



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

## **METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes  
September 22, 2021

### MEMBERS PRESENT

Susheela Jayapal  
Carmen Rubio  
Gerritt Rosenthal  
Joe Buck  
Gordon Hovies

Linda Glover  
Peter Truax  
Steve Callaway  
Kathy Hyzy  
Vince Jones-Dixon  
Ed Gronke  
Jose Nava  
Thomas Kim  
Elizabeth Kennedy-Wong  
Kirstin Greene  
Brian Cooper  
Terri Preeg Riggsby  
  
Temple Lentz

### AFFILIATION

Multnomah County  
City of Portland  
Metro Council  
City of Lake Oswego, Largest City in Clackamas County  
Tualatin Valley Fire & Rescue, Special Districts in  
Washington County  
City of Vancouver  
City of Forest Grove, Other Cities in Washington County  
City of Hillsboro, Largest City in Washington County  
City of Milwaukie, Cities of Clackamas County  
City of Gresham, Second Largest City in Multnomah County  
Citizen of Clackamas County  
Citizen of Washington County  
TriMet  
Port of Portland  
Oregon Department of Land Conservation and Development  
City of Fairview, Other Cities in Multnomah County  
West Multnomah Soil & Water Conservation District, Special  
Districts in Multnomah County  
Clark County

MEMBERS EXCUSED

Ted Wheeler  
Brian Hodson  
James Fage  
Martha Schrader  
Christine Lewis  
Bob Stacey  
Lacey Beaty  
Mark Watson  
  
Rachel Lyles Smith

AFFILIATION

City of Portland  
City of Canby, City in Clackamas County outside UGB  
City of North Plains, City in Washington County outside UGB  
Clackamas County  
Metro Council  
Metro Council  
City of Beaverton, Second Largest City in Washington County  
Hillsboro School District Board of Directors, Governing Body of  
a School District  
City of Oregon City, Second Largest City in Clackamas County

ALTERNATES PRESENT

Pam Treece  
Denyse McGriff  
Brett Sherman  
Jeannine Rustad

AFFILIATION

Washington County  
City of Oregon City, Second Largest City in Clackamas County  
City of Happy Valley, Other Cities in Clackamas County  
Tualatin Hills Parks & Recreation District, Special Districts in  
Washington County

OTHERS PRESENT: Anne Debbaut, Adam Barber, Alison Wicks, Anthony Martin, Bill Holmstrom, Colin Cooper, Brian Martin, Lisa Batey, Erica Fuller, Erin Doyle, Evan Manvel, Gordan Howard, Jules Walters, Mona Schwartz, Ruth Osuna, Schuyler Warren, Tom Armstrong, Tom Markgraf, Sean Edging, Janine Gates, Tom Armstrong, Matt Crall,

STAFF: Roger Alfred, Jaye Cromwell, Connor Ayers, Patricia Rojas, Emily Lieb, Anne Buzzini, Ramona Perrault, Carrie Maclaren, Megan Gibb, Nick Christensen, Ted Reid, Valeria McWilliams

1. **CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS**

Chair Steve Callaway called the virtual meeting to order at 5:00 PM.

2. **PUBLIC COMMUNICATIONS ON AGENDA ITEMS**

*There were none.*

3. **COUNCIL UPDATE**

Councilor Gerritt Rosenthal gave the Council update. He informed members that two affordable housing projects are now open for people to start moving in. There are commitments to add 900 emergency shelter beds by June, with most being added before the winter. He discussed the potential of using an Expo parking lot as a temporary safe parking area. He also gave an update on the RID patrol and visitor venues.

4. **COMMITTEE MEMBER COMMUNICATIONS**

Deputy Director Kirstin Greene gave an update on the rule making process for climate friendly and equitable communities. She reminded members that Governor Brown had asked ODOT and DLCD to develop rules and plans to reduce greenhouse gas emissions. She discussed the process for rule development, the timeline, and discussions about applicability in the Portland metro area.

Chair Callaway asked if there was any possibility for the rule making process to slow down or change as many have asked.

Director Greene answered that leadership is still holding to the current timeline at the moment, but they are adding a series of local level discussions to unpack the rules.

Chair Callaway asked for elected officials to be regularly informed of updates.

Councilor Kathy Hyzy asked if there would be a discussion on this at JPACT anytime soon.

DLCD Staff Bill Holmstrom informed members that they had met with MTAC and TPAC, but not JPACT yet.

Chair Callaway informed members that Councilor Bob Stacey would be resigning from Metro in October and that his email would be shared if anyone wanted to send well wishes.

## 5. **CONSENT AGENDA**

**MOTION:** Terri Preeg Riggsby motioned to accept the consent agenda. Thomas Kim seconded.

**ACTION:** With all in favor, the motion passed.

## 6. **INFORMATION/DISCUSSION ITEMS**

### **6.1 Housing Bond Update**

Chair Callaway noted that members should have access to the online version of the first annual Housing Bond report and introduced Metro Staff Patricia Rojas and Emily Lieb.

*Key points from the presentations included:*

Ms. Rojas went over what the Housing Bond aims to accomplish over the next 10 years, which includes reaching “functional zero” chronic homelessness.

Ms. Lieb gave an overview of the meeting’s discussion and reviewed the core values of the bond. Unit production goals included producing 3,900 affordable homes. She noted the jurisdiction that are implementation partners directly implementing bond funds. She explained the implementation structure for dispersing these funds. She highlighted aspects of the online 2020 annual report, including what projects will be opening soon and progress on unit production goals. She discussed how the projects advance fair housing opportunities, have access to transit and amenities, and stabilize communities. She reviewed goals of the housing bond related to supporting opportunities for women and people of color in the construction process. Community engagement was conducted around each project to gain input from the community that would be living there. There’s an expectation that projects will establish partnerships to provide supportive housing and culturally specific services. She concluded by reviewing the recommendations of the Housing Oversight Committee.

Ms. Rojas went over the next steps of the program.

*Member Discussion Included:*

Mayor Truax shared that ground had recently been broken for the Valfre at Avenida 26 in Forest Grove which used Metro Housing Bond numbers. He asked if there has been progress made on the recommendations from the Housing Oversight Committee related to project solicitations and participation plan goals.

Ms. Lieb discussed how solicitation now contained more details on the project location and promised to follow up with more details.

Mayor Truax thanked Ms. Lieb and commended the program for what it is trying to do.

Chair Callaway noted that many of the initial projects are being developed on land already owned by cities or counties and asked if costs would go up with later projects as a result of having to buy land.

Ms. Lieb noted that some early projects were already in development when the bond passed and that the deeply affordable units would require the most investment. She spoke to how in the future the Supportive Housing Services program will be integrated to help with added costs on deeply affordable units.

Chair Callaway noted that the most affordable land is often less desirable and expressed concern for current inequities being perpetuated by buying less desirable land to build affordable housing on.

Mr. Ed Gronke expressed concern that even after all the units are built, the affordable housing crisis will not be solved.

Ms. Rojas agreed that the crisis is deeper than the bond measure, and discussed how the bond is a starting point for addressing the systemic barriers to affordable housing.

Mayor Joe Buck discussed the high prices for land and how local communities often oppose affordable housing being built near them.

Commissioner Denise McGriff asked about the possibility of funds going directly to cities for projects instead of through the counties.

Ms. Lieb explained that when the program was being set up, they looked for areas that had existing capacity for affordable housing investment funding. Part of the approach with Local Implementation Plans was to discuss location goals with a goal of a wide geographic distribution.

Commissioner Susheela Jayapal asked about the deeply affordable housing and where it makes the most sense to utilize housing vouchers and asked to be followed up with.

Ms. Terri Preeg Riggsby highlighted partnerships with special districts in the region.

## **6.2 Housing Needs Analysis Discussion**

Chair Callaway introduced DLCD Staff Sean Edging to give background to the housing needs analysis discussion.

*Key points of the presentation included:*

Mr. Edging discussed how housing planning is changing throughout the state of Oregon. He provided context about how housing was planned in the past throughout the state, including the old Goal 10 Framework. He explained the Housing Needs/Capacity Analysis and the components making it up. He reviewed HB 2003 and how it affects housing planning in Oregon. He highlighted the Fair and Equitable Housing Outcomes that would not be considered by Housing Needs Analyses. He discussed the deficit in housing that has been created and the types of housing that will need to be built to get out of the deficit. Historically, the needed amount of housing has been underestimated. He discussed geographic inequality of affordable housing in the Metro area. In order to achieve affordable, fair, and equitable housing outcomes, systemic reforms are needed in housing planning.

*Member Discussion Included:*

Mayor Buck asked about the timeline for the work.

Mr. Edging explained that an interim report would need to be submitted to the legislature in 2022 and a report on recommendations for further work would be submitted later that year.

City of Portland Staff Tom Armstrong gave an overview of Portland's Housing Needs Analysis. He shared that the city had begun an anti-displacement action plan process. He discussed how the updated processes will allow for a more coherent housing strategy.

City of Milwaukie Staff Janine Gates discussed the city's housing affordability strategy. The city's goals are to develop new affordable housing, prevent displacement, and connect people to existing affordable housing.

Councilor Rosenthal asked what the major causes of displacement are.

Ms. Gates answered that some of it has to do with affordability and promised to follow up with Councilor Rosenthal.

Ms. Riggsby noted that additional causes of displacement in her district is lack of employment options and access to transit.

Commissioner McGriff explained that Oregon City is still updating its comprehensive plan. The city is planning for growth over the next 20 years, though they currently have a shortage of land for high density and affordable housing.

7. **ADJOURN**

Chair Callaway adjourned the meeting at 7:01 PM.

Respectfully Submitted,

*Connor Ayers*

Connor Ayers  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF SEPTEMBER 22, 2021**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT No.</b>
<b>6.1</b>	Presentation	09/22/21	Metro Housing Bond Presentation	092221m-01
<b>6.2</b>	Presentation	09/22/21	Housing Needs Analysis Presentation	092221m-02