

Metro

*600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov*



Metro

Minutes

Wednesday, November 8, 2017

5:00 PM

Metro Regional Center, Council chamber

Metro Policy Advisory Committee (MPAC)

Attendance

MEMBERS PRESENT	AFFILIATION
Steve Callaway	City of Hillsboro
Sam Chase	Metro Council
Carlotta Collette	Metro Council
Betty Dominguez	Citizen of Washington County
Mark Gamba (Chair)	City of Milwaukie
Jeff Gudman	City of Lake Oswego
Kathryn Harrington	Metro Council
Gordon Hovies	Tualatin Fire and Rescue
Craig Prosser	TriMet
Peter Truax	City of Forest Grove
Martha Schrader	Clackamas County
Ty Stober	City of Vancouver
Denny Doyle	City of Beaverton
Larry Morgan	City of Troutdale
Luis Nava	Citizen of Washington County

ALTERNATES PRESENT	AFFILIATION
Gretchen Buehner	City of King City
Carrie McLaren	Oregon DLCD
Jennifer Donnelly	Oregon DLCD

MEMBERS EXCUSED	AFFILIATION
Jerry Hinton	City of Gresham

OTHERS PRESENT: Jim Zehren, Edward Knightly, Martha McLennan, Ron Alexander, Vahid Brown, Koreen Marcum, Barbara Upson, Bob Raps, Sarah Joannides, Rachel Duke, Andy Cotugno, Tony Jones, Christine Lewis, Dan Villiere, Sheila Martin, Liza Morehead, Tom Armstrong, Adam Barber, Brendan Perry, Nan Stark, Chris Deffebach, Maxine Fitzpatrick.

STAFF: Ramona Perrault, Roger Alfred, Jeff Frkonja, Zac Christensen, Emily Lieb, Jes Larson, Amaanjit Singh, Nellie Papsdorf.

1. Call To Order, Introductions, Chair Communications (5:00 PM)

MPAC Chair Mark Gamba called the meeting to order at 5:00 p.m.

2. Citizen Communications (5:10 PM)

Mr. Ron Alexander, REACH Community Development: Mr. Alexander requested funding for affordable housing in

Clackamas and Washington County.

Mr. Vahid Brown, Housing Policy Coordinator for Clackamas

County: Mr. Brown stated that the housing crisis was a regional issue. He shared that the Clackamas County Board of Commissioners had declared a state of emergency due to the housing crisis. Mr. Brown also shared that Clackamas County experienced a 54% increase in unsheltered people over the last two years.

Ms. Koreen Marcum, Turning Point Church Community

Pantry: Ms. Marcum explained that the housing crisis in Portland was impacting the surrounding region. She explained that visitors to the community pantry were from multiple parts of the metropolitan area. Also, she personally knew of individuals who were living in their cars and others who were not able to afford housing, even working multiple jobs.

Ms. Barbara Upson, Faith Café: Ms. Upson indicated that guests travelled from the Cities of Gresham, Hillsboro, and Portland in order to receive meals. She cited this as a cause of concern, since Faith Cafe is located in Beaverton. She had noticed an increase in the number of people (including families) who were living in their cars. Based off of information from Beaverton School District, Ms. Upson shared that there were 1720 children- designated as individuals from birth to the twelfth grade- who were homeless.

Mr. Bob Raps, Hope Food Pantries (HFP): Mr. Raps shared

that HFP served around 250 families a week. He stated that a majority of visitors were from the Holkham, Oregon. However, he noted that the government housing units were being sold to a private developer, and that many families would be displaced.

Ms. Sarah Joannides, Director of Social Responsibility for New Seasons: Ms. Joannides emphasized the need for solutions to the housing crisis with a regional scope. She illustrated that the lack of affordable housing and job opportunities led to the breakdown of communities.

Ms. Rachel Duke, Executive Director of Community Partners for Affordable Housing: Ms. Duke reiterated that the lack of affordable housing was leading to displacement of many people, even those who had housing vouchers.

Mr. Jim Zehren, City of Portland: Mr. Zehren cited a lack of effective policy management, and poor coordination among local jurisdictions as the reason why the housing crisis was so significant today.

Mr. Edward Knightly, board member of REACH Community Development: Mr. Knightly shared that he suffered from a stroke that left a portion of his body paralyzed. Without affordable housing, Mr. Knightly explained that he would be homeless, and unlikely to support his family. He urged committee members to develop stronger affordable housing initiatives.

Ms. Martha McLennan, Executive Director of Northwest

Housing Alternatives: Ms. McLennan also mentioned the lack of effective policy execution for the current housing crisis. She urged Metro to take a stronger leadership role in order to address affordable housing issues in the region.

Committee Discussion

Mayor Truax stated that the lack of affordable housing was a national problem. He also criticized the federal government for cutting the budget of programs that assist with housing and urban development. Mayor Truax urged stronger communication amongst legislators who can play a role in addressing the housing issues in the United States. Ms. Dominguez pointed out that economic development would play a significant role in reducing poverty. Mayor Callaway shared that the City of Hillsboro had approved an apartment building that would host 120 affordable housing units. Chair Gamba, in response to Mayor Truax, noted that the housing crisis had emerged before the current administration. However, Chair Gamba indicated that the current administration may make the housing crisis worse, so it was up to local jurisdictions to develop and execute strong housing initiatives. Councilor Harrington requested more focus on the number of housing units that were necessary to mitigate displacement and homelessness in the region.

3. Council Update (5:15 PM)
Council Update (5:15 PM)

Councilor Collette announced the groundbreaking of an affordable housing building in the Jade District, and Central City Concern's Blackburn Building: a healthcare clinic and affordable housing building. Both buildings would open in 2019.

4. MPAC Member Communication (5:20 PM)

There was none.

5. Consent Agenda (5:25 PM)

Mr. Hovies clarified that he was excused from the October 25, 2017 MPAC meeting. He had been incorrectly designated as present for that meeting.

Motion: Councilor Gudman moved and Mayor Truax seconded the motion to pass the consent agenda as amended.

Action: With all in favor, the motions passed unanimously.

5.1 MTAC Nominations

5.2 Consideration of October 11, 2017 Minutes

5.3 Consideration of October 25, 2017 Minutes

6. Information/Discussion Items

6.1 Metro Housing, Land Use, & Economic Data (5:30)

Chair Gamba shared that the informational item was meant to provide information about Metro's housing resources. Another objective of the presentation was to highlight any data resources that their local jurisdictions did not have. He introduced Mr. Jeff Frkonja, Director of Metro's Research Center, and Mr. Zac Christensen, Principal Analyst with the Research Center.

Key elements of the presentation include:

Mr. Frkonja shared that the presentation would cover: Metro's housing related data resources, the partnerships that enabled said resources, and how those resources may be utilized by members of MPAC. In regard to housing, Mr. Frkonja drew attention to the Regional Land Information System (RLIS). He explained that the RLIS was a critical

component to regional knowledge and information related to housing. He mentioned a few elements of the RLIS, such as: transportation data, growth management policy, and other foundational data.

Mr. Frkonja brought attention to the value of regional partnerships that had allowed the region to access important data, and develop effective policy. Besides Metro staff, Mr. Frkonja indicated that the RLIS data was utilized by regional partners, private consultants, academics, and the federal government.

Mr. Frkonja mentioned that staff from the Research Center, and Planning and Development, were working on analyzing the combined cost of transportation and housing. Mr. Christensen informed the committee members that the core layer of information on the urban growth boundary and city boundaries were up-to-date.

Mr. Christensen acknowledged the development of the Land Development Monitoring System (LDMS). He shared that the LDMS would be used to identify trends for land consumed, redevelopment and infill, developmental efficiency, and prices and rents of housing. When discussing rental data and affordability, Mr. Christensen noted that rent prices were being analyzed at the neighborhood level. He illustrated other components to rental data that were being analyzed in order to showcase an in-depth overview of affordability in the region.

Mr. Christensen expressed that the Buildable Land

Inventory (BLI) was a critical part of the urban growth report. As part of the BLI, Mr. Christensen reported that vacant lands were measured, along with analysis of land use capacity of those vacant lands. Redevelopment and infill were other components to the BLI as well. Mr. Christensen highlighted a heat map that showed concentrations of residential construction happening in the region.

Mr. Christensen recalled that in 2007, there was a demand for a regional perspective on housing. Thus, data from regional jurisdictions was collected in order to produce information on affordable housing by sponsor type, and number of units. Moreover, this data was updated in 2011 and 2015, and another update was projected for 2019. Also, Mr. Christensen informed members of residential housing details: land use and proximity to transportation could be analyzed by studying the inventory of multifamily and single family homes.

Mr. Christensen pointed out that RLIS data was used by regional partners, including Portland State University (PSU) staff. He mentioned that Ms. Liza Morehead and Ms. Sheila Martin of PSU institute of Portland Metropolitan Studies would demonstrate how they used RLIS data for the Greater Portland Pulse Housing Data Hub.

Mr. Frkonja noted that RLIS would support a future Metro endeavor, a project called Performance Measurement Access System. The system would be used to track both general and Metro-specific indicators.

Member discussion included:

Mayor Callaway asked staff how frequently data in the RLIS framework was updated. Mr. Christensen explained that update frequency varied depending upon the data type.

Ms. Dominguez inquired whether SFR's (Single Family Residence) were tracked as owned (owner occupied) or as rented property. She also wanted to know whether SFR's were tracked by income level and diversity. Mr. Christensen noted that such information would be available in the future. Mr. Frkonja shared that Metro staff and academic research partners had preliminary discussions over tracking housing by income level and other indicators i.e. demographics.

Councilor Collette noted that the BLI had last been updated on 2014. She wanted to know whether more updated data was available and also requested a definition on what 'vacant' meant. Mr. Christensen provided a brief explanation on vacant lots: lots with either no development or partial development were considered vacant.

Chair Gamba requested data on the current number of homeless, people who were rent burdened at 50% area median income (AMI), and between 20-30% AMI. He also requested a trend graph that-from 1950 until 2050-showed cost of housing, wages, number of homeless, and tax rates on the top bracket.

6.2 Greater Portland Pulse Housing Data Hub (6:00 PM)

Chair Gamba noted that the informational item was a project developed by PSU Institute of Metropolitan Studies

(IMS) staff. The website, constructed as a data hub, would bring together housing information to one source. He introduced Ms. Sheila Martin, Director of IMS, and Liza Morehead, Director of Greater Portland Pulse (GPP).

Key elements of the presentation include:

Ms. Martin acknowledged the contribution of Metro's Research Center towards the availability of important regional data. She recounted that IMS and Metro partnered in 2010 to create GPP. Ms. Martin spoke to the unique characteristics of the data hub, emphasizing components such as policy information, along with a range of housing data.

Ms. Morehead shared that GPP's Housing Data Hub (HDH) included regional housing indicators. She mentioned that indicators gave a high level overview of the housing market as it changed over time. For data more focused at the local level, Ms. Morehead explained that the HDH had small geography maps that allowed users to explore the housing market in neighborhoods and jurisdictions around the region. Furthermore, Ms. Morehead illustrated that research and data stories were produced by using the information provided by the indicators and the small geography maps, along with other sources.

Ms. Morehead provided a brief overview of the types of indicators, small geography maps, and research found at the HDH website. Additionally, Ms. Morehead showcased a map that described ADU density in the metropolitan region. She added that comparative analyses of housing policies

implemented in the region were also available on the website. Ms. Morehead described anticipated data tools that would be added to the HDH website in the future.

Ms. Morehead verified that data from other agencies and organization would be a part of the HDH website. She communicated the effectiveness of sharing data from external sources in order to provide a cumulative experience to the HDH website.

Member discussion included:

Councilor Gudman expressed that the region was not in need of more data or websites; rather, more effort should be put into the actual development of affordable housing. Ms. Martin said she understood Councilor Gudman's perspective. She emphasized the importance of data that could be used to address the housing issues in our region; she also added that a data hub was especially important for members of the public. Mr. Callaway shared his appreciation for the information provided by Ms. Morehead and Ms. Martin. Councilor Harrington indicated that the work done by the IMS benefitted the region. Mr. Stober noticed that Clark County was not consistently represented in the data sets on the HDH website. Ms. Martin explained that data of Clark County at the neighborhood level would be added to the HBH data set.

6.3 Regional Equitable Housing Investment Opportunities (6:30 PM)

Chair Gamba announced that the informational item would provide an overview of Portland Community Reinvestment Initiatives' (PCRI) Pathway 1000 Implementation Plan. The initiative would potentially create 1000 affordable housing

units in North/Northeast Portland over the next ten years.

Chair Gamba introduced Ms. Maxine Fitzpatrick, Executive Director of PCRI, and Ms. Nan Stark, City of Portland Bureau of Planning and Sustainability.

Key elements of the presentation include:

Ms. Emily Lieb, Metro's Equitable Housing Project Manager, shared that PCRI had received partial funding for its project via Metro's Community Planning and Development Grant program.

Ms. Stark provided a brief background of Ms. Fitzpatrick's experience with housing issues. Ms. Stark recounted that Pathway 1000 was an attempt to mitigate displacement of the black community (and other underserved communities) due to racialized displacement. Ms. Stark also mentioned that Pathway 1000 would aim to build wealth creation through homeownership.

Ms. Fitzpatrick thanked Metro and MPAC for their support of Pathway 1000. She also acknowledged the contribution of the National Association of Minority Contractors-Oregon (NAMC), and Minority Contractors Improvement Project (MCIP). Ms. Fitzpatrick shared that the black community in Portland had suffered from displacement driven by redlining, gentrification, and speculative real estate practices; the displacement had caused a devastating impact on the black community, and has stagnated the growth in wealth and housing stability. Moreover, Ms. Fitzpatrick added that poorly executed urban renewal policies had escalated the displacement of the black community in

Portland.

Ms. Fitzpatrick cited the main goals of Pathway 1000: to address generational poverty, generate wealth and stability through homeownership/rental housing opportunities, and provide living wages for residents of the community. From the construction of 1000 new units, Ms. Fitzpatrick shared that Pathway 1000 would generate 1581 new jobs, \$104 million in income, \$341 million in household income, \$43 million from property tax revenue and other economic benefits. Ms. Fitzpatrick indicated that \$300 million of capital infusion to construct the 1000 units would result in roughly \$800 million of economic output to the local economy. Ms. Fitzpatrick shared that PCRI would recommend policy modifications to the City of Portland, in order to bolster the framework of Pathway 1000.

Ms. Fitzpatrick provided a summary of the homeownership and rental development cost comparison for housing units constructed under Pathway 1000. She pointed out that the subsidy for homeownership was roughly \$125,000, whereas the subsidy necessary for an affordable rental unit was around \$483,000.

Mr. Tony Jones, Executive Director of MCIP, provided a brief background of MCIP and its association with PCRI. In reference to Pathway 1000, Mr. Jones shared that MCIP would provide business support and mentoring of minority owned/operated contracting businesses.

Member discussion included:

Mr. Doyle thanked Ms. Fitzpatrick and her staff for the development of Pathway 1000. Ms. Dominguez applauded the social equity scope of the Pathway 1000 project. Councilor Harrington inquired whether there was a need for additional public support to aid families/individuals for owner financing of homeownership units. Ms. Fitzpatrick noted that the full implementation plan report would address that issue.

7. Adjourn (7:00 PM)

Seeing no further business, Chair Gamba adjourned the meeting at 7:10 p.m.

Respectfully Submitted,

Amaanjit Singh, Council Policy Assistant