

Metro

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Metro

Minutes - Final

Tuesday, July 9, 2024

10:30 AM

Metro Regional Center, Council Chamber,
<https://zoom.us/j/615079992> Webinar ID: 615 079 992 or
888-475-4499 (toll free)
<https://www.youtube.com/live/o3ZjksrMJZE?si=DFa959mzi4pW41y3>

Council work session

This meeting will be held electronically and in person at the Metro Regional Center Council Chamber.

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

<https://zoom.us/j/615079992> (Webinar ID: 615 079 992)

Call to Order and Roll Call

Council President Peterson called the Work Session to order at 10:30 a.m.

Present: 7 - Councilor Gerritt Rosenthal, Councilor Mary Nolan, Juan Carlos Gonzalez, Christine Lewis, Lynn Peterson, Ashton Simpson, and Duncan Hwang

10:30 Work Session Topics:

10:35 COO Housing Recommendation discussion

Presenter(s): Marissa Madrigal, COO, Metro

Attachments: [Staff Report](#)

Council President Peterson introduced Marissa Madrigal, COO, Metro to present on the COO Housing Recommendation Discussion.

Presentation Summary:

Staff pulled up the COO Housing Recommendation Discussion to present to Council.

Marissa Madrigal, COO, Metro presented the highlights from the Housing Recommendation to council. The recommendations included renegotiating intergovernmental agreements, considering a measure for the May 2025 ballot to strengthen SHS program accountability, and expanding its uses. She emphasized the importance of reducing housing costs and improving transparency and accountability in existing programs. Finally, she recommended deeper engagement with those with lived experience to ensure

reforms do not have unintended consequences.

Council Discussion

Councilor Rosenthal questioned if there are two ways to address the issue: either through a directive or through intergovernmental agreements. He believed it would primarily be through incentives to counties, encouraging them to use the agreements to better address city needs.

Marissa Madrigal, COO, emphasized that each city is unique in size and values, but consistent themes emerged. Cities felt they were serving the same populations as the supportive housing services tax but lacked coordination and support from the program, leading to requests for direct funding and better coordination, highlighting the importance of cities as critical partners.

Councilor Nolan noted that terms like "accountability" and "results" mean different things to different people. During community engagement, they heard constituents emphasize the importance of not just building units but ensuring neighbors move into permanent, stable, and safe housing. They stressed the objective of making sure everyone has a place to live safely, beyond merely achieving housing unit targets.

Marissa Madrigal, COO, Metro, state that the overarching goal of the system should be to make homelessness rare and non-recurring in the region. She emphasized that all partners need to align with these high-level goals, with an independent investment board breaking it into key progress indicators. The current system's accountability is too backward-looking and stressed the need for strong standards, definitions, and expectations upgrade to ensure a two-way transparency and commitment to implementing

plans.

President Peterson interjected to emphasize that the need for a work session was a priority to publicly discuss the federal minimums that counties have been reporting for a long time and how future key performance metrics could be created by a task force.

Councilor Nolan (they/them), believed that the measure needed to articulate the expected outcome that Metro, the counties, the cities, service providers, and housing developers aimed to deliver if voters granted the funding.

Councilor Gonzalez (he/him) emphasized the importance of improving the response to the housing crisis, highlighting the need for thought leader to collaborate. He supported the draft recommendation, stressing the need for better oversight, accountability, and flexibility, while ensuring that promises to voters were kept and investments were prioritized for communities in need.

Marissa Madrigal, COO, noted that the initial concept for the process had been different, originally considering a separate fund managed by Metro. However, after listening to stakeholder concerns, especially from counties worried about arbitrary thresholds, they decided that providing counties with flexibility to determine their own mix of services and housing was more effective. She emphasized that this flexibility needed to be paired with stronger governance to ensure that regional goals and outcomes were met.

Councilor Simpson wondered how the new housing independent board work with the tri-county planning board.

Marissa Madrigal, COO Metro, noted that the initial concept

for the process had been different, originally considering a separate fund managed by Metro. However, after listening to stakeholder concerns, especially from counties worried about arbitrary thresholds, they decided that providing counties with flexibility to determine their own mix of services and housing was more effective. She emphasized that this flexibility needed to be paired with stronger governance to ensure that regional goals and outcomes were met.

Councilor Wong (he/him), expressed concern about the opportunity costs of delaying between November and May, cautioning against assuming voter approval for the measure. He emphasized the need to consider the six months of uncertainty and its impact on housing development projects and oversight bodies. He questioned how to manage this interim period to maximize benefits and address challenges politically, in oversight, and in production.

Councilor Lewis (she/her), appreciated the extensive work by the community and stakeholders across the region who participated in the process. She acknowledged the importance of hearing all perspectives and believed the recommendation incorporated many of them.

Councilor Nolan (they/them), emphasized the importance of considering the needs of the entire region, especially the larger cities like Portland, in proportion to their size. They highlighted the upcoming governance changes in Portland and suggested using the new districts for representation and fund allocation. They also urged for discussions with local government partners to find ways to lower housing costs through streamlined processes, benefiting both subsidized and market-rate affordable housing developments.

Marissa Madrigal, COO, stated that developers emphasized

that time is money. She mentioned that while some cities face budget cuts and cannot waive SDCs, shortening the permitting process could automatically subsidize construction.

President Peterson expressed gratitude to Marissa, the Metro team, and stakeholders, acknowledging the significant effort since 2019. Initially, the emergency measure lacked detailed planning, leading to a rough start, but counties have since developed effective programs. She emphasized the need for continued innovation, addressing gaps, and preparing for future measures, while ensuring broad coalition support and reducing uncertainties.

11:35 2024 Urban Growth Management: Draft Urban Growth Report

Presenter(s): Ted Reid (he/him), Principal Regional Planner, Metro
Eryn Kehe (she/her), Urban Policy and Development Manager, Metro

Attachments: [Staff Report](#)

Seeing no further discussion, President Peterson moved on to the agenda item of the 2024 Urban Growth Management: Sherwood West Expansion Proposal.

Council President Peterson introduced Ted Reid (He/him), Principal Regional Planner, Metro, Eryn Kehe (she/her), Urban Policy and Development Manager, Metro to present on the 2024 Urban Growth Management: Sherwood West Expansion Proposal.

Presentation Summary:

Eryn Kehe (she/her), Urban Policy and Development Manager, Metro, kicked off the presentation. She highlighted the significance of the decision-making process and the public review of months of collaborative works.

Furthermore, she explained the upcoming steps, including the publication of the Urban Growth report, the public comment period, and the series of discussions and recommendations leading to the final decision on the Urban Growth Boundary by the end of 2024. The public comment period for the UGB will begin on July 9th 2024. She shared methodologies and early results with these groups throughout the process, aiming to demystify the Urban Growth Report (UGR) and facilitate understanding and feedback. The PD&R team worked with a youth cohort and diverse roundtable participants to engage them in planning, and he participated in over 90 presentations and meetings, including technical reviews by professionals, economists, and demographers, ensuring comprehensive and accurate regional forecasts. Eryn Kehe (she/her) passes the presentation to Ted Reid (he/him), Principal Regional Planner, Metro, to discuss the need for further housing development. Reid described three housing scenarios: "Following in Footsteps," "New Normal," and "Strong Urban Markets," each reflecting different housing demands. He discussed the varying surpluses and deficits in housing types under these scenarios. On the employment side, he detailed the commercial and industrial land demand, noting a slight deficit for commercial land and a surplus for industrial land. He wrapped up by emphasizing the council's latitude in deciding on the urban growth boundary expansion and the importance of public feedback throughout the decision-making process. The presentation concluded and the floor was open for questions from Councilors.

Council Discussion

Councilor Nolan pointed out that some governmental partners have reasonable public comment periods. They noted that their own standards were not being met with less than 30 days for public comment on a critical document. They suggested extending the period to 45 days.

Eryn Kehe (she/her) stated that the reason the public comment deadline was 30 days instead of 45 days was to provide the COO's office reasonable time to review and summarize the comments and provide a detailed recommendation to council.

Council President Peterson suggested adding an extra 15 days to the public comment period. With the discretion of Council's schedule in December the second reading and the COO's recommendation of the Urban Growth Boundary will take place in early January of 2025.

Councilor Rosenthal appreciated the factors considered in the projections but noted that Oregon has been unpredictable. Regarding the Sherwood proposal, he highlighted the challenge of building affordable and middle-income housing, particularly for those earning around 100% AM. He also noted that cities can provide incentives for market-rate single family homes, the real challenge is in ensuring adequate employment opportunities near transportation hubs.

Councilor Nolan questioned if there were any BIPOC led conservation or environmental groups were involved in the public engagement process of the Urban Growth Report.

Ted Reid (He/him), stated that a in-depth list will be provided to Councilor Nolan after the council meeting.

Councilor Nolan wondered what considerations were given, if any consultants considered the potential for repurposing industrial land. They mentioned that manufacturing practices could evolve significantly over the next 20 years.

Ted Reid noted that most of the land on the map of large sites was vacant, He acknowledged that there might be

other sources of growth capacity over the long term through repurposing existing buildings, which was not included in the map.

Councilor Nolan (they/them), were interested in comparing the three housing scenarios: stay the same, a new normal, or more intense urban development. They suggested that it would be helpful to share the information from the roundtable with the council members, as it provided valuable insights. They noted that members at the roundtable overestimated the amount of multi-family housing and underestimated the amount of single-family housing built in the region.

Ted Reid(he/him), noted that over 56% of the new housing built within the Urban Growth Boundary has been multi-family housing, aligning with the strong urban market scenario. He noted that this high rate of multifamily housing was achieved repeatedly. With about 10% of new housing being middle housing in the Urban Growth Boundary. Given the chance, builders would take the chance to construct more middle housing types like duplexed, triplexes and townhouses, Reid explained.

Councilor Gonzalez (he/him), thanked the presenters for their presentations, and stressed the importance of maximizing the number of units delivered and protecting specific types of industrial land, advocating for higher affordability, density and units numbers.

Councilor Lewis (she/her), appreciated the work done by the stakeholder advisory groups and experts, emphasizing the importance of understanding national trends impacting the region. She supported the idea of identifying areas suitable for high-paying, sustainable jobs, with conditions to ensure value, and opposed using available land of storage units.

Councilor Hwang (he/him), emphasized the need for thoughtful consideration when adding industrial land to the region and stressed the importance of ensuring the housing mix corresponds to the industrial facilities to avoid long commutes for workers. He expressed interest in the recommendations from the core committee and summarized his stance as being open to considerations with strong conditions of approval.

Council President Peterson (she/her), noted that the decision about the urban growth boundary was once the most controversial one Metro could make, but it had become less so over the past year. She emphasized the importance of supporting programs to prevent and address homelessness while also expanding housing and job opportunities to prevent people from falling into homelessness. She supported the urban growth boundary expansion, stressing the need for higher density and affordable housing with good transit access, and called for increased collaboration with the city of Sherwood to ensure they have the necessary resources and support for this growth.

12:35 Chief Operating Officer Communication

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

- Noted that the decision about the urban growth boundary was once the most controversial one Metro could make, but it had become less so over the past year.
- Emphasized the importance of supporting programs to prevent and address homelessness while also expanding housing and job opportunities to prevent people from falling into homelessness.

- Supported the urban growth boundary expansion, stressing the need for higher density and affordable housing with good transit access. Called for increased collaboration with the city of Sherwood to ensure they have the necessary resources and support for this growth.

12:40 Councilor Communication

Councilors provided updates on the following meetings and events:

- There were none.

12:45 Adjourn

There being no further business, Council President Peterson adjourned the Metro Work Session at 1:45 p.m.

Respectfully submitted,

Anushka Kargathara

Anushka Kargathara, Legislative Assistant