



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

## METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

March 27, 2024

### MEMBERS PRESENT

Vince Jones-Dixon  
Sherry French  
Mark Shull  
Tim Rosener  
Pam Treece (Chair)  
Mary Nolan  
Brett Sherman  
Kirstin Greene  
Denyse McGriff  
Omar Qutub  
Luis Nava  
Gerritt Rosenthal  
Joe Buck  
Allison Tivnon  
Duncan Hwang

### AFFILIATION

City of Gresham, Second Largest City in Multnomah County  
Special Districts in Clackamas County  
Clackamas County  
Other Cities in Washington County  
Washington County  
Metro Council  
City of Happy Valley, Other Cities in Clackamas County  
Oregon Department of Land Conservation and Development  
Largest City in Clackamas County  
Citizen of Multnomah County  
Citizen of Washington County  
Metro Council  
City of Lake Oswego, Largest City in Clackamas County  
City of Beaverton  
Metro Council

### MEMBERS EXCUSED

Ted Wheeler  
Randy Lauer  
Ty Stober  
Sharon Meieran  
Carmen Rubio  
Emerald Bouge  
Gordon Hovies  
Glen Yung  
Terri Preeg Riggsby  
Ed Gronke  
Steve Callaway  
Thomas Kim

### AFFILIATION

City of Portland  
City of Troutdale, Other Cities in Multnomah County  
City of Vancouver  
Multnomah County  
City of Portland  
Port of Portland  
Special Districts in Washington County  
Clark County  
Special Districts in Multnomah County  
Citizen of Clackamas County  
Largest City in Washington County  
TriMet

### ALTERNATES PRESENT

Anthony Martin  
Rebecca Stavenjord  
James Duggan

### AFFILIATION

Largest City in Washington County  
Other Cities in Clackamas County  
Special Districts in Washington County

OTHERS PRESENT: Theresa Cherniak, Jan Frutiger Tysoe, Jean Senechal Biggs, Tracey Lam, Todd Borkowitz, J Stasny, Medha Pulla, Jerry Johnson

STAFF: Connor Ayers, Georgia Langer, Val Galstad, Eryn Kehe, Ted Reid, Andy Shaw, Catherine Ciarlo, Marissa Grass, Nick Christensen, Roger Alfred, Eduardo Ramos, Marissa Madrigal, Laura Combs

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

MPAC Chair Pam Treece meeting to order at 5:03 PM.

Metro staff Connor Ayers (he/they) called the role.

**2. PUBLIC COMMUNICATION ON AGENDA ITEMS**

Chair Pam Treece read aloud the instructions for providing public testimony.

No members of the public provided testimony.

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

**3. COUNCIL UPDATES**

Chair Pam Treece called on COO Marissa Madrigal to share an update on the Housing Stakeholder Advisory Table.

COO Marisa Madrigal expressed gratitude for the opportunity to address the audience, commending their dedication to improving the region. She highlighted the success of the 2018 regional housing bond, which aimed to create affordable homes and promote racial equity. COO Madrigal shared that there are over 4500 homes in production or planned, noting that the bond is surpassing its goals and providing secure housing for vulnerable residents. COO Madrigal acknowledged that the housing crisis persists, necessitating further action. She outlined Metro's ongoing efforts to engage stakeholders in determining future funding strategies for affordable housing, including exploring options such as property tax bonds and expanding supportive housing services income tax. COO Madrigal emphasized Metro's commitment to supporting those in need while leveraging resources effectively. She invited continued collaboration in finding the best path forward and offered to provide further information as needed.

MPAC Board Discussion:

Mayor Denise McGriff shared that she would like to see a de-emphasis on apartments. She stated that a lot of lower income people and people of color are becoming generational renters, and they should not continue to put people into apartments when they can make other options available for housing. She added that she hopes that is something that is being considered and thought of.

COO Madrigal responded that if they can identify additional funding, they will be well positioned to include home ownership as part of the package.

Mayor Tim Rosener echoed agreement with Mayor McGriff's emphasis on promoting homeownership. He highlighted the need for a comprehensive approach to addressing homelessness, spanning services from drug addiction support to employment assistance. Mayor Rosener raised the importance of integrating these programs with others within Metro and the wider area to create a cohesive strategy. Mayor Rosener asked if they have looked into how many programs can integrate with other programs so organizations are not operating in silos.

COO Madrigal responded that their counties are doing an incredible job at expanding services. She added that the Council has directed them to apply stability of the existing systems and stated that they need to be intentional about putting all the resources together.

Mayor Rosener added that they should ask what the land use policy is doing to exasperate or solve for these issues.

Mayor Joe Buck asked about the adequacy of funding for supportive housing services, asking how they will gauge what the right amount of funding is to go into services, and how Metro is working to balance these things. He asked if there is an objective way to do this work.

COO Marissa Madrigal emphasized the importance of collaboration and community engagement in determining priorities for addressing housing and service needs. She acknowledged the limitations of resources and the complexity of making decisions about where to allocate them. COO Madrigal highlighted the value of input from county partners who are directly involved in providing services on the ground. She expressed a commitment to an open-minded and inclusive approach, recognizing that solutions will emerge from the collective wisdom of the community. COO Madrigal underscored the significance of ongoing discussions and collaboration in finding the most effective strategies for meeting the region's needs.

Chair Treece requested that COO Madrigal come back to MPAC meetings regularly to provide updates on this.

COO Madrigal responded that she would be happy to do that.

Mayor McGriff shared that the city submitted a direct funding package for homeless services so that the funding goes directly to the cities. She asked why the funding formula for the bond

cannot be changed to allow for direct funding to the cities. Mayor McGriff shared that they know how to manage city money, and that should be strongly considered.

COO Madrigal responded that they have a desire to have funding and flexibility for cities to provide services.

With no further discussion on the topic, Chair Treece called on Councilor Mary Nolan to share Council updates.

Councilor Mary Nolan shared that they have gone through a review of their solid waste fees which is most specifically focusing on the tip fee and the regional system fee. Councilor Nolan shared that two of their MPAC members serve on that task force and that they are focusing on regionwide equity, including geographic, income, and service provider equity. Councilor Nolan outlined key recommendations from the task force, emphasizing the importance of region-wide equity in setting fees to balance interests among service providers. They shared news about the upcoming opening of applications for Metro Parks and Nature's Community Vision grants program, funded under the 2019 Parks and Nature Bond measure. Councilor Nolan added that \$10 Million is available. Councilor Nolan also mentioned recruitment for the Natural Areas Oversight Committee, seeking individuals with expertise in advancing racial equity and relevant areas.

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

#### **4. COMMITTEE MEMBER COMMUNICATIONS**

There being no committee member communications, Chair Pam Treece moved onto the next agenda item.

#### **5. CONSENT AGENDA**

Chair Pam Treece skipped the Consent agenda due to lack of quorum.

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

##### **6.1 2024 State Legislative Recap (5:15PM)**

Chair Pam Treece introduced Andy Shaw and Catherine Ciarlo to present on the topic.

There was no PowerPoint.

Presentation Summary:

Andy Shaw provided an overview of Senate Bill 1537, the governor's housing production legislation, and its context. He explained that the bill aimed to address concerns raised during

the 2023 session and underwent revisions based on feedback from stakeholders. He noted that elements such as wetlands development and local tree codes were excluded from the current bill but may be revisited in future sessions. Shaw detailed provisions regarding urban growth boundary (UGB) expansions, with cities in the Metro area requiring approval from Metro for expansions up to 100 acres. He shared that outside the Metro area, cities can expand up to 100 acres without Metro approval. The bill also established a state housing accountability and production office and allocated funds for housing planning, infrastructure, and moderate-income housing initiatives.

MPAC Member Discussion:

Councilor Brett Sherman asked what the need is for a requirement to have an additional housing production board. He asked how different jurisdictions are responding.

Andy Shaw responded that many of the policy changes that have come about in the last few legislative sessions have been led by Tina Kotek as speaker originally and now governor, but others have led these as well. Shaw added that some efforts by the State to get more housing production have included changing local zoning laws and the Oregon Housing Needs Analysis process have been altered to not just forecast what is needed through land use but also looking back at what the ongoing gap is from an affordability view. Shaw added that those efforts mentioned are new requirements for local governments. He shared that it looks to be an effort to bring technical resources and oversight and help cities that are struggling.

Councilor Brett Sherman thanked Shaw for the insight.

Kirstin Greene shared that there is a job opening in the Housing Accountability and Production office.

There being no further discussion, Chair Pat Treece moved onto the next agenda item.

## **6.2 Urban Growth Management: Job and Population, Forecast Discussion Continuation**

Chair Pat Treece introduced Ted Reid and Eryn Kehe to present on the topic.

Staff pulled up the UGM: Job and Population Forecast Discussion Continuation PowerPoint.

Presentation Summary:

Presenters shared the project timeline, sharing that they are currently working on the housing needs analysis. They shared their decision support tool and recapped the regional forecast. They shared that they expect the population to grow, but at a slower pace. They forecasted gains for professional and business services, education and health, retail, and construction.

They shared that as manufacturing declines nationally, the region is holding steady. Presenters shared the MSA employment outlook, and a sector-specific forecast. They also shared data regarding the Oregon Office of Economics Analysis Computer and Electronics products forecast. They shared that the data has limitations, and that they compare the data and seek peer review.

#### MPAC Member Discussion:

Mayor Tim Rosener noted that because they will be seeing slowing population growth, they will also see slowing job growth. He asked how they will address slowing job growth.

Ted Reid shared that the forecast is intended to share how the trends will play out, rather than model how the public and private sector interventions will play out in the future.

Eryn Kehe shared that their projections of in-migration are based on an average of the last 20 years of in-migration into the Metro area. She noted that assumes that it will go up and down year to year, and they are assuming a similar situation as they have seen in the past.

Councilor Brett Sherman questioned whether Oregon, based on a 20-year average for migration, is emerging from a slow period and potentially entering an upward trend cyclically. Councilor Sherman speculated on factors such as the decline of the timber industry and technology companies moving to cheaper states, wondering if these have influenced past trends. He expressed hope that future projections may be underestimating Oregon's potential for growth.

Kehe responded that they have seen booms in the last 20 years and that they are not assuming a downturn will occur.

Councilor Anthony Martin asked about the interrelation between forecast and government intervention. He shared that this will be part of government intervention because it will tie into potential UGB expansion. He shared that they have seen a consistent trend over the past decade a very high housing growth. He noted that these decisions will impact future growth, and asked if housing affordability is one of the reasons that they have factored in for the reduction of net migration.

Reid shared that the analysis does impact the recommendation on whether to add an area to their boundary. He shared that for housing affordability, they know there is a lot of uncertainty around future migration, and they see potential for downside instead of upside. He shared that the relative unaffordability in the region is something that could lead to slower migration.

Mayor Rosener expressed concern about forecasts that rely on the status quo, particularly regarding manufacturing and industrial land. He highlighted the potential for growth if larger,

shovel-ready sites were available for advanced manufacturers. Mayor Rosener questioned whether any modeling has been done to assess the impact of adding such land on future growth beyond what is currently within the urban growth boundary.

Reid responded that they are only looking at the trends going forward. He noted that they are looking at not only demand, but supply, so Mayor Rosener is correct that part of the urban growth report will be comparing those two things. He shared that the regional forecast, however, does not pay attention to whether there is adequate land, noting that it is just sharing the trends that they foresee going forward.

Mayor Rosener clarified if this is about the status quo, not about what would happen if they did certain things to change the status quo.

Kehe responded that in-migration for the future is anticipated to be similar to the average of the last 20 years but noted that that does not necessarily mean that the whole analysis is the status quo, as they are seeing a large change in birth and death rates. Kehe noted that they have also seen an increase in jobs and population overtime.

Mayor Rosener asked how they can be more aggressive in becoming an attractive place for people to live.

Kehe responded that the data and information is helpful for the Urban Growth decision, but it also sparks a lot of thinking about how they can plan for the future and what other things are needed for creating a future that they want to see.

### **6.3 Urban Growth Management: Preliminary UGB Capacity Estimates Needs**

Chair Pat Treece introduced Ted Reid, Jerry Johnson, Eryn Kehe, and Clint Chiavarini to present on the topic.

Presentation Summary:

Presenters shared that the capacity estimates are based on actual redevelopment that occurred, trends in density and mix of housing types, market factors that may impact future development, and a 20-year time horizon. They shared that there are three types of capacity: vacant land and partially vacant land, land used for development and infill, and land in concept planning areas without urban level zoning. They shared how they estimate capacity, and the pro forma model variables. Presenters discussed the results of the buildable lands inventory (BLI) and the preliminary results for vacant land. They shared redevelopment rates and the preliminary results of redevelopment. Presenters discussed additional future adjustments to the capacity results, including office to residential conversion and ADUs and middle housing conversation which would provide additional capacity.

MPAC Board Discussion:

Councilor Gerritt Rosenthal asked if there are other areas other than Damascus that have been excluded due to lack of capacity, or if Damascus is the only one.

Reid shared that Damascus is the big one that has been excluded because of its known government challenges. He added that West Hayden Island is another one that is excluded because it was not annexed by the City of Portland, and the City of Portland has requested that they do not put that in the analysis.

Mayor Rosener requested more detail on their density assumptions, noting that 18 houses per acre feels very high. He shared that in Sherwood, developers only want to build single family detached homes.

Jerry Johnson shared that it is a combination of density and that while there is a preference for single family, many developers are building middle housing because that is where they can hit the price point that they need to. He added that the calculated density is a mix of the prototypes that are picked. He shared that they will be providing them with information to follow up.

Mayor Rosener shared that in Sherwood they have a three-story limit, so 18 houses per acre will be apartments. He shared that receiving additional information on the density would be very helpful.

Councilor Rosenthal asked if the results of the low and high estimates are based on the unconstrained land availability. He also questioned how granular the analysis is such that it applies for sub regional differences.

Johnson shared that the granularity of the model is extremely high, explaining that for residential, they use a pricing gradient that calculates and assumes achievable rent and sales price at the parcel level based on sales data. He shared that it does a pretty good job at looking at the jurisdictions that have relatively low rent or higher price points. He shared that if there is an imbalanced price effect, the market will respond to that with a price signal, but they are not assuming a supply restraint at this time.

Councilor Nolan shared that they discussed last year with MPAC a land exchange that the Metro Council approved in preference to an actual expansion when they responded to the city of Tigard. Councilor Nolan noted that Tigard's average residential development density was over 20 and shared that they should consider that data point.

Councilor Anthony Martin shared that he would like to see this data before they get to the



meeting in the future. He also noted that it is hard to provide input and requested that backup information arrive prior to the meeting.

Chair Pam Treece shared that they will bring that request back to the committee coordinating meeting.

Councilor Brett Sherman asked if the window of these units is in a 20-year time range. He also asked how it related to the governors housing bill.

Reid responded that the Governor's goal is 36,000 additional homes per year, and this goal is addressing the historic underproduction of homes. He added that this is not a 20-year goal, but rather about immediate needs. Reid also responded to Councilor Martin's request, stating that he will provide more materials in advance. Reid shared that they usually hold these meetings right when the data becomes available, which sometimes makes that difficult.

Mayor Joe Buck asked if the housing needs will mirror the individual needs of the community throughout the region.

Reid shared that they are tasked with assessing housing needs at the regional scale and that there will be things that look familiar at the local level, but because they do this at the regional scale, it will look different for smaller jurisdictions.

Mayor Joe Buck asked what they call the differences of those needs.

Reid shared that they informally call it the gap in capacity.

Mayor Tim Rosener thanked the staff for their presentation.

Councilor Rosenthal noted that the tri-county group has agreed that they need more housing, and likely it will need to be apartment or cluster housing. He asked if the model is assuming that those could be accommodated on some of those other parcels that were otherwise excluded.

Johnson discussed the challenges associated with subsidized housing, noting that subsidies typically offset reductions in rents or pricing rather than leading to higher land values. He observed that low-income housing developers, despite receiving substantial subsidies for tax credit projects, found that these primarily balanced out lower rent rates rather than enabling them to afford higher land prices. Johnson explained that developers essentially had to compete with the market for land prices, which didn't necessarily change the required land price they had to pay. He also highlighted the potential for intervention by a jurisdiction or other entity to acquire or designate sites solely for such uses, which could add net new capacity by making sites unavailable for the market to pursue. Johnson pointed out that if the market

could pursue these sites, developers have to pay market rates to acquire them. He noted that it should not affect the outcome unless they are releasing new land.

Chair Pam Treece shared that there is good information about job postings in the chat.

### **Updates from MPAC Members**

Kristin Greene asked if the job posting she discussed could be sent to everyone.

### **7 ADJOURN**

Chair Pam Treece adjourned the meeting at 6:45 pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Georgia Langer".

Georgia Langer  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF MARCH 27, 2024**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT NO.</b>
6.1	Presentation	03/27/2024	Waste Prevention and Environmental Services: Garbage and Recycling System Facilities Plan Update Presentation	032724m-01
6.2	Presentation	03/27/2024	2024 Urban Growth Management Decision: Draft Regional Population, Household, and Employment Forecast Presentation	032724m-02