



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

METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

December 11, 2019

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Martha Schrader
Christine Lewis
Sam Chase
Juan Carlos González
Don Trotter

Amanda Fritz
Kathy Wai
Anthony Martin
Rachael Lyles Smith
Ed Gronke
Theresa M. Kohlhoff
Gordon Hovies
Jerry Hinton
Linda Glover

ALTERNATES PRESENT

Gretchen Buehner
Kirstin Greene

MEMBERS EXCUSED

Terri Preeg Riggsby

Susheela Jayapal
Peter Truax

AFFILIATION

Clackamas County
Metro Council
Metro Council
Metro Council
Clackamas County Fire District #1, Special Districts in Clackamas County
City of Portland
TriMet
City of Hillsboro, Largest City in Washington County
City of Oregon City, Second largest City in Clackamas County
Citizen of Clackamas County
City of Lake Oswego, Largest City in Clackamas County
Tualatin Valley Fire & Rescue, Special Districts in Washington County
City of Gresham, Second Largest City in Multnomah
City of Vancouver

AFFILIATION

City of King City, Other Cities in Washington County
Oregon Department of Land Conservation and Development

AFFILIATION

West Multnomah Soil & Water Conservation District , Special Districts in Multnomah County
Multnomah County
City of Forest Grove, Other Cities in Washington County

OTHERS PRESENT: Tina Kotek, Madeline Kovacs, Tom Armstrong, Gordon Howard, Anna Slatinsky, Eli Spevak and Allan Lazo

STAFF: Marlene Guzman, Randy Tucker, Jes Larson, Paul Slyman, Rebecca Small, Ramona Perrault, Elissa Gertler, Lake McTighe and Margi Bradway.

1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS

Chair Martha Schrader called meeting to order at 5:05 PM.

2. PUBLIC COMMUNICATIONS ON AGENDA ITEMS

There were none

2. COUNCIL UPDATE

Councilor Juan Carlos González noted that the Metro Council signed on to a letter from the Here Together coalition to support a structured effort to address homelessness in the region. He also explained that Metro responded to a Here Together letter by outlining possible steps forward, including a statewide initiative and a citizen-led initiative process. Councilor González discussed Metro's agreement with Multnomah County and the City of Portland on a new Visitor Fund intergovernmental agreement (IGA). He noted that this agreement dedicated more than \$2.5 million to homeless support services in Portland. Councilor González also noted that the revenue from the tourist tax was creating opportunities to support wrap-around services for individuals living in new affordable housing. He emphasized Metro's commitment to equity and investing in clean water, healthy wildlife habitat and access to nature through the parks and nature bond measure. Councilor González recognized Chair Schrader for her leadership as the MPAC chair. He presented a gift on behalf of Metro as an appreciation for her commitment.

4. CONSENT AGENDA

No quorum.

5. INFORMATION/DISCUSSION ITEMS

5.1 Implementation of "Middle Housing" Legislation (Oregon House Bill 2001)

Councilor Sam Chase introduced House Speaker Tina Kotek, Oregon House of Representatives. He presented the panelists Ms. Madeline Kovacs, of Sightline Institute, Mr. Tom Armstrong, of the Portland Bureau of Planning and Sustainability and Mr. Gordon Howard, of the Oregon Department of Land Conservation and Development (DLCD). Councilor Chase also presented speakers Ms. Anna Slatinsky, of Beaverton, Mr. Eli Spevak, of Orange Splot LLC; Portland Planning and Sustainability Commission as well as Mr. Allan Lazo, Fair Housing Council of Oregon.

Councilor Chase noted the impacts of House Bill 2001 and its efforts to address housing disparities. He also explained Housing Bill 2001's efforts to encourage collaboration between the public and private sector to address affordable housing needs. Councilor Chase expressed his appreciation for House Speaker Kotek's leadership in guiding House Bill 2001.

Key elements of the panelist included:

House Speaker Kotek provided an overview of House Bill 2001. She noted that housing supply was directly linked to housing affordability. She noted House Bill 2001's efforts to address housing supply disparities throughout the region and its commitment to land use guidelines. House Speaker Kotek noted that Oregon was in the implementation stage of House Bill 2001.

House Speaker Kotek noted that the bill had clear bipartisan support when it was completed. She described her collaboration with the League of Oregon Cities to ensure goals were aligned with local communities. House Speaker Kotek emphasized her efforts to make the bill achievable and equitable for local government entities. She explained that increasing housing supply improved long term housing affordability. House Speaker Kotek discussed efforts to reduce climate emissions by improving livability and walkability.

Ms. Kovacs introduced the panelists and provided an overview. Mr. Howard shared a brief presentation on the DLCD's efforts to implement House Bill 2001. He noted that House Bill 2001 mandated that the state permit duplexes on any lot or parcel that allow single-family residence. Mr. Howard added that House Bill 2001 must also allow triplexes, fourplexes, cottage clusters and townhouses in areas zoned for single family residence.

Mr. Howard noted that the DLCD adopted a model code required for Metro jurisdictions if local governments do not adopt their own compliant code. He explained that the bill also allowed for infrastructure-based time extension requests for areas with inadequate

infrastructure. Mr. Howard noted that jurisdictions must demonstrate and develop a plan of action to address inadequate infrastructure. He explained that the bill also provided technical assistance funds to develop middle housing codes and process infrastructure-based time extension requests.

Mr. Howard House Bill 2001 required rulemaking on middle housing rules, model code and infrastructure-based time extension requests. He explained that rulemaking on middle housing rules aimed to clarify what constituted a “reasonable regulation relating to siting and design.” Mr. Howard provided a timeline for the consultant assistance component of House Bill 2001 implementation. He shared other provisions from House Bill 2001, including limiting increased density expectation in aspects of urban growth management decisions.

Ms. Kovacs acted as the panelist moderator and asked the speakers to discuss the impacts of House Bill 2001 on different jurisdictions. Mr. Hovies noted that Oregon did not have access to a lot of data on the potential impacts. Ms. Kovacs asked the other panelists if Oregon was more likely to see duplexes in some cities than others. Mr. Armstrong noted that the City of Portland had allowed duplexes on corner lots. He noted that the City of Portland had identified challenges associated with development economics.

Ms. Kovacs asked about what kinds of developers will responded to the opportunities created by House Bill 2001. Mr. Spevak noted that small developments would respond to housing market changes. Ms. Kovacs noted that affordable housing developers supported House Bill 2001 and asked Ms. Slatinsky to share how it impacted Beaverton Community Development. She spoke about the housing flexibility that House Bill 2001 allowed for. Ms. Slatinsky emphasized the need to properly understand the concerns of community members when implementing House Bill 2001.

Ms. Kovacs asked about how House Bill 2001 helped address housing affordability. Mr. Lazo noted that the residential infill project helped reduce displacement in communities. He expressed concerns about the high risk of displacement in marginalized communities. Mr. Lazo also noted the House Bill 2001 reduced more displacement in less vulnerable communities. He recommended supporting broader solutions to address housing disparities. Mr. Spevak seconded Mr. Lazo’s comments about supporting broader solutions. Mr. Armstrong remarked that House Bill 2001 was likely to produce less expensive housing for the middle of the market. Ms. Slatinsky spoke to the importance of supporting broad solutions to protect renters and promote housing affordability.

Ms. Kovacs asked the panelists to share specific strategies that jurisdictions should adhere to while reviewing their zoning codes. Mr. Spevak pointed to the City of Tigard’s inclusive zoning regulations for a variety of housing types. Mr. Armstrong discussed policies that allowed two accessory dwelling units (ADU) on the same lot. Ms. Slatinsky

noted that the City of Beaverton aimed to provide housing affordability and housing flexibility.

Ms. Kovacs asked about what the panelists hoped the rulemaking process would address. Ms. Slatinsky noted that the City of Beaverton hoped that the rulemaking process provided more clarity.

Member discussion included:

- Mr. Ed Gronke raised concerns about the obstacles to building affordable housing, including land costs and system development charges. He asked the panelists to share how they handle obstacles associated with building affordable housing, such as system development charges. Mr. Armstrong noted that construction costs presented a larger obstacle to maintaining affordability when building new homes. He stated that House Bill 2001 was not an affordable housing program for low income households, instead it was an effort to support middle housing. Mr. Armstrong remarked that a variety of strategies were needed to tackle housing affordability. Ms. Slatinsky noted that broad strategies enabled community members to leverage public subsidies.
- Councilor Christine Lewis asked Mr. Howard if he had considered conducting planning commission education. She noted that not all cities had developed planning commissions. Mr. Howard noted that the Oregon Department of Land Conservation and Development was conducting public outreach to educate community members on House Bill 2001.
- Ms. Theresa Kohloff asked Mr. Howard to provide more specificity on the role of the model code. Mr. Howard noted that the details were developed in the rule making process to guide the minimum standards for compliant codes.
- Councilor Gretchen Buehner raised concerns about congestion issues in the City of King City. She noted that many jurisdictions do not have planning departments and required onsite support. Mr. Howard noted that Oregon Department of Land Conservation and Development was willing to organize public engagement.
- President Gordon Hovies raised concerns about on street parking and the lack of street access for emergency services. He suggested a property tax waiver and conducting effective outreach to address affordable housing needs.
- Councilor Anthony Martin raised concerns about policies that restrict accessory dwelling units (ADU).
- Ms. Kathy Wai asked about how public transit can be helpful in implementing House Bill 2001. She also asked about what the success of House Bill 2001 meant. Mr. Gordon noted the importance of increasing access to public transit in dense areas. He explained that success would be measured over a long period of time. Ms.

Slatinsky added that for the City of Beaverton success meant increased access to middle housing throughout the city.

- Ms. Buehner added the need for increased accessibility for people with disabilities. She asked panelists and builders to consider the accessibility needs for people with disabilities when building new units.

5.3 Designing Livable Streets and Trails Guide

Chair Schrader introduced Ms. Lake McTighe, Senior Transportation Planner, to present on Designing Livable Streets and Trails Guide. Ms. Elissa Gertler noted the Designing Livable Streets and Trails Guide was helpful for jurisdictions seeking Metro funding.

Key elements of the presentation included:

Ms. McTighe provided an overview of the guidelines for designing livable streets and trails. She noted that it provides guidance for regional streets and trails to help implement the 2040 Growth Concept and the Regional Transportation Plan. Ms. McTighe explained that agencies developing transportation projects funded by Metro used the guidelines to plan, design and construct their projects. She added that the guide was developed by regional partners and was available on Metro's website.

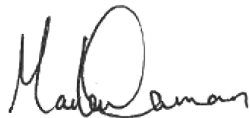
Member discussion included:

- Mr. Martin asked for clarification on the guidelines for receiving Metro Funding. Ms. Tighe noted that the Designing Livable Streets and Trials Guide formalized a process that was already in place.

6.0 ADJOURN

Chair Schrader adjourned the meeting at 7:05 PM.

Respectfully Submitted,



Marlene Guzman
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF DECEMBER 11, 2019

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
5.1	Presentation	12/11/19	Implementation of "Middle Housing" Legislation (Oregon House Bill 2001 Presentation	121119m-01
5.1	Handout	12/11/19	Key Elements of House Bill 2003 (Housing Needs) Handout	121119m-02
5.1	Handout	12/11/19	Key Elements of House Bill 2001 (Middle Housing) Handout	121119m-03
5.1	Handout	12/11/19	Housing Bill 2001: More Housing Choices for Oregonians Handout	121119m-04
5.1	Handout	12/11/19	House Bill 2003: Requiring Cities to Update Housing Needs Studies and Create Housing Production Strategies Handout	121119m-05
5.1	Presentation	12/11/19	Implementation of "Middle Housing" Legislation (Oregon House Bill 2001) Project Overview Presentation	121119m-06