

Metro

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Metro

Minutes

Tuesday, January 16, 2024

10:30 AM

<https://zoom.us/j/615079992> Webinar ID: 615 079 992 or
888-475-4499 (toll free)

Council work session

Due to weather, this work session has been moved to online only.

You can join the meeting on your computer or other device by using this link:

<https://zoom.us/j/615079992>

10:30 Call to Order and Roll Call

Present: 6 - Councilor Gerritt Rosenthal, Christine Lewis, Ashton Simpson, Juan Carlos Gonzalez, Lynn Peterson, and Duncan Hwang

Excused: 1 - Councilor Mary Nolan

10:35 Work Session Topics:

10:40 Parks and Nature Large Scale Community Visions Program - Direction on Second Round

Attachments: [Staff Report](#)
[Attachment 1](#)

Deputy Council President Peterson introduced (Jon Blasher (he/him), Parks and Nature Director, Metro, MG Devereux (he/him), Parks and Nature Deputy Director, Metro to present on the 2019 Parks and Nature Large Scale Community Vision Direction on Second Round.

Staff pulled up the presentation to present to council.

Summary of presentation:

The presentation went over the Large scale community visions program, Pilot round criteria, pilot round timeline from 2022-2023, and pilot round projects.

Linda Bartolini Venegas, went over the Outreach & Engagement, and mentioned that the engagement has provided more information on what works and what doesn't work. Bartolini then went over the Feedback on the pilot round and spoke about what worked well, what barriers/challenges were faced during the round, and the overall council values guiding program. She then

went over the recommendations for council consideration.

Blasher opened up topics for council discussion and asked what council would like to ask and talk about.

Council discussion:

Councilor Gonzalez noted he is supportive towards the changes and then asked how close investments need to be to make a strong case for the funds.

Blasher explained that staff will go back and add more details on what it means to be part of a large-scale community vision.

Councilor Lewis announced she is in support of the 1 to 5 match ratio and moving forward without the exact number however the number behind the guideline related to Metro's finances should still remain. Lewis then spoke about being a public partner and to think about what the implications are when Metro is working at a site with a jurisdiction that is not in the lead but help the status of Metro as an agency to unlock a lot more potential and then finally she noted that she is comfortable moving forward only when there can be a conversation as to when Metro might purchase the site to have ownership.

Council Rosenthal mentioned he is in support of moving forward and that he believes Metro is moving in the right direction as the money can be a good benefit for the public.

Councilor Simpson explained he would like to understand the current status of the 3 projects and the current cycle of the \$30 million grant and how staff anticipates taking on the workload.

Blasher noted they provided briefings back in November/December of 2023 however they will do another one to provide clarity. Blasher then explained in terms of the rolling cycles they anticipate bringing more projects that are ready and acknowledged council will have to make a hard decision on which one to choose and that staff will put more clarity around this conversation in the handbook.

Councilor Simpson thanked Blasher and staff for going out to smaller cities and organizations to understand they're projects.

Councilor Hwang announced he is in support of moving forward, and then asked how many more years council has to implement projects under the bond and if staff can shed some light on how much time staff spends on each project when they are awarded.

Blasher explained to Hwang they want the funds to be awarded by the year 2031, and that if council feels that funds could be better used in the near future then they can reallocate the money elsewhere, and in terms of staff time the goal is to get another round for solicitation during spring of 2024 in order to get the process rolling and take on more projects in the next 2-3 years.

Councilor Hwang asked for clarification around the bond framework and asked if a project came in the year 2029 for more funding would it be too late to allocate more money.

Blasher explained the goal as staff is to give ability to get funding as soon as possible and if they feel they have projects and want to release the funding or hold out for more time they can choose to do either, and the intent is to

spend the money in the next 10-12 years and if the council see's another project before 2031 they can continue to have more conversation about it.

Council President Peterson thanked staff for all the work they had accomplished and then noted that this is very important for the region to emerge the concepts.

Councilor Gonzalez asked if staff has thought about a way to communicate with partners who have new innovations to make a pledge with them before funding them or if there is a way to fund them first and watch the progress before making a pledge.

Blasher explained that council has noted they are comfortable to fund organizations first in order to be aspirational as long they meet criteria's such as a benefit to nature, and being a public partnership with contingencies to guarantee real changes are made to benefit the public.

Councilor Rosenthal asked how many projects there are and if staff received any good ideas.

Blasher explained staff received some great idea's however that does not mean they met the criteria's needed to partner to Metro however he did mention that it is a work in progress so he can not provide more information.

Venegas noted that conversations are still taking place to come up with strategies.

Blasher announced he will be back with more updates on another date.

End of presentation.

11:00 Affordable Housing for Greater Portland: Potential Funding and Stakeholder Process Considerations

Attachments: [Staff Report.pdf](#)

Deputy Council President Peterson introduced COO Marissa Madrigal (she/ella) to present on the Future Regional Affordable Housing Funding presentation.

Staff pulled up the presentation to council.

Summary of presentation:

Madrigal went over the housing bond , the total homes built including adorable homes, family sized homes and explained that the construction will finish in 2028 and if they do not continue funding this project then they will fall behind further as the state has set expectations to build 36,000 homes for the Portland region. Madrigal then went over the potential revenue paths such as a new property tax bond measure, allocating unanticipated supportive housing services revenues. Next, she went over potential investment priorities such as regulated affordable housing, permanent supportive housing, and incentives and innovation. Madrigal mentioned the proposed values would be to recognize and address the needs, learn from what works, prioritize voices of diverse stakeholders, different expertise and ensure transparency, accountability, and oversight.

Council Discussion:

Councilor Rosenthal asked what the target is for the next round, and what the goal is for the next round.

Madrigal explained that part of the process is trying to figure out what the goal is, and that if Metro met its goals, it is only meeting a portion of the overall need.

Rosenthal mentioned that the Governor's goal included middle - and higher-income housing and that Metro isn't doing anything related to that with the current revenue stream and Metro should be clear about telling the voters that Metro can only be responsible for a portion of the housing needs.

Madrigal mentioned there is a discussion that needs to be had about income levels and she does not want to predetermine a ceiling on that at this point however she does not expect Metro to build luxury housing and that Metro needs to have more conversation about creating innovative ways to spur development and the current affordable housing program is limiting homeownership opportunities and there should be more data soon related to that.

Rosenthal mentioned his district is planning to build 20,000 homes which would take up most of the land they have and noted that he would like to see more development in other area's.

Councilor Gonzalez noted that it is very important they move with the plan and that he is very supportive.

Councilor Lewis announced she is also supportive however the plan must meet the 3 county's needs, and she welcomes the participation of folks to advise COO Marissa Madrigal however they must come from all 7 jurisdictions. Lewis then mentioned she heard from her part of the region that one of the major drivers of the cost of the affordable housing development is the amount of time it takes to put together a funding stack and she encourages Metro to come up with a funding program to speed up the process.

Councilor Hwang mentioned that Metro should be clearer and articulate about what they want to accomplish from the measure and asked clarification on how the region can be on the same page on a vision should be addressed.

Councilor Simpson noted he will be supportive, and that innovation should be part of the plan.

Council President Peterson mentioned one thing she noticed missing from the list of values is stability of the existing program related to homelessness and stability should be a key factor in the supportive housing program and Metro should focus more on advancing stability. She then encouraged staff to implement urgency and stability value together.

Madrigal noted that the feedback is good and the call for stability is important as that is one of the reasons why discussion is taking place.

End of presentation.

11:40 Chief Operating Officer Communication

Marissa Madrigal provided an update on the following events or items:

- Madrigal spoke about the icy weather and acknowledged how important it is to keep the expo and Convention center open, and then thanked the facilities team.

11:45 Councilor Communication

Councilors provided updates on the following meetings and events:

- Council President Peterson thanked staff for keeping up with the good work and then thanked the power workers for keeping electricity back on.
- Councilor Simpson mentioned last week he had gone to the EXPO futures cultural meeting, and he gave a shoutout to Paul Slyman and staff for keeping the conversations going around sensitive topics and then thanked staff for the breakfast and hospitality for the OCC event and then he uplifted Gabriel Gonzalez who is the Metro scholarship recipient.
- Councilor Lewis gave a shoutout to Metro staff for working as schools have closed, and then highlighted last Thursday's 4th WPES fee advisory committee table and spoke about the conversations they had.
- Councilor Rosenthal gave a shoutout to the OCC and EXPO center.
- Councilor Gonzalez gave an update about the last Tuesday the Council Creek regional Trail Steering Committee met and agreed on project decisions and a draft management operating structure and they are ready to move into the construction phase.

11:50 adjourn to executive session

There being no further business, Council President Peterson adjourned the Metro Council Meeting at 12:02pm.

Respectfully submitted,

Sermad Mohamad

Sermad Mohamad, Legislative Assistant

This Executive Session will be held pursuant under ORS 192.660 (2)(e); To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

Only members of the news media and designated staff will be allowed to attend the executive session. If you are a member of the news media wish to attend the executive session, please call or email the Legislative Coordinator at least 24 hours before the noticed meeting at legislativecoordinator@oregonmetro.gov or 503-813-7591. Representatives of the news media and all other attendees are specifically directed not to disclose information that is the subject of the Executive Session