



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

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

Meeting Minutes

May 22, 2024

### MEMBERS PRESENT

Vince Jones-Dixon  
Mark Shull  
Tim Rosener  
Pam Treece (Chair)  
Mary Nolan  
Brett Sherman  
Kirstin Greene  
Omar Qutub  
Gerritt Rosenthal  
Alison Tivnon  
Sharon Meieran  
Sherry French  
Denyse McGriff  
Ed Gronke  
Luis Nava  
Joe Buck  
Glen Yung  
Susan Greenberg

### AFFILIATION

City of Gresham, Second Largest City in Multnomah 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  
Citizen of Multnomah County  
Metro Council  
Second Largest City in Washington County  
Multnomah County  
Special Districts in Clackamas County  
Largest City in Clackamas County  
Citizen of Clackamas County  
Citizen of Washington County  
City of Lake Oswego, Largest City in Clackamas County  
Clark County  
Governing Body of a School District

### MEMBERS EXCUSED

Ted Wheeler  
Brian Hodson  
James Fage  
Emerald Bogue  
Thomas Kim  
Terri Preeg Riggsby  
Keith Kudrna  
Carmen Rubio  
Gordon Hovies  
Duncan Hwang  
Ty Stober  
Steve Callaway

### AFFILIATION

City of Portland  
City in Clackamas County outside UGB  
City in Washington County outside UGB  
Clark County  
Port of Portland  
TriMet  
Special Districts in Multnomah County  
Other Cities in Multnomah County  
Special Districts in Washington County  
Metro Council  
City of Vancouver  
Largest City in Washington County

### ALTERNATES PRESENT

Laura Kelly  
Anthony Martin

### AFFILIATION

Oregon Department of Land Conservation and Development  
Largest City in Washington County

OTHERS PRESENT: Medha Pulla, Marc, Tracey Lam, Adam Barber, Jim Duggan, Robert Liberty, Tom Armstrong, Jeffery Kleinman, San Inouye, Jim Lodbell, Laurie Thiel, Mary Kyle McCurdy, Todd Christiansen, Stephen Roberts, Eric Rutledge, David Tetrick, Barbara Taylor, David Nemarnik, Sandy Glantz, Jena Hughes, Jessica Pelz, LEdeh, Anna Slatinsky, BK, COHV, Karen Gunson, J Stasny, Mariann Hyland, Nicole Stingh, Sean Edging, Al Pearson

STAFF: Connor Ayers, Georgia Langer, Andy Shaw, Roger Alfred, Catherine Ciarlo, Malu Wilkinson, Marissa Madrigal, Anne Buzzini, Val Galstad, Ina Zucker, Ted Reid, Jaye Cromwell,

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

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

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

## **2. PUBLIC COMMUNICATION ON AGENDA ITEMS**

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

Jeff Kleinman, attorney representing West of Sherwood Farm Allianace, shared that Sherwood's population in 2021 was projected that Sherwood's population would be 20,006 which is a 3% population increase. He noted that this land proposal has a 41% land increase, which is based on a minimum 30% increase in population. He shared that his clients want state law and Metro's practices to require that they make decisions based on regional needs.

David Nemarnik, Sherwood resident, shared that he lives across the street from the proposed land expansion area. He explained that he owns a vineyard and stated that the area west of Sherwood is the best place to grow pinot noir. He stated that the wine industry contributes \$8.6 billion to the state's economy, and that they have 19 employees with a payroll of almost \$1.5 million. Nemarnik shared that they are opposed to the Sherwood West concept plan due to their vineyard and the traffic, noting that the investments and businesses that they have made could be hurt with this plan. He shared his opposition to the expansion.

Mary Kyle McCurdy, 1000 friends of Oregon, shared that they are concerned about the use of the urban reserves. They shared that there will be costs related to infrastructure. They added that the Sherwood west proposal will not ameliorate the housing crisis in the region, noting that SB1537 would require higher densities and 30% affordable housing to that bill, significantly exceeding what is proposed in Sherwood west. They shared their opposition to the expansion.

Leif Hanson, resident of Sherwood, shared that he felt the citizen involvement process was inadequate and resulted in them being forced to be expanded. He shared his opposition to the expansion.

San Inouye, resident of Sherwood, shared that that High School enrollment is projected to decline in 3 years. He shared his opposition to the expansion.

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

### 3. **COUNCIL UPDATES**

#### **COO Update:**

Chair Pam Treece introduced Metro COO Marissa Madrigal to give an update on the Housing Stakeholder Advisory Table.

COO Madrigal discussed the path to a regional housing recommendation, explaining that the COO Recommendation to Metro Council will come this summer. She shared that they will ask voters for support for changing existing taxes or for new measures. COO Madrigal noted that 3/5 of people support adding affordable housing to the current tax. She added that they have worked with DEI and have worked on a wide array of possible investment strategies and the analysis will help them figure out what needs to be analyzed. She discussed oversight in government, and shared that they have an oversight committee that involves many community partners.

#### MPAC Member Discussion:

Sharon Meieran expressed concern for this plan, particularly for Population A. She noted that it should be a supportive housing measure for services for chronically homeless individuals, most who have major behavioral health issues. Meieran noted that there is not a mention of groups that involve people who are providers of behavioral health substance use disorder services.

COO Marissa Madrigal responded that they want to advance the commitments and desired outcomes of SHS, not work against it. She noted that the stakeholder table involved a large array of coalitions, including the groups that Meieran mentioned. She noted that the stakeholders have also shared that and share that they will continue to focus on that.

Meieran responded that she is concerned because it was mentioned in a meeting that there are six overarching goals that the SHS folks are focusing on. She noted that in that meeting, she asked if there was an overarching plan, and she was told that that was not the case. She recommended folks work together to build what people need and asked if there is a plan that puts all six of the goals together.

COO Madrigal shared that those six goals are being discussed as part of the Tri-County planning Body rather than in the process that they have been involved in. She added that the concern about coordination has been theme and Meieran's concerns are shared.

Anthony Martin asked if this will be reallocating things above the anticipated cash flow or if they will reallocate all resources from it in general.

COO Madrigal responded that the line for reallocation will be determined through conversations with counties and their partners, and that they want to ensure stability and ensure that they can fund services.

With no further discussion, Chair Pam Treece moved to the Council Update.

**Council Update:**

Councilor Gerritt Rosenthal shared that the 2040 Planning development Grants are open for applications. He added that for waste prevention and solid waste fees, the Council voted to move forward with a cost-of-service model and that would involve an 11.9% increase in the regional solid waste fees, which will go into effect July 1<sup>st</sup>. He also shared that Metro’s disaster debris management program just distributed their first grants, and they were just awarded \$1.5 million dollars for Brownfields grant. Councilor Rosenthal added that WPES is going to celebrate waste and recycling workers week to recognize and thank folks who have cleaned up waste downtown.

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

**4. CONSENT AGENDA**

Chair Treece noted that there were five items on the consent agenda: Consideration of the April 24, 2024 MPAC Minutes; Consideration of the March 27, 2024 MPAC Minutes; Consideration of the February 28, 2024 MPAC Minutes; Consideration of the January 24, 2024 MPAC Minutes, and Metro Technical Advisory Committee (MTAC) Nominations for Member/Alternate Member Positions.

**MOTION:** Moved by Commissioner Mark Shull and seconded by Mayor Tim Rosener

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

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

**5. COMMITTEE MEMBER COMMUNICATIONS**

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

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

**6. INFORMATION/ DISCUSSION ITEMS**

**6.1 Oregon Housing Needs Analysis: Housing Target Setting Methodology**

Chair Pam Treece introduced Sean Edging, Oregon Department of Land Conservation and Development, to present on the topic.

Presentation Summary:

The presenter shared the methodology process for determining the Oregon Housing Needs Analysis (OHNA) methodology and discussed House Bill 2001/2889. He shared that Metro has a different approach in state law and discussed the OHNA policy implications. The presenter discussed Goal 10 for Housing, which is to provide for the housing needs of citizens of the state. He also explained the Housing Acceleration Program and OHNA Rulemaking.

MPAC Member Discussion:

Councilor Brett Sherman mentioned that exterior influences appear to be an issue, asking how they navigate that. He also asked, if being referred into the housing acceleration program, what resources they would have available.

Sean Edging shared that those questions are a major consideration in the rulemaking process. Edging highlighted the complexity of operationalizing a regulatory framework, emphasizing the need to consider various market factors. He acknowledged the influence of external elements beyond control, such as market prices and government decisions. Edging emphasized the importance of analyzing barriers to housing production comprehensively, both within and beyond local and state jurisdictions. Edging underscored the intent to identify factors within their control to enhance production outcomes and address barriers effectively. Furthermore, he emphasized the necessity for the Department of Land Conservation and Development (DLCD) to provide resources for local implementation and facilitate collaboration with other state agencies affecting housing production.

Councilor Sherman followed up, asking what tools are available to them.

Edging emphasized the state's acknowledgment of its role in funding housing projects that wouldn't otherwise materialize in the market. He highlighted ongoing legislative discussions regarding state funding and infrastructure, encouraging community engagement in future dialogues. Additionally, Edging noted the directive given to the DLCD to develop practical tools and policies for local governments to facilitate housing production. Edging shared that these tools include ready-to-use building plans, accessible housing policies, model finance plans, and the establishment of Tax Increment Financing (TIF) districts. He stated that this initiative aims to provide not only technical assistance but also financial support from the state to bolster local housing production efforts.

Kristin Greene asked if Sean could mention the relationship of the housing production strategy toolkit. She requested that they send something out about that after the meeting.

Edging highlighted the development of the comprehensive toolkit comprising various policies, actions, tools, and investments aimed at supporting and facilitating housing production at the city level. He underscored the ongoing refinement of this toolkit, emphasizing the importance of providing tangible policies that local governments can readily implement. Edging stated that they would share these resources after the meeting.

Anthony Martin mentioned the target setting methodology, asking why the state isn't reconciling differences between the forecasting growth rates that Metro is using and the other forecasting growth rates that are out there. He also asked how the housing target is accounting for access to jobs.

Edging emphasized that the state does not produce growth estimates for the Metro Urban Growth Boundary (UGB). Edging shared that Metro produces the total estimate, which the Department of Administrative Services (DAS) utilizes for allocating housing needs to local governments within the region. Edging discussed the methodology for allocating jobs regionally, emphasizing the importance of equitable distribution and access to employment opportunities. He recommended watching the Metro allocation webinar for detailed insights into this process, which primarily considers proximity to jobs via walking or transit within the regional transit shed. Edging shared that this methodology aims to address factors like equitable distribution of housing and access to job opportunities across the region.

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

## **6.2 Small Site Industrial Readiness Toolkit**

Due to time restraints, Chair Treece decided to postpone this agenda item.

## **6.3 Presentation of City UGB Expansion Proposals**

Chair Treece introduced Metro staff Ted Reid and Eryn Kehe, and City of Sherwood Mayor Tim Rosener, Eric Rutledge, and Joy Chang to present on the topic.

### **Presentation Summary:**

The presenters shared their concept plan for Sherwood's expansion, which they called "Sherwood West". They discussed Sherwood's housing land, employment land, and regional large industrial site needs. The presenters explained their community engagement process as well as the goals of the proposed Sherwood West. They discussed that they will have different types of housing available in that area and shared the housing estimates. The presenters discussed the mixed employment zone area that they will have as well as employment estimates. They explained the transportation network, and the parks, trails, and habitats surrounding the area. The presenters discussed development readiness and the support they have received from partner agencies and the public.

### **MPAC Member Discussion:**

Councilor Brett Sherman noted that an area this size must be divided in parcels. He asked how they will work with that and get the coordination to make this work in the long term.

Eric Rutledge shared that they want to grow in an orderly way, so certain properties must go before others. He shared that as staff and elected people, there are perspective developers who have tied up properties for 10 years or more.

Mayor Tim Rosener shared that they are planning to do this in a compatible way, explaining that they will look at revamping the annexation rules, annexation agreement requirements, and development agreements to ensure that it is a system, and they have a strong plan. He added that they want strong agreements that are supporting the plan.

Anthony Martin asked how Metro will contextualize the decision beyond the 2024 Urban Growth Report

informing Sherwood's expansion proposal. Martin additionally asked how mid-cycle proposals in 2027 will be informed by the 23-24 growth report.

Ted Reid shared that in city proposals, cities need to demonstrate that there is a regional need for additional lands that they did not anticipate or that have arisen since the 2024 decision.

Mayor Joe Buck expressed his excitement about the Sherwood West concept plan. He asked how the plan is being received by the community.

Mayor Tim Rosener shared that they do not have overwhelming support, but they have over 50% of support for this concept. He noted that except for a few specific landowners, and a group of homes that are worried about a road, they have not seen any kind of organized opposition. He added that the most organized opposition they have seen was from the community members who testified today. He shared that he is eager to talk to anyone who wishes to discuss their concerns, noting that they are valid concerns.

Chair Pam Treece thanked the MPAC members for the questions they asked.

## 7. **ADJOURN**

Chair Pam Treece adjourned the meeting at 7:01 pm.

Respectfully Submitted,



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	05/22/2024	Oregon Housing Needs Analysis Presentation	052224m-01
6.3	Presentation	05/22/2024	Sherwood West UGB Expansion Proposal Presentation	052224m-02