

DRAFT MEETING SUMMARY

Members Present

Albert Chen, Ben Rousseau, Bryce Magorian, Celestina DiMauro, Daniel Eisenbeis, Howie Oakes, Kim Travis, Matthew Bibeau, Stephan Lashbrook

Members Not Able to Attend

Everett Wild, Jessica Neu, Liz Start, Neil Hankerson, Rebecca Hayes, Sara Busickio, Stacy Johnson

City of Milwaukie

Mark Gamba, Mayor; Lisa Batey, City Councilor
Denny Egner, David Levitan, Mary Heberling; Planning Department
Alma Flores, Community Development Director

Angelo Planning

Matt Hastie

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

WELCOME – OPENING REMARKS

- Mayor Gamba – Welcomed everyone here.
- Matt Hastie – Provided an overview of the agenda.

DISCUSSION OF PC/CC COMBINED MEETING ON (5/21)

- **Matt** – A lot of the discussion was around needing to make sure we tell the story of “why” we are creating these housing policies.
 - **Matthew Bibeau** – Does that mean that we need to better communicate the 4 goals: equity, affordability, sustainability, and livability? Or do we let people decide with the current knowledge they have?
 - **Bryce Magorian** – Do we have data that shows how many people are getting displaced? Information on who can afford what rents/mortgages. People may just not know this because it doesn’t affect them directly.
 - **Lisa Batey** – We do have a lot of that information created from the Housing Forum. We can do more about adding in clips and infographics about this information on social media, the website, and the Pilot.
 - **Howie Oakes** – A lot of times I hear that people think that these decisions have already been made and it’s already been decided by the Council. It will be important to bring

this information and ideas to people and get their concerns from the bottom up versus having them think it's from the top down.

REVIEW AND COMMENT ON LATEST DRAFT OF HOUSING POLICIES

- **Ben Rousseau** – Have concerns, even though we have a lot of great polices, but feel that most of the policies revolve around building/creating more density to combat the equity and affordability needs. Afraid this may actually not allow us to meet those goals. More density may actually increase housing prices/rents versus assuming more supply will decrease housing costs. I did like the equity ratings from the Equitable Housing report. It showed how well the policies were meeting the equity goals.
- **Ben** – Also feel that it should be important to educate future planning commission and city councilors on equity in housing and development. For example, at least a summary of the Color of Law book. Is there a way for this to be a policy?
 - **David Levitan** – This may fit better in the community involvement chapter.
 - **Mayor Gamba** – I think it may need to be in the charter versus the Comp Plan.
 - **Matt Hastie** – There are many communities that have orientations/training for Planning Commissions and that may be a place to talk about this and require them to do reading as part of the orientation/trainings.
- **Daniel Eisenbeis** – Have lawyers looked at these policies? I have some concerns about the terms in the policies and being too specific, which may cause some potential litigations. Would encourage the City Attorney to take a look at these.
- **Daniel Eisenbeis** – In regards to Ben's equity concerns, I think it would be worthwhile to have a policy around requiring an equity analysis for any future policy/code changes after the Comp Plan update.