



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

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

Meeting Minutes  
September 11, 2019  
Metro Regional Center, Council Chamber

### MEMBERS PRESENT

Susheela Jayapal  
Christine Lewis  
Sam Chase  
Ed Gronke  
Don Trotter

Rachel Lyles Smith  
Amanda Fritz  
Denny Doyle

Theresa M. Kohlhoff  
Gordon Hovies  
Luis Nava  
Steve Callaway  
Pam Treece  
Kathy Wai  
Terri Preeg Riggsby

Mark Watson

### AFFILIATION

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

### ALTERNATES PRESENT

Gretchen Buehner

### AFFILIATION

City of King City, Other Cities in Washington County

### MEMBERS EXCUSED

Peter Truax  
Juan Carlos Gonzalez  
Jerry Hinton  
Dick Schouten  
Kirstin Greene  
Darren Riordan  
Martha Schrader (Chair)

### AFFILIATION

City of Forest Grove, Other Cities in Washington County  
Metro Council  
City of Gresham, Second Largest City in Multnomah County  
Washington County  
Oregon Department of Land Conservation and Development  
City of Fairview, Other Cities in Multnomah County  
Clackamas County

OTHERS PRESENT: Laura Terway, Adam Barber, Ryan Wells, Anna Slatinsky, Leslie Hamilton and Jeff Gudman

STAFF: Sara Farrokhzadian, Lisa Miles, Marlene Guzman, Elissa Gertler, Carrie MacLaren, and Ernest Hayes

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

Vice Chair Susheela Jayapal called meeting to order at 5:05 PM.

**2. PUBLIC COMMUNICATIONS ON AGENDA ITEMS**

*There were none*

**3. COUNCIL UPDATE**

Vice Chair Jayapal noted that the September 25<sup>th</sup> MPAC meeting was cancelled and the next scheduled meeting was October 9<sup>th</sup>.

Councilor Sam Chase provided an update on Metro's partnership with Pamplin Media to support the Amplify program, which aimed to elevate the voices of student journalists from historically underrepresented groups. He also noted that the Regional Flexible Funds Allocation (RFAA) public comment period was underway from September 6<sup>th</sup> to October 7<sup>th</sup> to help determine how an estimated \$43 million would be allocated to transportation projects. Councilor Chase announced that the Oregon Zoo was granted three awards, including an award for their conservation work on Taylor's Checkerspot butterflies. He also shared that TriMet was hosting a workshop on September 25<sup>th</sup> to discuss their strategic plan to increase ridership.

**4. CONSENT AGENDA**

MOTION: Mayor Denny Dole moved and Ms. Terri Preeg Riggsby seconded, to approve the consent agenda.

ACTION: With all in favor, motion passed.

**5. INFORMATION/DISCUSSION ITEMS**

**5.1 Update on 2040 Planning and Development Grant Award (2019/Cycle 7)**

Vice Chair Jayapal introduced the presenter Ms. Lisa Miles, Principal Regional Planner, to provide an update on the 2040 Grant Development Grant program.

*Key elements of the presentation included:*

Ms. Miles highlighted the successful grant recipients in Metro's seventh cycle of grant awards. Ms. Miles noted that grants were funded through Metro's Construction Excise Tax since 2005. Ms. Miles highlighted that these grant awardees were recommended by Council because of their alignment to Metro's mission.

Ms. Miles organized the 2019 grant requests into three categories including, equitable development, development within the urban growth boundary and new urban areas. She noted that 2019 was the first year Metro allowed private organizations to apply. Ms. Miles added that the grant requests were reviewed by a nine member screening committee, which included individuals from the private and public sectors. She explained that in July 2019 Council approved funding for seven projects.

Ms. Miles briefly described several projects that were funded in the equitable development category: the Albina Vision Trust, Prosper Portland and Clackamas County. She mentioned that the Albina Vision Trust was the first grant that was awarded to a private entity. Ms. Miles explained that the Albina Vision Trust aimed to transform the area into a diverse and inclusive neighborhood, while healing the wounds inflicted by previous urban renewal development.

Ms. Miles noted that the City of Tigard received a grant under the development within the urban growth boundary category. She added that the City of Tigard used the grant to focus on the Washington Square Regional Center Update. Ms. Miles noted that the City of Beaverton and Washing County collaborated on the Washington Square Regional Center Update.

Ms. Miles discussed the three cities that were awarded grants under the new urban area planning category, including the City of Beaverton, the City of King City and the City of Tigard. She highlighted that the City of Beaverton received a large grant to implement the Cooper Mountain Community Plan. Ms. Miles explained the timeline for the 2040 Planning and Development Grant's programmatic review.

*Member discussion included:*

- Vice Chair Jayapal expressed her appreciation for the presentation.

## **5.2 Cornelius Urban Renewal Plan, Town Center Plan and Conceptual Site Planning**

Vice Chair Jayapal introduced Mr. Ryan Wells, Community Development Director, to present on the Cornelius Town Center Plan.

*Key elements of the presentation included:*

Mr. Wells explained that Metro funded an Economic Opportunity Analysis (EOA) in 2017 through the 2040 Planning and Development Grant Program. He noted that this analysis determined major recommendations, including the Town Center Plan, Urban Renewal Plan and Opportunity Site Planning for the City of Cornelius. Mr. Wells mentioned that in 2017 Metro awarded the City of Cornelius a grant to fund the Cornelius Town Center Plan.

Mr. Wells provided a project schedule and project approach, which consisted of a competitive process to determine the project plan. He noted that the kick off for the Cornelius Town Center Plan was in 2018. Mr. Wells expanded upon the project's community outreach strategy, including the City of Cornelius's work with Centro Cultural de Washington County to provide culturally specific outreach services. Mr. Wells shared key findings based on community outreach efforts, such as the need to build on existing assets, diversifying amenities and improve congestion.

Mr. Wells shared the design approach and design concepts based on the key findings from community outreach efforts. He stated that the City of Cornelius held a design week at Centro Cultural to garner community input. Mr. Well noted design week concepts, such as the need to cluster town center activities and prioritize the development of the Town Center Core.

Mr. Wells discussed the Town Center Plan vision and its aim to create a walkable place focused on access to civic, cultural and recreational uses. He highlighted that the Cultural District Overlay in the Town Center would highlight businesses that reflected Cornelius' history and diversity. Mr. Wells remarked that the Cultural District Overlay was implemented through a variety of city programs and incentives.

Mr. Wells discussed the three sub-districts within the town center, including the Core Neighborhood and the Town Center Corridor. He added that the Core Neighborhood was an extension of the Core with a more residential character. Mr. Wells explained that the Town Center Corridor demarcated the noticeable transition from auto-oriented businesses to a variety of commercial uses. He shared that in order to make the Town Center more desirable the City of Cornelius named it the Tenblock District.

Mr. Wells explained that as part of the Urban Renewal Plan the City of Cornelius invested in downtown alleyway improvements, provided developer incentives and created community spaces. Mr. Wells concluded with the project status of the Town Center plan as well as the Urban Renewal Plan, the TMT Inc. /Fred Meyer Site Planning and the

## Hank's Grande Food Site Planning.

### *Member discussion included:*

- Mr. Ed Gronke expressed his appreciation for the plan and asked whether they had received any opposition from the community. Mr. Wells stated that they had not received push back from the community.
- Commissioner Rachel Lyles Smith asked Mr. Wells if the City of Cornelius had considered any zoning changes to protect mobile home parks. Mr. Wells noted that the new town center boundary had not include any portions of mobile home parks. He also noted that the City of Cornelius had not plan to make any zone changes.
- Mr. Luis Nava expressed his appreciation for the City of Cornelius' work surrounding the plan. He asked about the number of members in the project advisory committee and the amount of Latinx representation on the committee. Mr. Wells noted that the last few meetings had 12-15 members. He also explained that staff worked closely with Adelante Mujeres and other culturally specific organizations. Mr. Nava raised concerns about the online survey and barriers to internet access. Mr. Wells noted that the survey was available in Spanish and that Centro Cultural provided free access to computers. Mr. Nava discussed the lack of Latinx representation in the City of Cornelius' new affordable housing units for seniors. Mr. Wells stated that the City of Cornelius assessed affordable housing needs and reached out to Centro Cultural to develop appropriate strategies.
- President Gordon Hovies asked Mr. Wells to explain the City of Cornelius' efforts to address traffic and congestion. Mr. Wells noted that the City of Cornelius planned to improve alleyways and conduct frontage improvements.
- Councilor Chase emphasized Mr. Nava's comments and urged Mr. Wells to report back on the City of Cornelius's efforts to develop screening strategies for affordable housing.

## **5.3 Oregon City Equitable Housing Strategy**

Vice Chair Jayapal introduced Ms. Laura Terway, Community Development Director, to present on Oregon City.

### *Key elements of the presentation included:*

Ms. Terway provided an overview of the available housing supply in Oregon City, noting that single-family detached homes dominated the housing market in Oregon City. She explained that 55 percent of households had one to two people and only 37 percent of

households had children. Ms. Terway added that 35 percent of households in Oregon City were cost burdened.

Ms. Terway stated that in response to Oregon City's housing supply issues the community convened to review local regulations and processes. She noted that the community aimed to remove barriers and provide incentives for equitable housing in Oregon City. Ms. Terway shared that this included providing affordable housing choices with access to services and amenities.

Ms. Terway explained the project approach and its efforts to provide greater flexibility in zoning and development regulations. She added that it also aimed to create educational materials and mapping resources. Ms. Terway discussed the project process, including its desire to leverage existing resources, make new connections and conduct community outreach. She remarked that community outreach included conducting surveys, open houses, interviews and meeting with advisory groups. Ms. Terway expanded on the Project Advisory Team's (PAT) process and its consensus approach.

Ms. Terway reviewed several of the policy updates that were adopted in response to the project. She explained that the standards in single family detached home were made clearer and allowed for more flexibility. Ms. Terway noted that the zoning designations for duplexes were expanded. She discussed the communities support for internal conversions as an attempt to retain neighborhood character and housing affordability in Oregon City.

*Member discussion included:*

- Vice Chair Jayapal expressed her appreciation for the project.
- Councilor Lewis noted that she attended one of the Council meetings in Oregon City. She added that she was impressed with the level of community engagement at the Council meetings.
- Councilor Gretchen Buehner mentioned that King City was in the initial stages of creating a master plan for a new urban growth area. She noted King City's high senior population and the lack of computer literacy. Councilor Buehner asked about Oregon City's outreach efforts to seniors. Ms. Terway noted that they mailed several outreach materials and interacted with seniors at churches and neighborhood associations.
- Ms. Kathy Wai raised concerns about the community engagement process and its failure to properly incorporate communities of color. She asked the presenter to clearly describe Oregon City's demographics and culturally specific outreach efforts. Ms. Wai shared that as a North Clackamas resident she had witnessed involuntary displacement in Happy Valley. Ms. Terway explained that Oregon City had reached

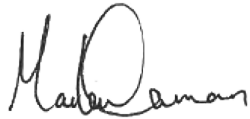
out to organizations to include communities of color and provided materials in Spanish. She agreed that Oregon City could improve community outreach efforts.

- Ms. Wai drew attention to the disproportionate amount of renters who were people of color and were also cost burdened. She noted that there was a disconnect between Oregon City's project purpose and implementation strategies.
- Mr. Ed Gronke asked if Oregon City received interest from developers as a response to recent zoning changing. Ms. Terway noted that Oregon City was in the process of reviewing development applications. She shared that home owners had expressed interest on Accessory Dwelling Units (ADU) code amendments. Mr. Gronke raised concerns about the incentives Oregon City was offering and its failure properly to encourage developers to build affordable housing. Ms. Terway expressed Oregon City's interest in looking into a Construction Excise Tax as potential revenue source to help subsidize various projects.

## **6.0 ADJOURN**

Vice Chair Jayapal adjourned the meeting at 7:01 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Marlene Guzman', written in a cursive style.

Marlene Guzman  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF SEPTEMBER 11, 2019**

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
5.1	Presentation	9/11/19	2040 Planning and Development Grants	091119m-01
5.2	Presentation	9/11/19	Cornelius Town Center Plan Presentation	091119m-02
5.3	Presentation	9/11/19	Equitable Housing Planning and Development Grant: Oregon City Case Study	091119m-03