

**METRO POLICY ADVISORY COMMITTEE (MPAC)**

## Meeting Minutes

May 28<sup>th</sup>, 2025Members Present

Commissioner Vince Jones-Dixon	Multnomah County
Council President Elana Pirtle-Guiney	City of Portland
Councilor Candace Avalos	City of Portland
Council President Jerry Hinton	Second Largest City in Multnomah County
Mayor Keith Kudrna	Other Cities in Multnomah County
Director Terri Preeg Rigsby	Special Districts in Multnomah County
Mayor Joe Buck	Largest City in Clackamas County
Mayor Denise McGriff	Second Largest City in Clackamas County
Councilor Brett Sherman	Other Cities in Clackamas County
Commissioner Sherry French	Special Districts in Clackamas County
Ed Gronke	Resident of Clackamas County
Commissioner Pam Treece	Washington County
Mayor Tim Rosener	Other Cities in Washington County
Deputy Director Kristin Greene	Oregon DLCD
Councilmember Ty Stober	City of Vancouver
Dan Eisenbeis	Port of Portland
Councilor Duncan Hwang	Metro
Councilor Gerritt Rosenthal	Metro

Alternates Present

Councilor Rob Harris	Largest City in Washington County
Councilor Ashley Hartmeier-Prigg	Second Largest City in Washington County

Members Absent

Director Miles Palacio	Special Districts in Washington County
Director JT Flowers	TriMet Board of Directors
Mayor Brian Hodson	City in Clackamas County Outside the UGB
Councilor James Fage	City in Washington County Outside the UGB
Councilor Wil Fuentes	Clark County
Councilor Mary Nolan	Metro

## **1. CALL TO ORDER AND DECLARATION OF A QUORUM**

Councilor Brett Sherman called the meeting to order at 5:00 PM.

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

There was none.

## **3. COUNCIL UPDATE**

Councilor Duncan Hwang provided the Metro Update, noting the new update format and highlighting the upcoming State of the Region, Solid Waste Fees adoption, and life jacket giveaway event.

## **4. COMMITTEE MEMBER UPDATE**

Preeg Rigsby asked the Coordinating Committee to consider bringing Dr. Leslie King to MPAC to share her work on the environmental and community impacts of the built environment.

## **5. CONSENT AGENDA**

5.1 Consideration of the April 23, 2025 MPAC Minutes

**MOTION:** Rosner moved to pass the consent agenda, Treece seconded the motion

**ACTION:** Motion passed

## **6. ACTION ITEMS**

### **Resolution No. 25-5495 For the Purpose of Endorsing the Locally Preferred Alternative for the 82<sup>nd</sup> Avenue Transit Project**

Melissa Ashbaugh, Metro provided a presentation on the 82<sup>nd</sup> Avenue Locally Preferred Alternative.

Sherman asked about using old buses after bringing new buses online. TriMet responded they will use them but are transitioning old buses out for zero emissions buses.

**MOTION:** Avalos moved to pass the resolution, Kudrna seconded the motion

**ACTION:** Motion passed

Councilor Avalos shared their excitement for the project. The folks who use this transit service are community members who need it most. This supports housing stability, access to jobs and safe streets. Sherman agreed.

Councilor Hwang noted the Development Strategy that will ensure those who live and work along the corridor will benefit from the transit improvements. He thanked the City of Portland for its leadership and \$55 million match.

Councilor Stober wanted to learn about access to the airport using transit. He's concerned it doesn't look like there is an easy transfer point. Jesse Stemler replied on behalf of TriMet.

Mayor Buck strongly supports this project, stating that we need to consider how to improve and increase ridership. It will also provide better safety for all users. He appreciates the local match.

Dan Eisenbeis noted the Port's strong support for this project.

Comm. Treece reminded the group that this was identified as a project six years ago during the transportation measure work. She is very supportive.

Jerry Hinton noted Gresham supports the project as it will help the region's transit system.

Councilor Pirtle-Guiney pointed out this project aligns with many goals in an area that has been lacking in investment.

Oregon Metro Attorney Roger Alfred clarified the motion should be restated that MPAC is recommending that the Metro Council endorse the resolution.

Chair Sherman restated the action item, and Avalos and Kudrna agreed.

Ramona Perrault called the roll, and the motion passed. French abstained.

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

### **7.1 Regional Housing Coordination Strategy: Preliminary List of Strategy Ideas Based on Metro's Roles in Housing Production and Access**

Laura Combs, Metro and Giovanni Bautista, Metro provided a presentation of the Regional Housing Coordination Strategy.

Mayor Rosener asked who is in the implementer work group. Combs answered that all cities that are required to do a housing production strategy are in the work group.

Chair Sherman noted Happy Valley has been participating and confirmed that Metro is not trying to duplicate efforts but compliment jurisdictions' work.

Mayor Rosener would like to see infrastructure as its own, separate focus. He also noted mapping the available land that needs infrastructure would be helpful. Rosener would like to better understand how we speak as a unified voice on housing.

Chair Sherman noted Happy Valley's analysis showed the housing type they needed most was single family. For many, home equity is their biggest nest egg and wondered how we can consider creating equity for young people who change jobs and relocate a lot. Home ownership doesn't work in that model.

Emily Lieb, Metro answered that through engagement, Metro has heard from many that wealth generation opportunities are missing, and first-time homebuyers are also struggling. There is a lot of interest in exploring different models. There were some limited equity and land trust models funded through the 2018 Housing Bond program.

Director Preeg-Riggsby is on the SW Equity Coalition, and they have found a lot of research on Residential Community Investment Trusts. There are examples already where people who live in a building are paying toward equity in the building. She supports considering how to expand that idea to affordable housing.

Mayor McGriff concurs with Director Preeg-Riggsby and also finds we need to support home ownership for new families.

Councilor Cathy Keathly appreciates that Metro is not duplicating work and is staying high level. Bringing new, high-level ideas is helpful. Implementation is going to be done at the city level, and every community is different.

## **7.2 Montgomery Park Streetcar Locally Preferred Alternative Update**

Councilor Pirtle-Guiney is looking forward to the conversation. This is a very important project for the city and for housing.

Alex Oreschak, Metro and Mauricio LeClerc, PBOT provided a presentation on the project

Chair Sherman asked about the cars riding in a single lane with cars on either side and how the streetcar will stay on schedule with traffic.

Councilor Hartmeier-Prigg asked how the impacts on local businesses will be mitigated.

Councilor Gerritt Rosenthal asked about the number of stops.

Mayor Buck noted that this project is being considered for bond funding through RFFA and asked if advancement of this project depends on support of the LID from the neighboring property owners.

### **7.3 Comprehensive Climate Action Plan: Greenhouse Gas Inventory and Targets**

Eliot Rose, Metro provided a presentation on the project.

Chair Sherman shared that people gravitate to physical, tangible actions and asked if we should focus on low-hanging fruit.

Cathy Keathley asked if the report will share the impact of all the actions and inquired about the level of data that is being collected in individual areas throughout the region. Every plan focuses on reducing GHG—there should be more discussion about proactive measures, such as planting trees.

### **8. ADJOURN**

Sherman adjourned the meeting at 7:00 PM.

Respectfully Submitted,

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

Ramona Perrault,  
Committee Legislative Advisor