



METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

June 26, 2024

MEMBERS PRESENT

Vince Jones-Dixon
Tim Rosener
Mary Nolan
Brett Sherman
Kirstin Greene
Omar Qutub
Gerritt Rosenthal
Allison Tivnon
Denyse McGriff
Luis Nava
Joe Buck
Duncan Hwang
Ty Stober
Thomas Kim
Keith Kudrna
Miles Palacios
Steve Callaway

AFFILIATION

City of Gresham, Second Largest City in Multnomah County
Other Cities in 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
Largest City in Clackamas County
Citizen of Washington County
City of Lake Oswego, Largest City in Clackamas County
Metro Council
City of Vancouver
Port of Portland
Special Districts in Multnomah County
Special Districts in Washington County
Largest City in Washington County

MEMBERS EXCUSED

Ted Wheeler
Brian Hodson
James Fage
Emerald Bogue
Terri Preeg Riggsby
Carmen Rubio
Mark Shull
Pam Treece (Chair)
Sharon Meieran
Sherry French
Susan Greenberg
Ed Gronke
Glen Yung

AFFILIATION

City of Portland
City in Clackamas County outside UGB
City in Washington County outside UGB
Clark County
TriMet
Other Cities in Multnomah County
Clackamas County
Washington County
Multnomah County
Special Districts in Clackamas County
Governing Body of a School District
Citizen of Clackamas County
Clark County

ALTERNATES PRESENT

Laura Kelly
Anthony Martin

AFFILIATION

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

OTHERS PRESENT: David Nemarnik, Emily de Hayr, Juliet Ponte, Steven A Gotter, Brian Fields Clayton Madey, Medha Pulla, Fritz Kaliszewski, Mariann Hyland, Marc Farrar, Cathy Bell, Brian Schimmel, Kathryn Harrington, Sandy Glantz, Tom Armstrong, Mesha, Laurie Thiel, Dorila Nava, Eric Rutledge, Stephen McWilliams

STAFF: Connor Ayers, Georgia Langer, Roger Alfred, Catherine Ciarlo, Malu Wilkinson, Marissa Madrigal, Val Galstad, Ted Reid, Jaye Cromwell, Liam Frost, Eryn Kehe, Yesenia Delgado, Emily Lieb, Alison Wicks, Valeria McWilliams, Serah Breakstone, Alice Hodge,

1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS

MPAC Vice Chair Brett Sherman meeting to order at 5:00 PM.

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

2. PUBLIC COMMUNICATION ON AGENDA ITEMS

MPAC Vice Chair Brett Sherman read aloud the instructions for providing public testimony.

David Nemarnik, Sherwood, read testimony from Jeffert Kleinman, the attorney representing the West of Sherwood Farm alliance. They raised legal and policy questions for consideration by Metro Council. They shared that they were in opposition to the Sherwood West Concept Plan.

Emily de Hayr, Sherwood, shared that before they add employment lands to Sherwood, they should analyze what happened to the Tonkin employment area. She questioned why Sherwood needs more employment land.

Juliet Ponte, Sherwood, shared that her family owns a 50-acre winery in Sherwood, and stated that rural and agricultural jobs will be displaced because of development on farmland. Ponte expressed opposition for the Sherwood West Concept Plan.

Steven A Gotter, Sherwood Farm Alliance, expressed opposition for the Sherwood West Concept Plan, noting that he would like answers to who will be employed. He noted concern about traffic jams, asking which taxpayers will pay for the widening of roads.

Brian Fields, Sherwood, shared that they oppose the Sherwood West Concept Plan, requesting a taxpayer impact statement.

Clayton Madey shared support for the Sherwood West Concept Plan due to its ability to provide high paying jobs.

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

3. COUNCIL UPDATES

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COO Update:

COO Marissa Madrigal provided a brief update, noting that since the last meeting, they have continued to meet with county partners and key stakeholders. She shared that they have been operating within a broad framework of alignment previously shared, focusing on detailed exploration to ensure feasibility before making any recommendations to the Metro Council. COO Madrigal emphasized the importance of maintaining stability in existing services and taking a reality-based approach. She highlighted the value of listening to implementers and providers to find the best path forward. Overall, COO Madrigal expressed a positive outlook, confident in achieving both service stability and progress in affordable housing.

With no further discussion, Vice Chair Sherman moved to the Council Update.

Council Update:

Councilor Duncan Hwang shared that Council Approved \$700,000 for regional ecological and cultural restoration projects. He shared that Blue Lake Regional Park is reopening after infrastructure updates, new watercraft launch, and improved fishing pier. He discussed the solicitation for innovative capital projects combining nature, job opportunities, housing, and transportation. Councilor Hwang discussed the ongoing placemaking series and doubling of community placemaking grants, as well as the regional transportation grant awards to projects promoting travel options. He also discussed the development of a systems facilities plan, Recycling Modernization Act implementation, and multifamily bulky waste collection study.

Councilor Gerritt Rosenthal discussed changes to the Recycling and Waste Advisory Committee (RWAC). Councilor Rosenthal mentioned a joint meeting between the MERC and Metro Council, where they discussed the potential repurposing of the Expo Center into a regional sports facility complex. He noted that there was no opposition to this idea, allowing the four options identified by the consultants, which included ice rinks, open fields, and volleyball courts, to move forward in the evaluation process.

MPAC Member Discussion:

Mayor Joe Buck asked for a status update on the riverwalk project for the Falls.

Malu Wilkinson shared that they will get an update for him on that.

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

4. CONSENT AGENDA

Due to lack of quorum, Vice Chair Brett Sherman moved the vote to approve the consent agenda to next month's meeting.

5. COMMITTEE MEMBER COMMUNICATIONS

There being no committee member communications, Vice Chair Sherman moved onto the next agenda

item.

6. INFORMATION/ DISCUSSION ITEMS

6.1 Housing Update

Vice Chair Brett Sherman introduced Liam Frost, Yesenia Delgado, Emily Lieb, Alison Wicks, Valeria McWilliams to present on the topic.

Presentation Summary:

The presenters shared the regional approach to housing and homelessness, noting that Metro leads equitable regional system and vision, invests funding to achieve shared goals, and ensures accountability to voters. They also outlined the roles of the counties and service providers. The presenters discussed the FY 2023-24 department investment process, and the affordable housing bond dashboard. They discussed the affordable housing bond project locations and the affordable housing bond pipeline. They shared the regional long-term rent assistance program snapshot, and the regional overview of population A and B. They shared the background, status, and next steps for the tri-county planning body update.

MPAC Member Discussion:

Vice Chair Brett Sherman mentioned that population B are differently dispersed than population A in Multnomah County versus the other counties. He asked why the population differs between counties.

Yesenia shared that counties are providing different resources. She noted that Permanent Supportive Housing (PSH) takes a longer time to ramp up, noting that Multnomah County has invested additional dollars for population B.

Liam Frost shared that Multnomah County has many different and significant resources in comparison to other counties.

Vice Chair Brett Sherman asked about the permanent placement and supportive housing in relation to the datapoints with this fiscal year.

Yesenia Delgado shared that PSH work with folks with higher levels of need and more support needed, noting that it takes a higher level of trust to build with folks who need PSH, so it takes longer to work with those households. Additionally, Delgado shared that PSH buildings need to build or find buildings and so that also takes longer. She noted that this is the most meaningful intervention.

Mayor Buck asked if Metro is implementing these coordinated efforts.

Valeria McWilliams shared that there are some initiatives that Metro is leading, some that the counties are leading, and ones that other folks are leading. She noted that she will share the information.

Frost shared that Multnomah County is creating a platform where housing navigators can see which beds are currently available in real-time. Everyone is heavily involved, as is house share of Oregon.

Mayor Joe Buck asked about the landlord certification process, asking if it is like Section 8's processes.

Frost shared that the goal is to recruit landlords, stating that it is difficult to build relationships with buildings to place folks into housing. He shared that it is similar, but they are working to institutionalize the system.

McWilliams shared that it provides a lot more flexibility to access those units and they have at-risk mitigation programs that supports landlords and ensures that any damages will be covered and insured.

Mayor Callaway noted that the document stated that about 4,000 households were put into housing and 14,000 were placed into housing, asking why the numbers were different in the slides.

Frost stated that the numbers in the report discussed the entirety of the program and the ones in the slides were just for the households.

Mayor Callaway asked if people were double counted.

Delgado noted that the audit found that when they are reporting people versus households, there can be some confusion. She noted that the 14,000 number that Mayor Callaway was referring to was people, rather than households, which can have multiple people in the households. She noted that they do not duplicate folks, but the number is smaller because of the change in the way they count.

Mayor Callaway asked what the long-term staffing plan is.

Emily Lieb responded that they collect data and there is a 5% cap on administrative funding. She added that they have had \$500,000 proposed for FY25, and the plan is to include a small general fund to cover the administrative costs for the program.

Mayor Callaway stated that if Metro is going to pursue federal or state funds, they should let them know because cities would be glad to sign on.

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

6.2 Assessment of City Employment Land UGB Expansion

Vice Chair Sherman introduced Eryn Kehe, Ted Reid, and David Tetrick to present on the topic.

Presentation Summary:

The presenters shared the project timeline, and shared maps of the vacant buildable land, infill buildable land, and redevelopable land as of 2024. They discussed the demand analysis methodology for employment land and shared the draft results from the industrial and commercial land gap analysis. The presenters discussed large industrial site inventory, and the Sherwood west employment analysis. They discussed their project question, approach, market supply, and site competitiveness.

MPAC Member Discussion:

Mayor Tim Rosener shared that they see the distance from I-5 is a positive thing because they do not want warehouses like Amazon to occupy that employment land, rather, they want other jobs.

Mayor Steve Callaway inquired about the commercial land deficit, asking if a deficit was projected in the previous Urban Growth Report (UGR) and what had changed since then. He requested an explanation in the final draft about the assumptions or predictions that had shifted from the last forecast to the current one. He expressed curiosity about the reasons for the current deficit.

Ted Reid explained that the commercial land deficit was largely due to the limited growth capacity in the commercial category, which made it easy to slip into a deficit. He emphasized that the deficit was a 20-year projection, starting with a low amount of land inside the urban growth boundary. He noted that commercial uses often overlap with industrial areas, meaning some commercial demand would be met by industrial land. This interaction between industrial and commercial categories, despite being analyzed separately, contributed to the perceived deficit.

Mayor Callaway asked if it is possible that some of the deficit could come out of the industrial land that they are projecting going forward.

Reid clarified that they do see commercial uses going into industrial areas. They also noted that commercial uses tend to want to go where people are, so if they saw demand for commercial space and potentially a deficit, they would expect more development to happen in their existing corridors downtown.

Mayor Callaway discussed developable land and ready land, asking if they are in proximity to where their manufacturers are, noting that that is important to consider.

Councilor Rosenthal inquired about the availability of tier three lands for large-scale logistics or transfer operations, noting Mayor Rosener's comment that Sherwood was not seeking such developments due to its location away from I-5. He asked if large-scale parcels were available in North Wilsonville, the basalt lands, and the Tonkin lands, and whether the proposed west Sherwood was considered part of the larger industrial job lands in the Tualatin, North Wilsonville, and Sherwood area, or viewed separately. Councilor Rosenthal highlighted the abundance of job lands in the area and the need to address transportation issues to facilitate access to these jobs, a problem that had not yet been fully resolved.

Reid responded that it depends on whether there is market demand for warehousing distribution for these sites.

David Tetrick shared that they are still seeing logistics warehousing distribution operations continue to expand in our region at a slower rate due to higher interest rates. He noted that those businesses remain very viable across the US and in the region, especially with the rate of pickup in the e-commerce around the world. He added that for some of those sites identified in the large lot inventory, they are active quarries other current cases like that aren't likely to move into a different use category. Tetrick noted that they will not be available anytime soon.

Councilor Rosenthal asked if West Sherwood would be part of the general industrial jobs triangle, or if it be a separate area.

Tetrick responded that there are arguments for and against doing that. He added that some that are against include the distance from I-5.

Councilor Nolan asked about the capture rate from the seven counties to the Metro region. They asked what historic timeframe they looked back to, noting that it appears to be shifting a little north of the Colombia River. They asked if that has been considered when they say they can capture 70-75% of that seven-county job growth.

Reid shared that the trend dates to 1979, sharing the trend that covers around 80 percent for many years, but has since declined to 75 percent.

Councilor Nolan noted that they should explore that more. They also asked about parcel size, asking if staff have looked at the specific ownership of land within the proposed expansion area to determine the personalization of that land.

Tetrick shared that there are currently three owners and three parcels.

Councilor Nolan asked what the purpose of that land is.

Tetrick shared that it is active farmland.

Mayor Rosener shared that he estimates that about 40% of the land is being used.

Councilor Nolan responded that they should look at the actual data there. They shared that they should consider that industrial land adjacent to active farmland as a serious conflict, noting that it could damage the work of the agricultural land. Councilor Nolan also asked if they looked at wage rates, noting that if there is low density industrial land, there may be fewer jobs available.

Tetrick shared that the industry is likely to grow in this area.

Councilor Nolan requested wage and employment density assumptions.

Mayor Rosener discussed the need for realistic assessments of industrial land based on market preferences, emphasizing that developers prefer sites with a 7% slope or less, while the current urban growth report uses a 25% slope guideline dictated by state formulas. He stressed the importance of revising these forecasts to reflect usable land to provide accurate recommendations to the Metro Council. He acknowledged that the urban reserves around Sherwood had been designated for growth years ago, with much of the land now owned or optioned by speculators, indicating site readiness. Mayor Rosener called for detailed analysis to verify potential conflicts, like having farmland next to industrial land, to ensure informed planning decisions. He criticized the urban growth report for relying on historical data and state formulas, which may not account for aspirational growth or strategies to reverse declining trends. He urged for a forward-looking approach to ensure regional prosperity and competitiveness.

Vice Chair Sherman thanked the MPAC members for the questions they asked.

6.3 2040 Planning & Development Grants Program Updates

Due to time restraints, Vice Chair Sherman postponed this agenda item.

7. ADJOURN

Vice Chair Brett Sherman adjourned the meeting at 7:06 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

ITEM	DOCUMENT TYPE	DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
6.1	Presentation	06/26/2024	Housing Update Presentation	062624m-01
6.3	Presentation	06/26/2024	Urban Growth Management: Employment Land Analysis Presentation	062624m-02

