



# Meeting minutes

Meeting: **Metro Technical Advisory Committee (MTAC) meeting**

Date/time: Wednesday March 17, 2021 | 10 a.m. to 12 noon

Place: Virtual video conference call meeting via Zoom

---

## **Members Attending**

Tom Kloster, Chair  
Raymond Eck  
Tom Armstrong  
David Berniker  
Laura Terway  
Laura Weigel  
Jamie Stasny  
Adam Barber  
Chris Deffebach  
Matt Hermen  
Glen Bolen  
Jennifer Donnelly  
Nina Carlson  
Brittany Bagent  
Ramsay Weit  
Mike O'Brien  
Andrea Hamberg

## **Affiliate**

Metro  
Washington County Citizen  
Largest City in the Region: Portland  
Largest City in Multnomah County: Gresham  
Second Largest City in Clackamas County: Oregon City  
Clackamas County: Other Cities, Milwaukie  
Clackamas County  
Multnomah County  
Washington County  
Clark County  
Oregon Department of Transportation  
Dept. of Land Conservation and Development  
Service Providers: Private Utilities, NW Natural  
Public Eco Dev. Organizations: Greater Portland, Inc.  
Housing Affordability Organization  
Green Infrastructure, Design/Sustainability: ESC  
Public Health & Urban Forum: Multnomah County

## **Alternate Members Attending**

Carol Chesarek  
Erik Olson  
Joseph Briglio  
Theresa Cherniak  
Seth Brumley  
Anne Debbaut  
Cindy Detchon  
Roseann Johnson  
Brendon Haggerty

## **Affiliate**

Multnomah County Community Representative  
Largest City in Clackamas County: Lake Oswego  
Clackamas County: Other Cities, Happy Valley  
Washington County  
Oregon Department of Transportation  
Dept. of Land Conservation and Development  
Service Providers: School Districts, N. Clackamas  
Residential Dev.: Home Builders Assn. of Metro PDX  
Public Health & Urban Forum: Multnomah County

## **Guests Attending**

Ethan Stuckmayer  
Alexa Todd  
Brian Martin  
Dwight Jefferson  
Dan Rutzick  
Schuyler Warren  
Violet Brown  
Chelsey  
Dan Pauly

## **Affiliate**

Oregon Dept. of Land Conservation and Development  
Metro  
City of Beaverton  
City of Portland  
  
City of Tigard  
Fregonese Associates  
  
City of Wilsonville

### **Metro Staff Attending**

Lake McTighe, Transportation Planner  
Dennis Yee, Metro Economist  
Jeff Frkonja, Research Center Director  
Monica Kroeger, Transportation Engineer  
Tim O'Brien, Principal Regional Planner

Chris Johnson, Research Manager  
Grace Cho, Senior Transportation Planner  
Matthew Hampton, Senior Transportation Planner  
Ted Reid, Principal Regional Planner  
Marie Miller, TPAC & MTAC Recorder

### **1. Call to Order, Quorum Declaration and Introductions**

Chairman Tom Kloster called the meeting to order at 10 a.m. Introductions were made. Zoom logistics and meeting features were reviewed for online raised hands, finding attendees and participants, and chat area for messaging and sharing links.

### **2. Comments from the Chair**

- **Committee member updates from Metro and Region** (all) - none
- **March 24 workshop announcement** (Chairman Kloster) The committee will be expecting the agenda and meeting packet soon for the March 24, 2021 MTAC/TPAC joint workshop on Climate Action rulemaking. Members are encouraged to attend.
- **MTAC appointments/changes to Roster** (Chairman Kloster) MPAC has formally approved the recent MTAC nominees that were submitted for the committee. Other changes on the MTAC roster included Katherine Kelly leaving the City of Gresham for a position with the City of Vancouver, and Ezra Hammer leaving the Home Builders Association of Metropolitan Portland. Mr. Hammer's position is current vacant on the committee.
- **Fatal crashes update** (Lake McTighe) Ms. McTighe announced there would be a Regional Transportation Safety Forum on May 26, from 9-10am. Co-presenters at the Forum are Multnomah County Public Health and the REACH program. A Save-the-date will be sent out soon. Ms. McTighe noted the memo in the packet on the February fatal crashes update. During February 9 traffic deaths occurred in the Tri-county area. Their names were read.

Nina Carlson asked what the level of data collected resulted in tracking trends from different causes in deaths. Ms. McTighe noted fatal crash information is from the Preliminary Fatal Crash report from the Oregon Department of Transportation's (ODOT) Transportation Data Section/Crash Analysis and Reporting Unit. There are typically several contributing factors to serious crashes. Alcohol and drugs, speed, failure to yield the right-of-way, and aggressive driving are some of the most common causes. Road design and vehicle size can contribute to the severity of the crash.

Asked if these reports were analyzed yearly from comparison locations to show trends or differences, since data drives funding as to where funding can address issues. Ms. McTighe placed links in the chat area that reported on these:  
2018 Regional State of Safety Report (2011-2015 crash data) updated about every five years.  
Keep in mind annual crash data is about two-years old.

<https://www.oregonmetro.gov/sites/default/files/2018/05/25/2018-Metro-State-of-Safety-Report-05252018.pdf>

2019 traffic deaths and serious injuries fact sheet (metro just received the 2019 data)  
<https://www.oregonmetro.gov/sites/default/files/2021/03/04/Metro-2019-safety-fact-sheet-20210225.pdf>

2019 traffic fatalities and serious injuries annual performance report  
<https://www.oregonmetro.gov/sites/default/files/2021/03/04/Metro-safety-annual-performance-report-2015-2019.pdf>

Metro traffic safety webpage: <https://www.oregonmetro.gov/regional-transportation-safety-plan>

**3. Committee and Public Communications on Agenda Items - none**

**4. Minutes Review from MTAC January 20, 2021 meeting.** No additions or corrections to the minutes.  
**Minutes Review from MTAC/TPAC February 17, 2021 workshop.** No additions or corrections to the minutes.

**5. HB 2001 and HB 2003 final rule results and implications to Metro area** (Ethan Stuckmayer, Oregon Department of Land Conservation and Development) Mr. Stuckmayer presented updates on HB 2001 and HB 2003 regarding final rule implications to the Metro area. HB 2001 requirements were reviewed by categories of housing, in population sized cities, that allow for the development of attached single-family dwellings. Flexibility allows for Medium and Large Cities to regulate siting and design of middle housing types so long as those regulations do not cause unreasonable cost and delay to development of middle housing.

The definitions of reasonable siting and design standards was shown:

Siting Standards: related to the position, bulk, scale, or form of a structure

Design Standards: aesthetics, number, and orientation of features of a structure

There are two models of the middle housing codes; Medium cities and Large Cities. These clarify as: “Best Practices” for regulating middle housing, written such that cities can apply directly, cities that don’t adopt their own compliant codes must apply the model code directly.

Large Cities have until June 30, 2022 to update local codes to comply with HB 2001. DLCD offered technical assistance to cities to do some of this work. Legislature is considering an additional \$3.5 million in assistance to begin on July 1, 2021. DLCD staff is ready and available to help with interpretation and rule related issues.

Comments from the committee:

- Adam Barber asked for confirmation on the deadline for large cities in the Urban Growth Boundary to update local codes for compliance with HB 2001. This was confirmed as June 30, 2022.
- Laura Terway asked for clarification in city areas that many not match the model code. Mr. Stuckmayer noted that rulemaking decisions were defined for areas where the set of lot size requirements for middle housing types. Where cities may not meet requirements an optional performance metric path that addresses minimum lot sizes that don’t meet lot size requirements, but still meet the purpose in residential zones could be applicable.

Mr. Stuckmayer presented information on HB 2003 that directs the Department of Land Conservation and Development (DLCD) to submit a report to the Legislature evaluating a prototype Regional Housing Needs Analysis (RHNA) conducted by Oregon Housing and Community Services (OHCS). This report includes an assessment of the RHNA, a comparison to the existing Goal 10 housing planning framework, and recommendations for how a RHNA could be incorporated into this framework.

Through the development of Goal 10 and associated statute and administrative rule, Oregon has established a land use planning system that requires local jurisdictions to periodically plan for an adequate land supply to accommodate housing needed over a twenty-year timeframe. This process occurs at the local level, and with the implementation of House Bill 2003 in 2019, local jurisdictions must now also consider strategies that promote the actual development of needed housing.

The implementation of a RHNA would shift the existing housing needs projection from independent local analyses to a regional analysis with allocations of housing need to local jurisdictions. Under such a framework, housing need by income is defined at the regional level and each local jurisdiction is responsible for a share of that need. Decisions about housing type and where and how to accommodate needed housing are made by local jurisdictions under a RHNA.

Under the administrative rules adopted in 2020 to implement House Bill 2003, local jurisdictions now have an affirmative obligation to consider fair and equitable housing outcomes and address existing patterns of racial and economic segregation and inequity in planning for needed housing.

As a result of this process, DLCD finds that the current system chronically underestimates housing need, especially for lower-income households, does not enforce responsibilities of local governments to comprehensively address housing need, and perpetuates geographic patterns of racial and economic segregation, exclusion, and inequity. These inequities extend beyond housing into other outcomes driven by location, including education, employment, amenities, transportation, and health. The Regional Housing Needs Analysis methodology addresses the shortcomings of the current system in two key ways – it uses a methodology that more accurately captures need, and it allocates a share of this regional need to local cities and counties.

Strategies to meet future housing needs were shared with seven categories; these were listed in the adopted rules found on the DLCD website. Elements for each strategy including description, timeline for adoption and implementation, and expected magnitude of impact were described. The reporting and review process was described. And the two tracks for compliance: Adoption of HNA & HPS Reports, and Implementation of HPS.

Comments from the committee:

- Joseph Briglio asked if the state would move toward the RHNA process as a watch/review for cities in the state. Mr. Stuckmayer noted this process provides a better framework with reviews and structure for implementation to achieve goals, rather than oversee watching.
- Theresa Cherniak noted that in the Metro Region, Counties are providing housing information that cities may follow different requirements, based on urban/incorporated areas. Mr.

Stuckmayer noted this in HB 2003 cutoff housing strategies that requires all cities greater than 10,000 population to regularly update their housing needs analyses. It was agreed the city/county relationship was important to implementation on regional housing analysis conversations.

- Ramsey Weit asked if no sanctions in meeting goals, did this assume the assessment was based on good faith effort, which would seem subjective. Mr. Stuckmayer noted the measurement was a combination of Quantitative and Qualitative the agency would consider for enforcement. There are two tracks for enforcement, 1) the city participating in the program itself for creating housing productive strategy, and 2) implementing the program with tiers of enforcement. It was asked if passage of a SCD waiver with specific policies enables housing production. Mr. Stuckmayer noted this could be considered with the structure on compliance, including tiers of enforcement noted in the presentation.
- Following discussion on past rent budget surveys and data related to the housing strategy analysis, it was asked if DLCD supplied cities with these in a standard format. Mr. Stuckmayer noted that cities completed these surveys in the past with standard questions, but are now shifting on new housing production strategy focus for needs and analysis in newer surveys. Metro's Research Center can acquire this data for incorporation in the housing services.

Mr. Stuckmayer noted HB 2003 on regional housing needs analysis was created to be a test pilot with requirements from OHCS to conduct a Regional Housing Needs Analysis by Sept 1, 2020, and DLCD to evaluate RHNA in comparison to existing Goal 10 requirements. Both were to report summaries/evaluations to the legislature by March 1, 2021. The OHCS methodology was presented with projected need, underproduction, and housing for the homeless, calculated for each region of the state with total units statewide.

Graphics on RHNA results showed the Portland Metro region projected for 51% of total units in the state. Results by units of income targets for median family income, 29% of units will require public support, and an additional 17% is *likely* to require public support. It was asked how these results on projected housing needs compares to Metro's 2045 growth forecast. Metro's take on the future 20 year need is fairly close, but does not include the states' underproduction (units that have not been produced to date in the region, but are needed to accommodate current population). Discussions are being held on how best to incorporate this in the 2040 growth forecast and will be reported at a future MTAC meeting.

Comparing the Goal 10 Framework now used to the Regional Housing Needs Analysis Framework currently designed, regional estimated projected needs are allocated to cities and counties. The effect of local housing needs projections shows the underestimation of housing needs and reinforcement of housing disparities. A summary of short-term and long-term recommendations was provided. These recommendations build on existing legislative action and work towards reform that supports more affordable, fair, and equitable housing outcomes.

Ramsey Weit asked what the short-term strategies being considered had on possible political pushback. Mr. Stuckmayer noted that the RHNA strategies weren't being considered in the current legislative

session, but have the recommendation to begin a task force that would answer implementation questions and then provide this input to the legislature when time available in the future.

It was noted that Metro had challenges fitting into the RHNA allocations related to other subjects tied to housing planning, who's authority to implement, who would be responsible for the reporting and monitoring, and differences with boundary jurisdiction classifications. These considerations are still being discussed and evaluated. DLCD is hosting open forums online on HB 2001 and HB 2003 this spring and summer, first Mondays each month from 10:30 am – noon. The public is welcome to attend online, the meetings are recorded and all questions posted are answered.

Roseann Johnson had a question regarding Buildable Lands Inventory (BLI) data that Metro collects, and how will cities obtain the most accurate BLI base map when they are all on different Housing Capacity Analysis (HCA) schedules. Mr. Stuckmayer noted additional thought will be needed to answer this, but best available data to include from both RHNA and current BLI data would be helpful. It was noted these questions be added for DLCD and Metro to study on technical and process analysis. Having both the statewide analysis and Metro comparisons on data cycles would be beneficial. Metro will report back to the committee when more is known for the next forecast.

Mr. Stuckmayer noted no formal decision by the legislature is anticipated this year. The current legislative session ends June 30, 2021. Housing issues may take more importance in the 2022-2023 session.

#### **6. Adjourn**

There being no further business, meeting was adjourned by Chair Kloster at 11:40 am.

Respectfully submitted,

A handwritten signature in cursive script that reads "Marie Miller".

Marie Miller, MTAC Recorder

Attachments to the Public Record, MTAC meeting, March 17, 2021

Item	DOCUMENT TYPE	DOCUMENT DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
1	Agenda	3/17/2021	3/17/2021 MTAC Meeting Agenda	031721M-01
2	MTAC Work Program	3/11/2021	MTAC Work Program, as of 3/11/2021	031721M-02
3	Memo	02/25/2021	TO: MTAC members and interested parties From: Lake McTighe, Regional Planner RE: Monthly Fatal crash update	031721M-03
4	PowerPoint slide	0/17/2021	Feb 2021 traffic deaths in Clackamas, Multnomah and Washington Counties	031721M-04
5	Meeting minutes	01/20/2021	Draft minutes from MTAC January 20, 2021	031721M-05
6	Meeting minutes	02/17/2021	Draft minutes from MTAC/TPAC workshop meeting February 17, 2021	031721M-06
7	Handout	N/A	Assessment of the Regional Housing Needs Analysis	031721M-07
8	Presentation	03/17/2021	Update on Oregon's Housing Initiatives	031721M-08