



**METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes

June 28, 2023

MEMBERS PRESENT

Vince Jones-Dixon (Chair)  
Ed Gronke  
Alex Howard  
Gordon Hovies  
Kim Harless  
Brett Sherman  
Gerritt Rosenthal  
Sherry French  
Nadia Hasan  
Joe Buck  
Duncan Hwang  
Tim Rosener  
Glen Yung  
Pam Treece  
Omar Qutub  
Denyse McGriff  
Thomas Kim  
Steve Callaway

AFFILIATION

City of Gresham, Second Largest City in Multnomah County  
Citizen of Clackamas County  
Port of Portland  
Special Districts in Washington County  
City of Vancouver  
City of Happy Valley, Other Cities in Clackamas County  
Metro Council  
Special Districts in Clackamas County  
City of Beaverton, Second Largest City in Washington County  
City of Lake Oswego, Largest City in Clackamas County  
Metro Council  
Other Cities in Washington County  
Clark County  
Washington County  
Citizen of Multnomah County  
City of Oregon City, Second Largest City in Clackamas County  
TriMet  
Largest City in Washington County

MEMBERS EXCUSED

Mary Nolan  
Mark Shull  
Kirstin Greene  
Ted Wheeler  
Sharon Meieran  
Brian Cooper  
Brian Hodson  
James Fage  
Susan Greenberg  
Terri Preeg Riggsby  
Luis Nava  
Carmen Rubio

AFFILIATION

Metro Council  
Clackamas County  
Oregon Department of Land Conservation and Development  
City of Portland  
Multnomah County  
City of Fairview, Other Cities in Multnomah County  
City of Canby, City in Clackamas County outside UGB  
City of North Plains, City in Washington County outside UGB  
Beaverton School Board, Governing Body of a School District  
Special Districts in Multnomah County  
Citizen of Washington County  
City of Portland

ALTERNATES PRESENT

Amira Streeter  
Laura Kelly

AFFILIATION

Citizen of Multnomah County  
Oregon Department of Land Conservation and  
Development

OTHERS PRESENT: Cynthia Castro, Jamie Stasny, Preston Korst, Colin Cooper, Anna Slatinsky, Suzanne Savin, Jessica Pelz, Jaimie Lorenzini, Ariel Kane, Laurie Petrie, Sandy Glantz,

STAFF: Connor Ayers, Jeff Kain, Roger Alfred, Catherine Ciarlo, Andy Shaw, Ted Reid, Eryn Kehe, Andrea Pastor, Dana Lucero, Malu Wilkinson

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

MPAC Chair Vince Jones-Dixon called the Zoom meeting to order at 5:00 PM.

Metro Staff Connor Ayers (he/him) called the role.

Metro Staff Roger Alfred noted that there were not enough members present to declare a quorum.

**2. PUBLIC COMMUNICATION ON AGENDA ITEMS**

No members of the public chose to provide testimony on agenda items.

**3. COUNCIL UPDATE**

As Metro Councilor Gerritt Rosenthal was not yet present, Chair Jones-Dixon moved onto the Committee Member Communications section of the meeting.

**4. COMMITTEE MEMBER COMMUNICATIONS**

TriMet Board of Directors member Thomas Kim noted that the TriMet Board of Directors voted in favor of the proposed transit fare increase.

Metro Councilor Duncan Hwang offered to provide the Council Update in the stead of Metro Councilor Gerritt Rosenthal. He began by discussing relevant news surrounding the Parks and Nature Department, announcing that the Metro Council committed to providing up to \$10 million for three major parks and nature projects in the region. Along with that, he remarked that the Local Share Program and Community Choice Grants are opening funding opportunities for parks and nature projects and the Nature in Neighborhoods program. Councilor Hwang then discussed the Bulky Waste Pilot Project, as well as reporting progress on developments emerging from the Affordable Housing Bond.

City of Oregon City Mayor Denyse McGriff announced that Oregon City held two diversity and equity

events, as well as a community sponsored pride event.

Councilor Rosenthal reported updates to Metro’s housing work, then discussed the success of the Juneteenth Rodeo held at the Expo Center.

## 5. CONSENT AGENDA

### 5.1 MPAC Consideration of MTAC Nominees

### 5.2 Consideration of the May 24th, 2023 MPAC Minutes

Chair Jones-Dixon announced that the committee had reached quorum.

**MOTION:** City of Hillsboro Mayor Steve Callaway moved to approve the consent agenda. Mayor McGriff seconded.

**ACTION:** With all in favor, the consent agenda was approved.

## 6. INFORMATION/DISCUSSION ITEMS

### 6.1 Community Placemaking Grants

Chair Jones-Dixon introduced Metro staff Dana Lucero and 2023 grantee Chisao Hata, Creative Director at the Japanese American Museum of Oregon.

Councilor Hwang briefly discussed the impact of the Community Placemaking Grants program.

*Key elements of the presentation and member discussion included:*

Lucero provided an overview of the program, stating that the Community Placemaking Grants support community-led, equity-centered, arts and culture based efforts that strengthen people’s connections to each other and places they care about. She noted that \$200,000 of grants is available in each cycle, with individual grants ranging from \$5,00 to \$25,000. Lucero briefly discussed the grantees in the 2023 cycle. Hata reflected on the history of Japanese internment in the Assembly Center of the Expo Center before discussing her vision for a community-centered, inclusive, and reflective new Expo Center. She thanked the Metro councilors who had attended a tour of the Expo Center

City of Happy Valley Councilor Brett Sherman noted that Multnomah and Washington Counties have historically made up a bulk of grantees from this program, questioning if there is something Clackamas County leaders can do to better inform their communities about funding opportunities.

Lucero remarked that Multnomah County is overrepresented in applicants, with Washington County and Clackamas County lagging behind. She noted that staff is open to suggestions on how to increase awareness across these counties.

City of Beaverton Councilor Nadia Hasan thanked both Lucero and Hata for their work.

Mayor Callaway highlighted the importance of calling the Japanese internment centers concentration

camps. He questioned if grantees are excluded from the pool of future grant cycles.

Lucero remarked that the only restriction on applicants is that awardees who secured grant funding for an event are barred from applying for grants in the following grant cycle.

Ed Gronke briefly reflected on the history of Japanese internment. He then asked what means of accountability are used to ensure that grant funds are used appropriately.

Staff responded that there are several program measurements, being advancing racial equity outcomes, building new partnerships amongst groups, and building new relationships amongst Metro, that are used to evaluate the usage of grant funds.

Councilor Rosenthal spoke to the importance of viewing the Assembly Center in-person to get the full perspective on the horrors of internment.

## **6.2 Transit Oriented Development (TOD) Program Strategic and Work Plan Update**

Chair Jones-Dixon introduced Metro staff Eryn Kehe (she/her), and Andrea Pastor (she/her).

*Key elements of the presentation and member discussion included:*

The presentation overviewed the Transit Oriented Development Program, focusing on the program's strategic plan and policy recommendations. Pastor provided several examples of transit oriented communities around the metropolitan area, explaining how the developments serve to boost housing affordability and transit access. Staff then discussed engagement efforts surrounding this program with community members, as well as stakeholders. Key components of the strategic plan were examined, primarily project outcomes, requirements, and timelines.

Gronke questioned how this program will combat market forces that may result in gentrification and unaffordability.

Pastor responded by explaining that staff focused on site acquisition and using regulated affordability standards to prevent against market forces pushing out lower-income residents.

Gronke asked if Metro currently owns the land on which these developments are being built.

Kehe clarified that Metro purchases land alongside transit corridors and then enters development agreements with private organizations on set development terms and conditions.

Councilor Hasan questioned how Metro staff coordinates with city staff to align efforts towards this program.

Pastor explained that Metro staff are already familiar with collaborating with city staff through the purchasing of land for the Affordable Housing Bond, although she mentioned that staff is hoping to expand their outreach efforts.

Councilor Rosenthal noted that other agencies such as TriMet and the Oregon Department of Transportation (ODOT) also have TOD programs. He questioned how similar the target goals are between these agencies.

Pastor commented that Metro's TOD program is very similar to TriMet's, and thus the organizations collaborate frequently. Kehe remarked that TriMet's program is limited in that their properties must be purchased through the development of transit, while Metro is afforded a greater deal of flexibility, allowing for the programs to complement each other.

Washington County Commissioner Pam Treece asked staff how they assign priority to new investments.

Pastor highlighted that staff attempts to align site acquisition with corridor development, alongside targeting equity focused communities.

Councilor Sherman remarked that many suburban areas face the challenge of needing greater housing affordability while lacking sufficient transit infrastructure. He asked if there is a way that the TOD program can be adopted in areas with less transit connections.

Pastor noted that staff is working to expand the reach of the TOD program, commenting that a dense transit system is not entirely necessary for TOD developments.

Seeing no further discussion, Chair Jones-Dixon moved onto the next agenda item.

### **6.3 Urban Growth Management Discussion: Middle Housing Potential**

Chair Jones-Dixon introduced Metro staff Ted Reid (he/him), as well as Becky Hewitt from ECONorthwest and Jerry Johnson from Johnson Economics.

The presentation summarized past work informing modeling regarding the market feasibility of middle housing zoning. Staff explained that land combined with corresponding public policy creates physical feasibility for middle housing, while market forces combined with sufficient capital creates financial feasibility. Johnson explained approaches to modeling middle housing. Hewitt described different forms of middle housing developments. Staff concluded by noting that prior analysis suggests substantial middle housing potential.

City of Sherwood Mayor Tim Rosener questioned if homeowners' associations (HOAs) were considered in the model.

Johnson remarked that HOAs are not included in the model. Reid clarified that HOAs are not overwritten by the requirements of House Bill 2001 (HB 2001), and therefore may pose challenges to middle housing developers. Staff discussed the ways in which HOAs may interrupt development potential.

Mayor Rosener offered to provide a list and information of the HOAs within Sherwood to staff.

Councilor Sherman questioned if middle housing is really more affordable simply due to the houses' smaller sizes.

Johnson explained that smaller units are often more expensive per square foot as bathrooms and kitchens constitute a large portion of the development costs. Hewitt remarked that the only way to achieve affordability without subsidies is through a smaller unit or undesirable location.

Mayor McGriff questioned if staff is taking into consideration development in areas that allow for residential units, even if its not zoned as a residential area.

Johnson remarked that it is more likely that former retail areas will be developed into distribution centers rather than residential areas. He confirmed that the model accounts for zoning districts that allow for both residential and commercial enterprises.

Mayor Callaway requested clarification on the term “low-value structure”.

Hewitt explained that this term can be used for old, less competitive developments.

Mayor Callaway asked if land that is infill eligible is ever reconsidered if the land continually is not developed further.

Johnson noted that this is not done on a parcel by parcel basis, but rather through running a version of the model in reverse to examine the history of such lands.

City of Lake Oswego Mayor Joe Buck commented that Lake Oswego’s population has voiced a desire for more middle housing, but developers are continuing to prioritize single-family homes. He spoke to the importance of providing middle housing close to services.

## 7. **ADJOURN**

Chair Jones-Dixon adjourned the meeting at 6:55 PM.

Respectfully Submitted,



Jeffrey Kain  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JUNE 28,, 2023**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT NO.</b>
6.1	Presentation	06/28/2023	Community Placemaking Grants Presentation	062823m-01
6.2	Presentation	06/28/2023	TOD Program Strategic Plan Update Presentation	062823m-02
6.3	Presentation	06/28/2023	Urban Growth Management Discussion: Middle Housing Potential Presentation	062823m-03