.

Ms. Howard explained the risks present at the airport and what would need to be constructed in response. She noted that in terms of construction, runways already have to be replaced on a cyclical basis, so operationally they are prepared to shift all flights to

a different runway. Design is still underway so it is unclear how long it would take to construct.

Commissioner Pam Treece asked how about the resilience of Hillsboro Airport runways.

Ms. Howard noted that there was an assessment done on this recently and offered to share it with Commissioner Treece and Chair Callaway.

Chair Callaway asked how the levy separating the airport from the river would withstand a major seismic event. He also asked what potential work would be done on the levy.

Ms. Howard noted that the Port has done a probability assessment to look at the likelihood of both a seismic event and flood happening at the same time and found it to be very small. She acknowledged the importance of doing contingency planning and thinking about how to protect the area around south runway from flooding once it is seismically resilient. She pointed out that should there be a flood it would be possible to clear the runway enough for it to function.

Councilor Lewis asked how the Regional Disaster Preparedness Organization is involved in the project.

Ms. Howard informed members that they are coordinating with RDPO for planning of the project.

Ms. Gravatt added that their funding strategy to date has mostly focused on the federal level, with also a request at the state level.

Councilor Rosenthal asked what magnitude earthquake the designs are accounting for and how long after an earthquake the runway would be closed.

Ms. Howard answered that they are planning for an earthquake greater than 9.0 and they are hoping to be able to resume use of the runway within 48 hours. She added that the main thing they are looking for from MPAC is members' support for the project.

## **6.2 Breaking Down Barriers to Affordable Housing Panel**

Chair Callaway introduced panelists for the Breaking Down Barriers to Affordable Housing Panel, Reach CDC Staff Alma Flores, Hacienda CDC Staff Ernesto Fonseca, Housing Authority of Clackamas County Staff Devin Ellin, Bienestar Staff Nathan Teske, and Marnella Homes Staff Tony Marnella. He also introduced the panel moderator, Metro Staff Patricia Rojas.

Metro Staff Jaye Cromwell explained the panel format and how questions could be asked.

Ms. Rojas reminded members of the affordable housing crisis in the region and the country, and reviewed the Metro Affordable Housing Bond passed by voters in 2018.

Panelists did a round of introductions for themselves and their organizations.

Ms. Rojas asked panelists to share one of the biggest obstacles they have experienced in developing new affordable housing and any examples of them overcoming that obstacle.

Mr. Fonseca noted that a major challenge for him was to gain the trust of the community when developing a new affordable housing development team. It took a while for others to want to partner with the team. Another major problem is having the assets to fund a project, which can be overcome by partnering with financial institutions.

Ms. Flores emphasized that land, labor, materials, infrastructure, and capital are key to developing affordable housing. Many of these are outside of developers' control. Governments can help with some of these. She advised integrating policy and infrastructure goals so that goals around affordable housing are tied to capital improvement policies.

Mr. Teske agreed with Ms. Flores and Mr. Fonseca and asked that planning staff be flexible when there is ambiguity in codes and help developers.

Mr. Marnella added that it takes a lot of time to get through the planning process. He emphasized applying the intent of codes instead of their logical extreme. The added time it takes to get a project approved makes it more expensive.

Ms. Ellin shared that a major challenge she faced was the optics of how expensive affordable housing is compared to market rate housing. One way to help with this is to educate the public and decision makers on the unique costs of affordable housing.

Mr. Marnella asked for clarification on why affordable housing costs more.

Mr. Fonseca explained that the process of market rate housing is different from the affordable housing process, which is longer and more complicated. Another factor is that there are many more financial providers with their own reporting requirements.

Ms. Rojas asked the second question which was "what are some of the drivers to cost when building housing".

Mr. Marnella answered that just the time it takes to get through the approval process is a major cost driver. Labor and material costs are common, but procedural costs is one area that could be improved. He noted that streamlining approval processes would help affordable housing developers lower their costs as well.

Mr. Fonseca noted that there is no funding for middle income housing, which is needed.

Ms. Rojas asked panelists what kind of system they would like to see if they could create one themselves.

Mr. Teske answered that the solution to a housing crisis is simply more housing. He emphasized that it is needed at all income levels, not just lower income.

Mr. Marnella agreed with Mr. Teske and shared that one thing he would change if he could is the prevailing wage requirement, which would lessen the cost of projects.

Ms. Flores noted that the system as it is now pits organizations against one another for limited funds. She would like to see more certainty around the planning process and coordination among officials working on a project. She noted that Community Development Corporations are not as in touch with the community as they would like to be.

Mr. Fonseca added that there needs to be more investment in affordable housing ownership.

In the Chat, Mayor Rachel Lyles Smith asked how best to use land that could be good for affordable housing if a city does not want to build that housing itself.

Ms. Flores answered that an RFP would be a good equitable option, which also allows the city to provide some direction for future projects.

Councilor Hyzy thanked panelists and asked about the best way for small cities with fewer resources to invest their funds.

Mr. Teske answered that the best way to invest funds would be to look for ways to bring more housing to the city in general. He also noted that not everyone that falls into the 0-30% Area Median Income category necessarily needs wraparound services.

Ms. Flores encouraged the city to look at other mechanisms for reducing the cost of affordable housing in terms of policy and zoning.

Mayor Buck noted that he had heard that building for affordable housing ownership is more expensive than building for rent and asked how true this is. He also acknowledged that the gap between affordable housing and market rate is large and difficult to overcome.

Mr. Fonseca spoke to the benefits that come with homeownership, though there aren't a lot of tools at the federal level to support this.

Commissioner Jayapal asked about the Low Income Housing Tax Credit and asked if it would be better if there was a direct subsidy of some kind instead of relying on the tax system to provide financing.

Mr. Teske responded that some sort of direct subsidy would help because tax credit accounting fees are a significant cost. He also noted that partnerships with private investors do bring a level of rigor to the work that needs to be done.

Mr. Fonseca agreed but added that the system as it is right now is inefficient and expensive.

Ms. Flores noted that the process costs make up only about 10% of costs while construction and labor make up 60%.

Mr. Fonseca added that the LIHTC should still be used, but it is important to start building up assets in local communities. He noted that philanthropy is important but not sustainable, and Oregon may not have enough big companies to sustain it.

Chair Callaway thanked panelists for coming to MPAC and members for being engaged in the discussion.

7. **ADJOURN**

Chair Callaway adjourned the meeting at 7:05 PM.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Connor Ayers".

Connor Ayers  
Recording Secretary



**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JUNE 23, 2021**

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
6.1	Presentation	06/23/21	Seismic Resilient PDX Presentation	062321m-01
6.2	Presentation	06/23/21	Panelist Bios	062321m-02