



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

## METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes  
January 24, 2024

### MEMBERS PRESENT

Pam Treece (Chair)  
Vince Jones-Dixon  
Gordon Hovies  
Sherry French  
Ed Gronke  
Thomas Kim  
Luis Nava  
Gerritt Rosenthal  
Ty Stober  
Mark Shull  
Tim Rosener  
Mary Nolan  
Glen Yung  
Terri Preeg Riggsby  
Brett Sherman  
Denyse McGriff

### AFFILIATION

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

### MEMBERS EXCUSED

Ted Wheeler  
Randy Lauer  
Duncan Hwang  
Allison Tivnon  
Omar Qutub  
Sharon Meieran  
Brian Hodson  
James Fage  
Susan Greenberg  
Steve Callaway  
Carmen Rubio  
Joe Buck  
Kirstin Greene  
Alex Howard

### AFFILIATION

City of Portland  
City of Troutdale, Other Cities in Multnomah County  
Metro Council  
City of Beaverton, Second Largest City in Washington County  
Citizen of Multnomah County  
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  
Largest City in Washington County  
City of Portland  
City of Lake Oswego, Largest City in Clackamas County  
Oregon Department of Land Conservation and Development  
Port of Portland

ALTERNATES PRESENT

Anthony Martin  
Laura Kelly

Bill Reid

Ashley Hartmeier-Prigg

AFFILIATION

Largest City in Washington County

Oregon Department of Land Conservation and  
Development

City of North Plains, City in Washington County  
outside UGB

City of Beaverton, Second Largest City in  
Washington County

OTHERS PRESENT: Medha, Adam B., Jeff Renfro, Mark McMullen, Tom Armstrong, Joe Gall,  
Sandy Glantz, Michael Veale, Dee Anders, Jaimie Lorenzini, Jim Duggan, Stephen Roberts, Jean  
Senechal Biggs, Braden, Dr. Smart Ochoi, Jessica Pelz

STAFF: Connor Ayers, Jemeshia Taylor, Eryn Kehe, Jaye Cromwell, Roger Alfred, Malu Wilkinson,  
Ted Reid, Eliot Rose, Dennis Yee, Glen Hamburg, Kim Ellis, Laura Combs, Josh Harwood

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

MPAC Chair Pam Treece called the Zoom meeting to order at 5:00 PM.

Metro staff Jemeshia Taylor (she/her) called the role.

Chair Treece asked if they had reached quorum.

Metro staff Roger Alfred noted that they had reached quorum.

**2. PUBLIC COMMUNICATION ON AGENDA ITEMS**

Chair Treece read aloud the instructions for providing public testimony.

No members of the public provided testimony.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

**3. COUNCIL UPDATES**

Metro Councilor Gerritt Rosenthal gave updates about the Supportive Housing Services tax, a possible  
new Zoo Bond, and the Urban Growth Report. He also gave updates about the Waste Prevention and  
Environmental Services, the Parks and Nature and a burst pipe at the Metro Regional Center.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

#### 4. COMMITTEE MEMBER COMMUNICATIONS

City of Sherwood Mayor Tim Rosener mentioned that Kim Young was appointed as the new Council President for the City of Sherwood.

City of Vancouver Councilmember Ty Stober introduced himself to the MPAC members.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

#### 5. CONSENT AGENDA

##### 5.1 Consideration of the December 13, 2023 MPAC Minutes

Chair Treece called for a motion to approve the consent agenda.

**MOTION:** City of Sherwood Mayor Tim Rosener moved to approve the consent agenda. City of Oregon City Mayor Denyse McGriff seconded.

**ACTION:** Councilmember Stober abstained. With all else in favor, the consent agenda was approved.

#### 6. ACTION ITEMS

##### 6.1 MPAC Nominations and Review of MPAC Charge

Chair Treece introduced Metro staff Malu Wilkinson (she/her) to present.

Wilkinson gave an overview of MPAC, MPAC's charge and MTAC. She mentioned that the recommended nominees were stated in the meeting packet.

Chair Treece thanked staff for their work. She mentioned that Mayor McGriff will step down from the First Vice Chair position and nominated City of Happy Valley Councilor Brett Sherman for the position.

Mayor McGriff explained that she was appointed by the Governor to the Willamette Falls Locks Authority and that will take a lot of her time. She noted that she will still be participating in MPAC.

Gronke commented that Councilor Sherman would be a great candidate for the position.

Chair Treece mentioned that City of Gresham Councilor Vince Jones-Dixon agreed to be nominated for the Second Vice Chair position.

Mayor McGriff mentioned that Councilor Sherman was featured in the West Linn Tidings newspaper.

Councilor Jones-Dixon commented that he was looking forward to this year.

Chair Treece called for a motion to approve the nominations.

**MOTION:** Mayor McGriff moved to approve the nominations. Ed Gronke seconded.

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

Chair Treece mentioned their recommendation to the Metro Council on the UGB expansion. She also mentioned that the MPAC meetings will be in-person every other month.

Wilkinson noted that the February meeting will be in-person at Metro. She also mentioned that staff looking into having the meetings in different locations.

Chair Treece asked those that want to volunteer to host a meeting to also consider if they have the capacity to run a meeting partially on Zoom.

Mayor Rosener mentioned that the city of Sherwood could host a MPAC meeting.

Mayor McGriff raised concerns about not be able to attend some of the in-person meeting because of another in-person meeting she must attend.

Chair Treece commented that the goal is to make the meetings available to everyone.

Wilkinson explained that they cannot hold a public meeting without a remote option.

Councilor Sherman noted that the City of Happy Valley could host a MPAC Meeting.

Councilmember Stober mentioned that MPAC could also visit to the City of Vancouver.

Chair Treece noted the level of commitment and the importance of seeing each other in person.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

## **7. INFORMATION/ DISCUSSION ITEMS**

### **7.1 Carbon Pollution Reduction Grant**

Chair Treece introduced Metro staff Eliot Rose (he/him) to present.

Rose gave an overview of the what the Carbon Pollution Reduction Grant (CPRG) do and what MPAC members can do. He noted the members of the Climate Partners' Forum, the rounds of planning and the rounds of funding. Rose mentioned the importance of coordination and explained how the plans and implementation grants overlap. He discussed the PCAP development process timeline, the Metro area PCAP priority strategies and what they have learned so far. Rose noted the next steps and some discussion questions.

Rose asked Metro staff Jemeshia Taylor to post the discussion questions in the chat.

Taylor posted the discussion questions in the chat.

Councilor Sherman asked if Metro would be the entity that is doing the application and the coordination for the grant. He also asked if the action plan was mandatory or a tool that they have available.

Rose explained that the EPA allows for Metro to lead a collaborative action or for other agencies to lead for one of the implementation grants. He noted that the program is new, and the application is complicated. Rose gave some examples of agencies that might collaborate together on certain applications.

Rose noted that the EPA's deadline for applicants to submit their notice of intent to apply is February 1<sup>st</sup>. He explained that once the applications are in, it will be easier to coordinate with other applicants.

Chair Treece noted that they are running behind and that they should keep their questions and answers concise.

Mayor McGriff asked about the role of TriMet. She raised concerns that TriMet is their partner in reducing climate change, but they are not participating as much.

Rose mentioned that transit is one of the best ways to reduce greenhouse gases. He noted that they are working with TriMet to see what implementation applications can best move forward.

Gronke asked if there was a formula for ODOT to use when they propose a reduction in greenhouse gases because of congestion pricing.

Rose asked Wilkinson to speak on the parameters of the congestion pricing program.

Wilkinson noted that staff will follow-up with Gronke.

Gronke commented about congestion pricing and that it does not really help reduce greenhouse gas emissions.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

## **7.2 Urban Growth Management Functional Plan Annual Compliance Report**

Chair Treece introduced Metro staff Glen Hamburg (he/him) to present.

Hamburg noted Metro's functional plans, including the Regional Framework Plan (RFP) and the Urban Growth Management Functional Plan (UGMFP). He discussed the compliance report, the UGMFP Title 11 and the UGMFP Title 4. Hamburg explained the 2023 amendments and the requested changes from Happy Valley.

Chair Treece asked Hamburg to stay in the meeting to answer questions.

Hamburg noted that he cannot stay for the rest of the meeting but can give out his contact information.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

### 7.3 Urban Growth Management Expert Panel

Chair Treece introduced Metro staff Ted Reid (he/him) to present.

Reid discussed the Urban Growth Report and noted the purpose of the presentation.

Josh Hardwood, Metro introduced Mark McMullen, State of Oregon.

McMullen discussed inflation, the labor market, and Oregon's unique business cycle. He mentioned some expected impacts from the CHIPS Act and some reasons why workers will remain scarce for some time in Oregon. McMullen explained that the population growth had stalled, but the current demographics are great. He discussed data on Oregon's domestic migration, population, housing, and housing demand. McMullen mentioned the effect of a zero-migration scenario on Oregon's population and housing demand.

Hardwood commented on how some things are changing, and others are not. He introduced Jeff Renfro, Multnomah County and asked him about the things that probably will and will not go back to normal.

Renfro mentioned the relationship population growth or job growth to income growth. He discussed changes in the relationship between the drivers of their tax revenue and indicators of economic activity.

Hardwood commented that even in the zero-migration scenario, they would still need more housing.

Councilor Sherman noted the growth of Happy Valley and its need for single-family homes. He explained that the savings for builders from incentives do not always get passed down to those buying homes. He asked how they can incentivize builders to make the housing the region needs.

Hardwood explained the demand can change quickly, while the supply does not change. He suggested that they should not overreact to the impact of the short-term demand. Hardwood mentioned that they will probably stay away from the individual policy prescriptions.

McMullen noted that the Governor's taskforce is putting out a list of recommendations related to housing. He mentioned that the housing needs analysis will change because of sample size issue and the census data that was used.

Councilor Sherman commented on the balance of providing new units that are more affordable and not reducing the values of existing homes.

Mayor Rosener asked about long-term solutions, such as making more land available for housing. He noted that much of the land in Sherwood that is available for housing is infrastructure constrained. Mayor Rosener also commented on the importance of land for job and attracting companies to Oregon.

Hardwood stated that the question was outside of his expertise, but explained how City of Portland has a different vacant land problem. He mentioned the difficulty of predicting where the development is going to happen.

City of Hillsboro Councilor Anthony Martin asked how housing production increases and climate change factor into the Metro area forecast.

Hardwood mentioned that there will be climate migration, but not to the scale that they need to put it as a factor in a forecast.

Renfro mentioned that climate was not explicitly incorporated, but it may be incorporated in the future within the livability factor.

McMullen noted that Oregon is losing population, but there are jobs available. He believed that climate is a factor and noted the difficulty in getting the data.

Hardwood mentioned that cities like Spokane and Salt Lake City are booming partially because of the cost of living.

Councilor Rosenthal asked if the concept of community has changed and if that would affect housing density and cost. He also mentioned Orenco Station as an example.

Hardwood explained that they look at demographics, like age cohorts and their behavior over time.

Renfro commented on how some Millennials want the same things as previous generations, such as a family and a house, later in their life. He explained that the core metro area is not affordable for younger people, so they are going to other places.

McMullen noted that there are debates about the character of neighborhoods has changed across generations. He mentioned that Millennials in Oregon are not having children like previous generations, but their housing preferences may change when they do have children.

Chair Treece asked the panelists for their remarks and advice to MPAC on the UGM decision.

Mayor Rosener explained that the average age of the population of Sherwood has been mostly constant. He asked what things they need to do to reverse some of the trends.

Hardwood noted the challenges of making long-term plans and suggested that they not overreact to recent events because it is a longer time horizon.

McMullen mentioned the shortage of commercial and industrial land in Oregon. He noted that they will need to lean on their industry expertise and clusters in the state that make sense for employers.

Renfro suggested that they be realistic about what the recovery of the region will look like, to focus on the core drivers of growth and to look at the demographics.

Chair Treece thanked the panelists and Metro staff.

**8. ADJOURN**

Chair Treece adjourned the meeting at 7:00 pm.

Respectfully Submitted,

A handwritten signature in black ink that reads "Jemeshia Taylor". The signature is written in a cursive, flowing style.

Jemeshia Taylor  
Recording Secretary



**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JANUARY 24, 2024**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT NO.</b>
7.1	Presentation	01/24/24	EPA Climate Pollution Reduction Grant (CPRG) Presentation	012424m-01
7.2	Presentation	01/24/24	2023 Compliance Report Presentation	012424m--02
7.3	Presentation	01/24/24	Oregon's Economic and Housing Outlook Presentation	012424m-03