

DRAFT MEETING SUMMARY

Members Present

Albert Chen, Ben Rousseau, Bryce Magorian, Celestina DiMauro, Everett Wild, Howie Oakes, Liz Start, Matthew Bibeau, Sara Busickio, Stacy Johnson, Stephan Lashbrook

Members Not Able to Attend

Daniel Eisenbeis, Jessica Neu, Joe Gillock, Kim Travis, Neil Hankerson, Rebecca Hayes

City of Milwaukie

Mark Gamba, Mayor

David Levitan, Denny Egner, and Mary Heberling, Tay Stone; Planning Department

Valeria Vidal, Housing and Economic Coordinator

Joseph Edge, Planning Commission

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).

WELCOME – OPENING REMARKS

- **Mayor Gamba** – Welcomed everyone here. Remarked that this housing section of the Comprehensive Plan Update will be the one that may affect people the most.

INTRO TO EQUITABLE HOUSING POLICY GRANT WORK

- **Matt Hastie** – Intro to the housing equity policy implementation plan. Will send a further detailed list of strategies to the CPAC as homework for them to review before next housing meeting. They will act as the advisory committee for this project as well as for the update to the housing chapter in the Comp Plan.
- **Denny Egner** – This project is also funded by the State as a way to bring equity into our comprehensive plan update policies on housing.
- **Matthew Bibeau** – Looking at #16 in the list, is it true that rent control is not legal in the State of Oregon?
 - **Matt** – Yes, it is currently not legal in Oregon, but may become legal in the future.
 - **Mayor Gamba** – Just came from the Salem to talk about HB 409, which includes rent stabilization. Looks like by June it may be passed.
 - **Matt** – We'll also evaluate these house bills and other ideas and how it may affect our strategies that we're analyzing.

- **Stephan Lashbrook** – Where do the other housing projects (cottage cluster, ADU study) play into all of these other housing projects? The committee may want an update.
 - **David Levitan** – We are currently working on updating our cottage cluster code and specific sites where it may be useful to implement these code updates. This will tie into our larger discussion about what type of housing do we want to see in Milwaukie. Some City Councilors have wanted to see more housing types in our typical single-family zones.

PROPOSED THEMES TO FOCUS ON AND MEETING SCHEDULE

- **Bryce Magorian** – Don't think equity and affordability should be its own topic, think it should be throughout the process.
- **Ben Rousseau** – Suggestion that we add a lens around sustainability and the environmental impact of the policy that we're examining.
- **Mayor Gamba** – Feels like we're over-complicating what we're trying to do. We've done our Vision and know what the City wants to do. Seems like going through these different topic areas based on goals that the City has already wanted to meet.
 - **Matthew** – Are you saying that basically let's name the point that we're trying to get there as the topic areas?
 - **Mayor Gamba** – Kind of. We know what the vision says about what we're trying to meeting for housing. Let's make the goal clear and explore them.
 - **Bryce** – Idea: flip the matrix and that the 4th column be the front. Use that as the vision goals and what policies do we need to meet those goals.
 - **Denny** – We do need to come up with some framework and structure the policies. I think the vision statements are really broad and capture a lot. This allows you to condense certain policies into different categories.
 - **Mayor Gamba** – I get that you need to fill out a framework, but we need to figure out what our intention is from the top.
 - **Valeria Vidal** – We did make a matrix that shows the City's current housing comp plan goals compared to Hillsboro's and Portland's
- **Stacy Johnson** – I like categories, helps me organize ideas. Do think we can simplify them and combine design and density and growth, infrastructure, and capacity.
- **Liz Start** – Think we need to make sure we always put equity, affordability, and sustainability at the top of lists to just reframe our perceptions.
- **David** – General thought process was that we wanted to make sure we covered a variety of topics. Could split it up into general land use and then livability as an option.
- **Matthew** – Are we aiming to be better than some or aiming to be best, or aiming to set the bar? Where do we want to be?
 - **Ben** – I think we are all here to set the bar. Why else would we be here?
- **Albert Chen** – Maybe use the topics affordability, sustainability, and livability as larger goals and then look at design and infrastructure that is most.
- **Stephan** – Do need to remember that will get push back because our HNA only said we need 1,100 units. Especially if we want to go set the bar.

- **Ben** – Where do you see the major areas that we need to work on? I see zoning, housing type, transportation and then focus these on through those various lenses.
 - **Denny** – Going off of your area of zoning and housing types, design and density are the traditional planning tools that we use and will be talking about those.
 - **Bryce** – Understand that we have the traditional tools, but do know that our vision states that we want a more affordable and livable community. Can I afford to stay here? Can I get a place due to racial factors? Will my area flood due to climate change?
- **Joseph Edge** – I think the bar is the vision statement. We do have the tools and technical issues to help us get there. I think we can move through the technical issues/areas (design, density, infrastructure) and look at them through those lens (equity, affordability, livability). We need to make sure we list out targets and have goals to meet them and measure how we're doing. Build in mechanisms to protect ourselves from failing. Think we need to go through those discussions in plenary.
- **Stacy** – I would want to understand why are we pushing past that 1,100 number and why are we pursuing these different middle housing types that have been in our code, but not built? Want to make sure we have that data as we're looking at all of these policies.
- **Sara Busickio** – How do we make sure that these policies are sustainable in 20 years?
- **Stephan** – Why don't we throw zoning out all together and consider the options without it? Just as a starting point.
 - **Mayor Gamba** – I want to clarify that Council was looking at this, but more like getting rid of low, medium, and high density residential zones.
- **Denny** – The four bottom topics become the criteria for the four top topics.

BIG TICKET QUESTIONS AND WHAT'S MISSING?

- **Celestina DiMauro** – Housing/Transportation/access to resources (services, recreation, etc.)
- **Ben** – Are we going to create anti-displacement goals? Can we define specifically who we think is vulnerable to displacement?
- **Joseph** – Maybe we need to rethink residential lands and the zoning that applies. More about the relationship between built environment and open space. Start to look at how the buildings relate to the environmental features. Similar to form based code.
- **Joseph** – Short term rental policies and how it affects the housing supply, affordability, and livability.
- **Liz** – Like that we were provided the current demographic data on people of color and home ownership, but what numbers are we trying to get to in 20 years? How can we make sure that these policies will last for the next 20 years?
- **Sara** – We do have other policies in the other chapters that will make Milwaukie more welcoming to people of color and different incomes. Think that towards the synthesis stage we will be able to see how all of these policies work together and tie back to housing.

- **Albert** – Housing will need to accompany more than just housing, but the neighborhood as well. Like in Portland, some neighborhoods have chosen to close their streets to create more open, common spaces.
- **Albert** – Interested in policies like rent control, punishing those who just hold property and don't use it or rent them.
- **Howie Oakes** – Talk about how neighborhood hubs can relate to this housing discussion.
- **Mayor Gamba** – Single Room Occupancy's (SROs).
 - **Matt** – City of Portland is looking at this. We can provide data on this.
- **Celestina** – See that anti-displacement policies typically are around renters. Think we need to make sure we also include homeowners in that.
- **Ben** – Policies around tiny homes.
- **Ben** – Portland 5.3 – housing cost burden on transportation and utilities
 - 5.3.9 – encouraging compact housing options
 - 5.5.0 – high performance housing
- **Mayor Gamba** – HB 2001, aren't we planning to design a comp plan that HB 2001 is irrelevant because we've got farther than they require.
- **Denny** – We need to remember, that often those types of housing choices depend on the services that are nearby to them.
- **Ben** – Maybe we should make this an additive process and then add things back in that make sense (setbacks, design, etc.) Start from scratch and add in what we think would meet those goals we have set.
- **Matthew** – Don't think we need to be reckless to be effective. We can keep the good parts of zoning to keep us together and find what will be most effective.

NEXT STEPS

- **David** – March we will have our usual time for our housing committee. Usually they will be the 3rd Mondays of the month. Need to poll that and try to find a dedicated date. Ideally, next month would be March 18th, which is 6 weeks out. We will make sure to email you all how we'll move forward based on the discussion tonight so we can get that started instead of waiting all of those weeks. We will also need feedback from you all around that equitable housing project in advance of the next meeting.