

## DRAFT MEETING SUMMARY

### Members Present

Ben Rousseau, Bryce Magorian, Celestina DiMauro, Daniel Eisenbeis, Howie Oakes, Kim Travis, Rebecca Hayes, Sara Busickio, Stacy Johnson, Stephan Lashbrook

### Members Not Able to Attend

Albert Chen, Everett Wild, Liz Start, Matthew Bibeau

### City of Milwaukie

Mark Gamba, Mayor; Lisa Batey, City Councilor  
David Levitan, Denny Egner, Mary Heberling, Tay Stone; Planning Department  
Alma Flores, Community Development Director  
Valeria Vidal, Housing and Economic Coordinator

### Angelo Planning

Matt Hastie

*Conversation and questions/answers are summarized by agenda item below. Raw flipchart notes are attached as an appendix to this summary (Appendix A, respectively).*

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### WELCOME – OPENING REMARKS

- Mayor Gamba – Welcomed everyone here. Feels like this meeting is where we'll get into the meat around housing and some of the most important parts of the Comprehensive Plan Update. Thanked everyone for coming tonight.

### UPDATES TO THE EQUITABLE HOUSING REPORT

- **Rebecca Hayes** – Noticed on page 2 about effects on communities of color should also talk about seniors and people of all abilities (aging in place policies, etc.)
- **Lisa Batey** – Have been hearing different ideas about reducing SDCs, is it allowed? Is it worth it?
  - **Matt Hastie** – There are some SDCs that can be legally allowed to be exempt. If you are waiving SDCs you do need to backfill with money and have to pay for those services through the City or another way. For example, the City of Newport updated their SDCs methodology to tie it to type and size of dwelling for cheaper SDCs.
  - **Lisa** – Portland waived SDCs for ADUs, but not they are saying they'll waive if you are not using them as short-term rentals. Is that possible here?
    - **Matt** – Do know other cities doing this: Lincoln City.
      - **Lisa** – How is that enforced?
        - **Celestina DiMauro** – The homeowner has to sign something saying they will not do that. They also have staff people looking

- at AirBnb and other short-term rental sites to see if they are matching with permits and others will also drive around.
  - **Matt** – In Lincoln City they have a registration program for short-term rentals. They also adopted ordinances that allow short-term rentals in only some parts of the city.
- **Stacy Johnson** – I like the idea of inclusionary zoning, also like land banking. Do have grave concerns about less development regulations, incentive zoning. Moved from Portland because of how development was happening. Feel that it's a slippery slope.
- **Howie Oakes** – There is only so much the City can work with on SDCs, right? The County gets most of the SDCs. The impact compared to Portland will probably be less if we waive those fees.
  - Mayor Gamba – We have been in conversation with the County around this, so it's not totally out of the question.
- **Howie** – Know that there is a current policy that if you don't live on the property you cannot build an ADU. Not sure how I feel about this policy, but we will probably need to talk about it.
- **Daniel Eisenbeis** – Not clear which strategies are appropriate to include in the Comp Plan, but something on promoting a diversity of housing types would be good. Think we should also think about short-term rentals and their effects in Milwaukie. Especially if we are providing public benefit to a development, they should be providing a public benefit.
- **Ben Rousseau** - #9 the local option levy – makes me think about people who are on fixed incomes and think it may be something that actually displaces them. If we do something like this, it should be based on income.
- **Ben** – Community land trust and land banking, in support of both.
- **Bryce Magorian** - #3 Tax exemptions, would want to look hard at those for time limits and duration. Think developers would be more
  - **Mayor Gamba** – do you mean that for specifically low-income housing or all development?
    - **Bryce** – More so around all development, but would be supportive for that for affordable housing.
    - **Mayor Gamba** – Low income housing projects need to get funding from all different sources, including tax exemption. City Council is working with the school district to help the City provide more tax exemptions for developers of affordable housing at a specific price range and keep those rates for a certain number of years.
- **Howie** – For low income housing it seems like there are stringent requirements. For non-regulated housing that is affordable, how do you keep it affordable?
  - **Matt** – Typically there are deed restrictions that will limit how much you can sell the properties for, usually in community land trusts.
  - **Stephan Lashbrook** – Some use equity sharing deeds
  - **Howie** – How is this regulated?
    - **Mayor Gamba** – Usually through community land trusts.

- **Matt** – Somebody does have to monitor this. Usually cities don't regulate this and normally will partner with an organization to do this.
- **Celestina** – We have partnerships as a piece, but think it should be under Goal 2 to prevent displacement. Have seen organizations that provide resources to help rebuild homes and money to fix parts of houses. Places like Habitat for Humanity have been doing this. Would like to see more focus on this type of incentive.
  - **Mayor Gamba** – I think this is also useful around the discussion of aging in place.
- **Lisa** – Page 2, effects on communities of color, mentioned providing more resources for concentrations of people of color. Do we have concentrations of people of color?
  - **Ben** – Yes there are some concentrations around Linwood for the Latino population.

#### HOW MUCH GROWTH SHOULD WE PLAN FOR?

- **Mayor Gamba** – These numbers are based on the current technology for the treatment plant. It does not take into account new technology.
  - **Denny** – Correct. That is up for discussion though for things we should be looking at to increase capacity.
- **Mayor Gamba** – I think the major assumption is that we will not be increasing the waste water treatment plant over the next 50 years.
  - **Denny** – Yes, they are assuming about the max capacity of the treatment plant.
- **Mayor Gamba** – I thought this was going to be around the capacity of the water mains and sewer mains and their capacity in particular neighborhoods.
  - **David** – That is what the new wastewater master plan will be doing. They are going to be doing this soon.
- **Celestina** – Think this shows we have opportunity for more on-site management – grey water recycling, etc.
- **Howie** – Should also make sure we consider possible pollution to our water supply and if we are able to buy water from Portland again.
- **Lisa** – I think we should also consider looking at on-site mitigation with Hillside.

#### COMMUNITY VISION AND FILTERS TO DEVELOP HOUSING POLICIES

- Place 2.1 Vision language – Is it equitable to allow middle housing in all residential areas?
- Place 2.3 Vision Language – What affordability threshold should City resources be focused on? Very low? Moderate?
  - **Mayor Gamba** – The only thing we have right now is CET that is supposed to go to certain things. Think most of money around this the City can provide is minimal compared to what other organizations are going to do.
- Planet 1.1 Vision Language – How can we incentivize the provision of sustainable features in housing and make sure it does not conflict with affordability?
  - **Rebecca** – This topic could include accessibility and aging in place. Universal accessibility design standards for all housing and development.
- Place goal statement – Are these new housing options close to services and amenities?

## QUESTIONS TO ASK AT TOWN HALL

- **Mayor Gamba**– What presentation is the community getting at the town hall? Will it talk about growth and affordability? Will it talk about missing middle housing?
  - **Matt** – Yes, can't talk about this topic without some background info, but can't use the entire time to do that.
  - **David Levitan**– Yes, we also need to balance the presentation with the discussion time.
    - **Mayor Gamba** – Will it be talking about Rothstein's work too? We need to discuss why we're talking about this.
    - **Lisa** – Maybe there is a way to do a block of info then a table exercise, then do another block of info and another table exercise.
      - **Howie** – Like that idea. Seems like in the past we've had people pick topics they are more interested in. This time I think we need to pick the topics and have everyone discuss. Needs to be more focused.
      - **Mayor Gamba** – Spread the questions around to the different tables versus letting them choose.
      - **Celestina** – Think we need to discuss each lens as each of the topics. Make sure we have printouts of all background info we give.
        - **Ben** – Do think it's hard to use the lenses as different topics. They are all so intertwined.
- **Daniel** – Think we need to ask questions that are about trade-offs. We could also rephrase some of the questions in the matrix around trade-offs as well.
- **Ben** – The presentation should use photos/visuals to showcase what we're talking about. Show what an ADU looks like in a backyard from the street, etc.
- **Ben** – Do think we need to hit hard about housing equity in the presentation. Need to show what's been happening in Milwaukee and where we're coming from.
- **Sara Busickio**– Are we really only having one Town Hall on housing? Is there a way to get the NDAs involved after the town hall? Get some working sessions there? Just don't think we're going to cover all of this at the town hall.
- **Lisa** – Do want the town hall to do some education on middle housing and show that it can't be invasive, but if this is our only one I think we can't avoid the controversial topics. Think we need to raise the parking reduction issue. Don't want to skirt away from this when we go to adopt this.
- **Mayor Gamba**– Think we should have a question around a program that helps people and seniors keep their houses.
- **Daniel** – At the Town Hall, talk about what kind of housing does the City allow and where?
- **Howie** – Presenting the issues and getting it out there is good. We need to take the temperature of the community. Who, what, and where to explain the situation. If they are going to make noise, start making it now. Things are getting tough and we need to make the hard decisions.
- **Lisa** – Need to put \$\$ figures to what is low, moderate, or high incomes.
  - **Matt**: We could also put the types of jobs that are in each of these income brackets too

- **Mayor Gamba**– Along with that, show how many people who live in Milwaukie within those income levels.
- **Denny Egner** – Do we want to acknowledge the growth limitation or that we’ll solve it in the future?
  - **Mayor Gamba**– Need to show some kind of realistic timeline of how this is going to happen. Need to show that development will happen incrementally.
  - **Denny** – We could show that there is an upper limit of development. We are not going to grow by 80,000 people. That kind of thing.
  - **David** – Yes, we could show Historic Milwaukie and how it does allow more dense housing, but it hasn’t happened. Need to discuss that this will be about providing more choice, affordability, and equity.
    - **Valeria Vidal** – The background presentation could describe this. Similar to what we did at the Housing Forum.
    - **Bryce** – We should even show how many people have already been displaced in Milwaukie. Talk about this as these are your neighbors type discussion.
      - **Valeria** – I do keep track of people that contact me about this, but we don’t have much other data about it than that.

#### **NEXT STEPS**

- **David** – Will work on these town hall questions, bring that back to you all at the April 1<sup>st</sup> meeting for Block 3.