

**METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes

January 24, 2018

Metro Regional Center, Council Chamber

**MEMBERS PRESENT**

Steve Callaway  
Sam Chase  
Betty Dominguez  
Amanda Fritz  
Mark Gamba  
Jeff Gudman  
Kathryn Harrington  
Gordon Hovies  
Larry Morgan  
Craig Prosser  
Martha Schrader  
Don Trotter  
Peter Truax

**AFFILIATION**

City of Hillsboro, Largest City in Washington County  
Metro Council  
Citizen of Clackamas County  
City of Portland  
City of Milwaukie, Other Cities in Clackamas County  
City of Lake Oswego, Largest City in Clackamas County  
Metro Council  
Tualatin Fire and Rescue, Special Districts in Washington County  
City of Troutdale, Other Cities in Multnomah County  
TriMet  
Clackamas County  
Clackamas County Fire District #1, Special Districts in Clackamas County  
City of Forest Grove, Other Cities in Washington County

**ALTERNATES PRESENT**

Gretchen Buehner  
Jennifer Donnelly  
John Griffiths  
Brenda Perry

**AFFILIATION**

City of King City, Other Cities in Washington County  
Oregon Department of Land Conservation and Development  
Tualatin Hills Park & Recreation District, Special Districts in Washington County  
City of West Linn, Other Cities in Clackamas County

**MEMBERS EXCUSED**

Emerald Bogue  
Denny Doyle (*Chair*)

**AFFILIATION**

Port of Portland  
City of Beaverton, Second Largest City in Washington County

**OTHERS PRESENT:** Adam Barber, Zoe Monahan, Emily Klepper, Taylor Steenblock, Chad Eiken

**STAFF:** Ernest Hayes, Ramona Perrault, Miranda Mishan, Nellie Papsdorf, Kim Ellis, Jes Larson, Andy Shaw, Randy Tucker, Megan Gibb, Clifford Higgins

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

MPAC Vice Chair Larry Morgan called the meeting to order at 5:07 PM.

Vice Chair Morgan welcomed the newest MPAC members, including Councilor Theresa Kohlhoff from the City of Lake Oswego, new alternate for the Largest City in Clackamas County, Ms. Linda Simmons, new alternate for TriMet, and Mr. Don Trotter, of the Clackamas County Fire District and Ms. Nancy Gibson of the Oak Lodge Water and Sanitary District, new member and alternate for the Special Districts in Clackamas County.

## **2. CITIZEN COMMUNICATIONS**

*There were none.*

## **3. COUNCIL UPDATE**

Councilor Sam Chase reminded MPAC that Councilor Collette resigned. He explained the reappointment process and highlighted some important dates.

Councilor Chase invited MPAC to the East Council Creek Natural Area open house, and explained that the planning of amenities that might be placed in the area was underway.

Councilor Chase provided important dates for the New Major Neighborhood Grant application process, and noted that applications were open.

## **4. MPAC MEMBER COMMUNICATION**

Mayor Pete Truax highlighted State of the City addresses coming up in Washington County, recounted the dates for each city in Washington County. He invited MPAC members to attend.

Mr. Craig Prosser shared that the TriMet Board of Directors had approved the low income fair ordinance which would start on July 1<sup>st</sup>. Commissioner Amanda Fritz asked to be reminded of the rules. Mr. Prosser explained that it provided reduced fares for people who qualify, and that individuals with income less than 200% of the poverty level would qualify. Councilor Chase added that if an individual was 200% below poverty level, they could buy a pass for 50% off and a monthly pass for 72% off.

## **5. CONSENT AGENDA**

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

ACTION: With all in favor, the motion passed unanimously.

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

### **6.1 Constitutional Amendment: Housing**

Vice Chair Morgan explained the proposed legislation in the 2018 Oregon legislative session that could provide local governments more flexibility to use general obligation bonds to create affordable homes more quickly and efficiently.

Vice Chair Morgan recounted that the legislation would refer a constitutional amendment to Oregon voters in 2018 and that the amendment would allow local governments to use voter-approved general obligation bond funds in partnership with private and nonprofit entities to create or protect affordable housing. He shared that this presentation was to learn more about proposed legislation and discuss a formal endorsement from MPAC.

Vice Chair Morgan introduced Randy Tucker, Metro's Legislative Affairs Manager and Alison McIntosh, from the Oregon Housing Alliance.

*Key elements of the presentation included:*

Ms. McIntosh explained that the Oregon Housing Alliance was a coalition of stakeholders that advocate at the state legislature for housing stability and homelessness resources. She shared that she wanted to give MPAC an idea of what was going on in Salem around housing, and emphasized that the speaker of the house and other leaders were looking for housing solutions.

Ms. McIntosh explained that Article 11 Section 9 said that jurisdictions could not lend a credit for the benefit of a private party. She provided some background on the history of municipalities using bond funds, and recalled that with this provision, jurisdictions could not blend funding sources.

Ms. McIntosh expressed that the jurisdiction had to own and control the housing that was built with the bonds, which meant either the city or the housing authority. She acknowledged that if they were to change this provision of the constitution, it would mean jurisdictions could build more housing and leverage other resources to build more units. Ms. McIntosh conveyed that this provision in the constitution created barriers for smaller jurisdictions with less staff than others. She explained that they would like to create an exception for affordable housing.

Ms. McIntosh added that there was another provision of the constitution that limited local government's ability to use state bonds that had been successful but it required the state to own and operate the housing. She emphasized that they could do more with fewer limitations, such as preserve existing housing, and build more affordable

housing while avoiding redundancies in the process. Ms. McIntosh recounted the various conversations the Housing Alliance had had with different stakeholders in the state.

Mr. Tucker added that the Metro Council was considering putting out a bond measure later in the year, and that being able to spend it in a wider variety of ways would be beneficial and allow the money to go further. He emphasized that while this amendment wasn't necessary, it would make the money more effective.

Mr. Tucker recalled that the Metro Council had already discussed the amendment and would be considering it. He added that Metro had been involved in drafting the measure and their intent was to provide as clean an exemption as possible from the restriction. Mr. Tucker noted that Speaker Kotek and Representative Kenny-Guyer had been supportive of the amendment.

*Member discussion included:*

**MOTION:** Mayor Gamba moved and Councilor Gudman seconded to approve the letter on behalf of MPAC expressing support for House Joint Resolution 201.

- Mayor Pete Truax acknowledged that this would provide another tool for addressing affordable housing issues. He added that voters would have to decide on the bond measure but that he supported the constitutional amendment.
- Councilor Chase relayed support from MPAC Chair Denny Doyle. He conveyed that this was not a new tax or a fee increase, but a measure to reduce government restrictions on how money could be spent.
- Ms. Betty Dominguez shared that she was pleased with these steps that Metro was taking on housing issues.
- Mr. Prosser expressed his support for the amendment, and explained that the U.S. tax code had a provision prohibiting private activity bonds. He explained that it limited the amount of bond issue that could go to the benefit of a private entity, and asked if they would still be able to accomplish their goals with federal restrictions.
- Ms. Alison Kean spoke to the use of private activity bonds for affordable housing by Metro, and added that she would look into this concern.
- Mr. Tucker explained that one of the funding sources for housing was tax credits which could only be used by private entities and that without provisions like this one it was harder to partner with private institutions.
- Councilor Gudman conveyed support for the constitutional amendment, and reminded MPAC that it would give each community greater control over a pressing issue.
- Ms. Dominguez shared that the housing authority had the ability to issue their own bonds to finance projects. She suggested that MPAC allow staff to figure out the details of the bond.

- Commissioner Fritz conveyed the City of Portland's support for the amendment. She raised concerns about the equity of property taxes in Oregon, and noted that Mayor Shane Bemis shared the concern. Commissioner Fritz emphasized the need to continue thinking about property tax equity.
- Mayor Gamba spoke to the need for legislator's awareness on the issue of equity in property taxes, and the interest in learning more about it.
- Mayor Truax noted that the League of Oregon Cities had been bringing this issue to the fore for a long time. He emphasized that tax reform was necessary for justice and equity in the region.
- Mr. Tucker mentioned that Ms. Emerald Bogue had written to convey the Port of Portland's support of the letter.
- Councilor Gudman asked if anyone had heard arguments against the amendment. Mayor Truax shared the concern that Metro did not have the authority to attempt to amend the state constitution, and suggested sharing the letter with the Metropolitan Mayors Consortium.
- Ms. Kean added that there hadn't been much concern expressed from legislators, but the main concern was that Metro were taking the right small, appropriate steps rather than opening up the constitution to misuse.
- Ms. Dominguez recalled that the polling results were in favor of bond issues, and that voters were likely to support a housing bond as well.

ACTION: With all in favor, the motion passed unanimously.

## **6.2 Housing Trends and Policies around the Region: Tigard**

Vice Chair Morgan recounted that MPAC made a recommendation to the Metro Council during the 2015 urban growth management decision in which they suggested ongoing dialogue and reporting about how the region is growing.

Vice Chair Morgan explained that they would be talking about these kinds of topics more throughout the year as they prepared to make a recommendation to the Council on its next urban growth management decision. He shared that representatives from the City of Tigard would provide an overview of some of the housing trends, challenges, opportunities, policies and investments in Tigard.

Vice Chair Morgan introduced Mr. Kenny Asher and Mr. Schuyler Warren from the City of Tigard.

*Key elements of the presentation included:*

Mr. Asher provided background on the housing situation in Tigard, and acknowledged that there was a significant housing crisis.

Mr. Warren shared the city of Tigard vision statement that guided their work, and explained that they were not just looking at equitable outcomes but also equitable

health outcomes of the affordable community. He highlighted the history of rail in Tigard as well as some history of the city, and explained patterns of development over the years.

Mr. Warren shared that they would specifically be discussing the Tigard Triangle and River Terrace, and explained the planning processes for River Terrace including the residential permits that were issued. Mr. Warren noted that a lot of the housing was market driven, and much of the development was single family, detached or attached units.

Mr. Warren discussed Atwell Off Main, a public-private partnership, and acknowledged that it had been a success, but that there was a lack of housing affordability. He raised concerns that the growth in rent was outpacing inflation and causing a crisis in rental affordability. Mr. Warren compared the prices to median family income to demonstrate the lack of affordability.

Mr. Warren highlighted some local and regional housing assessments and information that was informing their development, including the Tigard Urban Lofts Feasibility Study. He discussed the city's new Lean Code that allowed for more mixed use development, which could allow for the creation of more affordable housing.

Mr. Warren recounted other methods that had been used to create more affordable housing including a low income nonprofit housing tax abatement program, support for Good Neighbor Center and CDBG improvements. He recalled other programs under the consideration by the City of Tigard, and shared development code updates that had been made including providing opportunities for more missing middle housing types.

*Member discussion included:*

- Vice Chair Morgan asked if the full SDC waiver had been implemented. Mr. Asher explained that it had not but would go before the city council in early March, and that there was significant support. Vice Chair Morgan asked what models the city used in crafting their SDC waiver. Mr. Asher listed Portland, Bend and Eugene as models they had used.
- Commissioner Fritz clarified that rents in Tigard were as high as rents in the City of Portland. Mr. Warren explained that rents in Tigard were higher than rents in the SW Corridor of Portland.
- Mayor Gamba confirmed that they were looking at a flat SDC waiver for affordable housing but not a waiver for naturally affordable housing such as ADU's. Mr. Asher explained that they were making sure that bond financed units would qualify, and that he was not sure that the new units would have the same indices of affordability. He added that their code does not yet allow for ADU's but that they were interested in exploring the possibilities.

- Mayor Gamba inquired about their efforts to increase renter's assistance. Mr. Warren explained that they were considering extending the notification period for no cause evictions. Mr. Asher shared that they were considering a local option levy in May to look at dealing with services and keeping them up to date. He shared that they may also look into emergency rent assistance.
- Ms. Dominguez raised concerns about the 20 year affordability period mentioned in the presentation, and suggested lengthening it. Mr. Asher acknowledged that they were sacrificing beautifully built buildings in favor of more units, and stressed the challenges of balancing livability and affordability.
- Councilor Gretchen Buehner noted that Tigard was one of the few places that didn't have a design commission. She suggested looking at paperwork for the residential PUD plan if they were interested in building cottage clusters.
- Mayor Gamba expressed surprise about the no minimum parking requirement in the City of Tigard's planning. Mr. Asher conveyed that they were insistent on street walk-able street frontage. He added that the Tigard Triangle had 12,000 parking spaces in that district with about 50% utilization.
- Councilor Anthony Martin asked if they could speak to the conflict between the desire for both density and no minimum parking. Mr. Asher explained that they were prescribing to the philosophy of no minimum development, meaning they could not turn the Tigard Triangle into a very livable space in just one generation. He emphasized that that would take a long time, and that they were hoping that with inexpensive development, adaptive reuse would happen more readily over time.
- Councilor Gudman asked MPAC which three housing projects were top priorities. Councilor Fritz highlighted land banking along the Southwest Corridor, and expressed the need to buy that property. Ms. Dominguez suggested that the housing conversation was too premature to ask that kind of question. She expressed the need to pass the housing bond and look to the housing authorities to find the greatest need. Ms. Dominguez emphasized that it was Metro's purview to find funding.
- Commissioner Schrader shared that she was present at the Portland Metro Regional Solutions Center meeting and conveyed that they were the group to prioritize housing projects which would be finalized in 2019.
- Ms. Jennifer Donnelly explained that the Portland Metro Regional Solutions Center did not know how much money they would have but were hoping that they would be funded in April and making a recommendation in August for the money to be available in 2019.
- Commissioner Schrader emphasized the need for communication between MPAC and the Portland Metro Regional Solutions Center.

### **6.3 Update on Technical Evaluation, Schedule and Engagement for Finalizing the 2018 RTP**

Vice Chair Morgan explained that MPAC was receiving an update from staff on the 2018 Regional transportation Plan and what could be expected through the rest of

the year and through the adoption of the plan. He explained that the Regional Transportation Plan responded to both federal and state mandates which required Metro to finish by the end of the year.

Vice Chair Morgan acknowledged that a lot had changed since the adoption of the work plan in 2015. He added that they had accomplished a lot including three Regional Leadership Forums in which they discussed the region's transportation challenges and opportunities, heard what other metropolitan areas are doing to meet their transportation challenges, and developed a better picture of federal and state funding.

Vice Chair Morgan explained that Metro staff had been directed to create a more realistic budget for the financially constrained project list, and that gave MPAC confidence that the outcomes would be accomplished. He reminded MPAC that the budget still required some work from the current funding levels, some of which had already been done with house Bill 2017.

Chair Dirksen spoke to the increasing population of greater Portland area, and emphasized the need to work together to make progress on key outcomes such as safety, equity and implementing the Climate Smart Strategy.

Chair Dirksen introduced Ms. Kim Ellis and Mr. Clifford Higgins from Metro.

*Key elements of the presentation included:*

Ms. Ellis highlighted the challenges to quality of life in the region that were being addressed in the RTP. She discussed the 2018 RTP project priorities and reminded MPAC where these materials could be found online.

Ms. Ellis reminded MPAC of the project timeline and the plan to adopt the RTP in December 2018. She shared some of the topics for upcoming discussions in February and March. Ms. Ellis emphasized some of the key concepts that were being focused on in the RTP including equity and Vision Zero. She added that the discussions in April and May would include the entire draft.

Mr. Higgins described some of the opportunities for public engagement, and recounted the importance of community engagement on the RTP. He shared that making the decision making spectrum tighter as a result of public input would lead to easier decision making in the future.

Mr. Higgins recalled current engagement opportunities that would be taking place in the upcoming months. He reminded MPAC the upcoming regional leadership forum as well as future discussions and decisions that would come to MPAC.

*Member discussion included:*



- Councilor Buehner raised concerns about engagement in King City and Tualatin, and expressed the need for outreach to those who did not have easy access to the internet. Mr. Higgins explained that they had to rely on partnerships to connect with constituents, and they had a 'soft launch' with the RTP survey in the past two weeks. Councilor Buehner reiterated concerns about constituents who did not have knowledge of the system. Mr. Higgins recounted the process for engaging with communities through the partnership program, and conveyed that there was not always enough resources to cover the whole region, but that they were hoping to have representative voices.
- Ms. Dominguez asked if the yellow sheet received at the Community Leaders Forum was comparable to the online survey. Mr. Higgins confirmed that it was, and Ms. Dominguez asked if it could be an alternative to the survey and if it could be distributed by MPAC members in their communities. Mr. Higgins said that it could, and Councilor Buehner asked for copies as well.
- Mr. Prosser reiterated Councilor Buehner's concerns about creating more accessible information about the RTP and distributing it to community members. He expressed concern about involving community members in the process too late, and emphasized that the earlier engagement starts, the better.
- Councilor Gudman clarified that the state transportation package would apply to upcoming RTP projects. Ms. Ellis confirmed that many of the projects identified in House Bill 2017 were included in the RTP.
- Councilor Martin passed around two documents (Please note: b from the City of Hillsboro, comparing traffic conditions as projected by Google Maps and traffic conditions projected by RTP staff in past years. He suggested that the maps produced by the RTP staff were not adequately portraying the extent of congestion on the west side, and therefore the RTP would not necessarily adequately address issues in jurisdictions such as Hillsboro. Councilor Martin emphasized the need for a multimodal path moving forward.
- Mayor Gamba echoed councilor Martin's concerns, and highlighted the importance of thinking broadly and considering a multimodal solution.
- Mr. Higgins explained that the comparison between the Google Maps projections and the RTP projections was difficult to make because of the communication issue between travel time and Google versus scientific modeling. He agreed that there was a need to better communicate the models.
- Ms. Ellis noted that one map was a policy layer from 2000 and the other was the expected modeling.
- Ms. Dominguez highlighted that this was a 23 year plan, and that it was difficult to project within that time frame. Mr. Higgins added that they had to update every five years so there was frequent opportunity for course correction.
- Councilor Buehner asked if staff were tracking population estimates. Ms. Ellis confirmed that they were, with the help of community partners.

## **7. ADJOURN**

MPAC Vice Chair Morgan adjourned the meeting at 7:01 PM.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Miranda Mishan", with a horizontal line extending to the right.

Miranda Mishan  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JANUARY 24, 2018**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT NO.</b>
<b>6.1</b>	Handout	1/24/18	Housing Alliance Letter	012418m-01
<b>6.1</b>	Handout	1/24/18	Support for House Joint Resolution 201	012418m-02
<b>6.1</b>	Handout	1/24/18	House Joint Resolution 201	011018m-03
<b>6.2</b>	PowerPoint	1/24/18	Presentation: Housing Trends Around the Region: Tigard	012418m-04
<b>6.3</b>	PowerPoint	1/24/18	Presentation: RTP Update on Evaluation and Engagement	012418m-05
<b>6.3</b>	Handout	1/24/18	City of Hillsboro Handout: Wednesday Map	012418m-06
<b>6.3</b>	Handout	1/24/18	City of Hillsboro Handout: Performance Excerpts	012418m-07