

Metro Policy Advisory Committee (MPAC)

agenda

Wednesday, October 22, 2025 **5:00 PM** **<https://zoom.us/j/95889916633> (Webinar ID: 958 8991 6633) or by calling +1 719 359 4580 (Toll Free)**

1. Call To Order, Declaration of a Quorum & Introductions (5:00 PM)

2. Public Communication on Agenda Items (5:02 PM)

Written comments should be submitted electronically by mailing legislativecoordinator@oregonmetro.gov. Written comments received by 4:00 pm on the day before the meeting will be provided to the committee prior to the meeting.

Those wishing to testify orally are encouraged to sign up in advance by either: (a) contacting the legislative coordinator by phone at 503-813-7591 and providing your name and the item on which you wish to testify; or (b) registering by email by sending your name and the item on which you wish to testify to legislativecoordinator@oregonmetro.gov.

Those requesting to comment during the meeting can do so by using the “Raise Hand” feature in Zoom or emailing the legislative coordinator at legislativecoordinator@oregonmetro.gov. Individuals will have three minutes to testify unless otherwise stated at the meeting.

3. Council Update (5:05 PM)

4. Committee Member Communication (5:07 PM)

5. Consent Agenda (5:10 PM)

- 5.1 Metro Technical Advisory Committee (MTAC) Nominations [COM](#)
for Member/Alternative Member Positions [25-0981](#)

Attachments: [MPAC Worksheet](#)
[MTAC Nominations Memo October 2025](#)

- 5.2 Consideration of the September 24, 2025 MPAC Meeting [25-6363](#)
Minutes

Attachments: [September 24, 2025 MPAC Minutes](#)

6. Information/Discussion Items (5:15 PM)

- 6.1 Future Vision Update [COM](#)
[25-0979](#)

Presenter(s): Jess Zdeb, Principal Regional Planner

Attachments: [MPAC Worksheet](#)

5:30 PM

- 6.2 Introduction to 2025 Metro Code Land Use Minor [COM](#)
Amendments [25-0978](#)
- Presenter(s): Glen Hamburg (he/him), Senior Regional Planner, Metro
- Attachments: [MPAC Worksheet](#)
[Attachment A - House Bill 2356 Enrolled](#)

5:40 PM

- 6.3 Metro's State-Mandated Regional Housing Coordination [COM](#)
Strategy [25-0973](#)
- Presenter(s): Emily Lieb (she/her), Housing Policy Director
Eryn Kehe (she/her), Urban Policy and Development
Manager
- Attachments: [MPAC Worksheet](#)
[Executive Summary](#)

6:10 PM

- 6.4 Happy Valley Presentation on Downtown Development [COM](#)
[25-0980](#)
- Presenter(s): Laura Terway, Happy Valley Assistant Economic &
Community Development Director, City of Happy Valley
Kevin McGrane, Policy Analyst, City of Happy Valley
- Attachments: [MPAC Worksheet](#)

7. Adjourn (7:00 PM)

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ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានកាតព្វកិច្ចរើសអើងសូមចូលទស្សនាគេហទំព័រ www.oregonmetro.gov/civilrights។
បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃច័ន្ទិកា) ប្រាំពីរថ្ងៃ មុនថ្ងៃប្រជុំដើម្បីអាចឱ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

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2025 MPAC Work Plan

Updated 08/27/25

<u>May 28, 2025- online</u> - Resolution no. 25-5495 For the Purpose of Endorsing the Locally Preferred Alternative for the 82nd Avenue Transit Project (action) - Regional Housing Coordination Strategy - engagement themes; categories of preliminary list of strategies (Emily Lieb and Eryn Kehe, Metro; 45 min) - Montgomery Park Streetcar LPA update (Alex Oreschak, Metro; 20 min) - Comprehensive Climate Action Plan: greenhouse gas inventory and targets (Eliot Rose, Metro; 20 min)	<u>June 25, 2025- in person</u> - Consideration of the May 28, 2025 MPAC meeting minutes - MTAC nominations (consent) - Montgomery Park Streetcar LPA adoption (action) (15 min) - TV Highway LPA adoption (action) (15 min) - Placemaking Grants Update (Dana Lucero, Metro; 30 min) - Future Vision Commission update (Malu Wilkinson & Molly Cooney-Mesker; 30 min)
<u>July 23, 2025- online</u> - State Legislative Update (20 minutes) - Regional Housing Coordination Strategy - evaluation framework and draft RHCS (Emily Lieb and Eryn Kehe, Metro; 30 min)	<u>August 27, 2025 cancelled</u>
<u>September 24, 2025- in person</u> - Consideration of the July 23, 2025 MPAC meeting (consent) - Future Vision (Jess Zdeb, 15 minutes) - Comprehensive Climate Action Plan Draft (Eliot Rose)(30 mins) - Dr. King (45 minutes)	<u>October 22, 2025- online</u> - Consideration of the September 24, 2025 MPAC meeting minutes (consent) - Future Vision (Jess Zdeb, 15 minutes) - Metro Code housekeeping amendments - presentation (Glen Hamburg; 10 minutes) - Regional Housing Coordination Strategy - evaluation framework and draft RHCS (Emily Lieb and Eryn Kehe, Metro; 30 min) - Happy Valley presentation on downtown development (30 minutes)
<u>November 19, 2025- online</u> - Metro Code housekeeping amendments - action (Glen Hamburg) (consent) - Future Vision (Jess Zdeb, 30 minutes) - Regional Housing Coordination Strategy – action (30 minutes)	<u>December 17, 2025- in person</u> - Future Vision (Jess Zdeb, 15 minutes) 2040 Grants update (Malu Wilkinson, 20 minutes) - SHS update

• Cooling Corridors (Andre Lightsy Walker and Joe Gordon, 20 minutes) • <i>2040 Planning and Development Grants (20 minutes)</i>	
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January

- Economic Development Workgroup (Jaye Cromwell and Malu Wilkinson, 30 minutes)

Holding Tank:

- How cities are responding to housing analysis/production
- How are cities providing affordable housing and other services – nexus with SHS work/reform – maybe July?
- 2040 grant presentations by grant recipients
- Housing Bond Update
- CCTS for 1s quarter 2026



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Agenda #: 5.1

File #: COM 25-0981

Agenda Date: 10/22/2025

Consent Agenda -

Metro Technical Advisory Committee (MTAC) Nominations for Member/Alternative Member Positions

MPAC Worksheet

Agenda Item Title: Metro Technical Advisory Committee (MTAC) Nominations for Member/Alternative Member Positions

Presenters: Eryn Kehe, Urban Policy & Development Manager II

Contact for this worksheet/presentation: Miriam Hanes

Purpose/Objective

The purpose of this presentation is to forward nominations from regional jurisdictions, agencies and community partners to fill vacant positions on the Metro Technical Advisory Committee (MTAC). MTAC is an advisory committee of MPAC that provides technical recommendations on growth management subjects as directed by MPAC. The candidates nominated to fill these positions are excellent professionals and knowledgeable in the subject matter of this committee.

Outcome

Action to approve the nominations presented for the Metro Technical Advisory Committee.

What has changed since MPAC last considered this issue/item?

Vacancies on the committee have left positions open. These nominations help fill the committee roster for review of subjects and technical recommendations to MPAC.

What packet material do you plan to include?

A memo that describes the nominations and positions being considered for confirmation on the committee.

Memo



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Date: October 10, 2025
To: Metro Policy Advisory Committee (MPAC)
From: Eryn Kehe, Metro Technical Advisory Committee (MTAC) Chair
Subject: MTAC Nominations for MPAC Consideration

BACKGROUND

The Metro Technical Advisory Committee (MTAC) is an advisory committee to the Metro Policy Advisory Committee (MPAC). MTAC's purpose is to provide MPAC with technical recommendations on growth management subjects, including technical, policy, legal and process issues, with an emphasis on providing policy alternatives.

PURPOSE

Nominations to fill MTAC member and alternate member positions are submitted for consideration and approval by MPAC according to committee bylaws. MPAC may approve or reject any nomination submitted.

RECOMMENDED MTAC APPOINTMENTS

Position: Service Providers: Schools

Nomination: **Heidi Bertman, member**

Capital Planning and Code Compliance Manager, Portland Public Schools

Position: Second Largest City in Clackamas County: Oregon City

Nomination: **Kelly Hart, member**

Community Development Director, City of Oregon City

Position: Residential Development

Nomination: **Justin Wood, alternate**

Vice President, Fish Construction NW Inc.

Position: Service Providers: Water & Sewer

Nomination: **Megan Comer, alternate**

Principal Planner, Clean Water Services

Position: Washington County: Other Cities, Tigard

Nomination: **Sambo Kirkman, alternate**

Community Development Director, City of Tigard

Position: Washington County: Other Cities, Sherwood

Nomination: **Eric Rutledge, member**

Community Development Director, City of Sherwood



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Agenda #: 5.2

File #: 25-6363

Agenda Date: 10/22/2025

Consideration of the September 24, 2025 MPAC Meeting Minutes



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: MPAC
Date/time: September 24, 2025
Place: MRC, 600 NE Grand Ave.

Attendees

Commissioner Vince Jones-Dixon, Multnomah County
Council President Elana-Pirtle Guiney, Portland
Councilor Candace Avalos, Portland
Council President Jerry Hinton, Gresham
Mayor Keith Kudrna, Fairview
Executive Director Terri Preeg Riggsby, West Multnomah Soil and Water Conservation District
Omar Qutub, Resident of Multnomah County
Commissioner Diana Helm, Clackamas County
Mayor Denyse McGriff, Oregon City
Councilor Brett Sherman, Happy Valley
Commissioner Pam Treece, Washington County
Mayor Beach Pace, Hillsboro
Councilor Allison Tivnon, Beaverton
Mayor Tim Rosner, Sherwood
Board Member Miles Palacios, Tualatin Hills Parks and Recreation District
Luis Nava, Resident of Washington County
Councilor Ty Stober, Vancouver
Dan Eisenbeis, Port of Portland
Councilor Gerritt Rosenthal, Metro
Councilor Mary Nolan, Metro

Absent

Ed Gronke, Resident of Clackamas County
Board Member JT Flowers, TriMet
Deputy Director Kristin Greene, Oregon Department of Land Conservation and Development
Councilor Wil Fuentes, Clatsop County
Mayor Brian Hodson, Canby
Mayor Ariel Goodwin, North Plains
Councilor Duncan Hwang, Metro

Council Update

Rosenthal provided the Council Update

Consent Agenda

Consideration of the July 23, 2025 MPAC Meeting Minutes
Motion: Riggsby
Second: Palacios
Motion passed unanimously

Future Vision Update

Jess Zdeb, Metro, provided the update

McGriff asked if there was an equity lens used for choosing the consultant team and how Metro will engage the community.

Rosener asked if Metro will be doing scientific polling.

Buck asked about the equity audit and what data it will be looking at.

Helm asked how MPAC will be engaged in the process and what MPAC's role will be.

Rosener asked if there will be a road show for cities before the plan is ready to be finalized.

Nolan asked Metro staff to share the demographics of the consultant team.

Portland-Vancouver Area Comprehensive Climate Action Plan: Feedback and Comments on Draft Plan

Eliot Rose, Metro, presented.

Avalos asked about including more environmental organizations in the process and offered to make recommendations.

Preeg-Riggsby asked about the combined number of people who participated in the open houses.

Pace asked about local jurisdictional elements in the broad, regional scope. She also noted her concern about how to pay for it, particularly with decreasing federal funding.

Helm asked how the Plan will be implemented and how MPAC will continue to be included in the effort.

Please & Health: The Health Impacts of the Build Environment

Dr. King presented.

Sherman noted that inside the UGB we're building as much as we can, and he asked Dr. King's advice on balancing that with environmental protection for the people who live in these developing areas.

Preeg-Riggsby asked about retrofitting buildings for vulnerable communities that live near highways now.

Treece thanked Dr. King for the presentation and is looking forward to sharing the information with her colleagues.

Tivnon noted that storytelling helps to share data in an engaging way and will be sharing the information with her Beaverton colleagues.

Stover will be sharing the presentation with his staff and will be reaching out to her to invite a similar analysis for Vancouver.

Sherman adjourned the meeting at 7:07 PM

Respectfully submitted,

A handwritten signature in black ink that reads "Ramona Perrault". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Ramona Perrault, Committee Legislative Advisor



Agenda #: 6.1

File #: COM 25-0979

Agenda Date: 10/22/2025

Future Vision Update

Jess Zdeb, Principal Regional Planner

MPAC Worksheet

Agenda Item Title: Future Vision update

Presenters: Future Vision Commission member tbd; Jess Zdeb, Principal Regional Planner

Contact for this worksheet/presentation: Jess Zdeb

Purpose/Objective

Provide an update on the content and outcomes of the first Future Vision Commission meeting held on October 9. Preview November's MPAC meeting where the project team will present and seek feedback on the project engagement strategy.

Outcome

MPAC members are updated on the content and outcomes of the first Future Vision Commission meeting. One of the MPAC members on the Commission begins their liaison role for the Future Vision project. Members are aware of upcoming discussion of the project engagement strategy.

What has changed since MPAC last considered this issue/item?

The Future Vision Commission held its first meeting.

What packet material do you plan to include?

None



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Agenda #: 6.2

File #: COM 25-0978

Agenda Date: 10/22/2025

Introduction to 2025 Metro Code Land Use Minor Amendments

Glen Hamburg (he/him), Senior Regional Planner, Metro

MPAC Worksheet

Agenda Item Title: Introduction to 2025 Metro Code Land Use Minor Amendments

Presenter: Glen Hamburg (he/him), Senior Regional Planner, Metro

Contact for this worksheet/presentation: Glen Hamburg (glen.hamburg@oregonmetro.gov)

Purpose/Objective

Provide an overview of a project that aims to make minor "housekeeping" amendments to land use related provisions of the Metro Code, and welcome input ahead of further MPAC consideration and on the amendments in November

Outcomes

1. MPAC briefed on the purpose, scope, and timeline of the project, and the issues to be resolved with the amendments
2. MPAC offers initial feedback to staff

Background

Metro Code chapter 3.07, *the Urban Growth Management Functional Plan (UGMFP)*, has requirements and recommendations for local governments for advancing certain land use related regional goals and policies. The UGMFP addresses topics such as housing, protection of industrial lands, and preservation of regionally significant habitat.

Separately, Metro Code chapter 3.09, *Local Government Boundary Changes*, has requirements for changes to various types of boundaries in the region, including annexations to the "Metro boundary", which is the boundary for Metro as a metropolitan service district under state law and, therefore, the boundary for Metro taxing purposes and elections.

The last package of "housekeeping" amendments to the UGMFP was in 2015, while chapter 3.09 has not been amended since 2012. Recent changes to state statute and anticipated changes to state regulations described further below warrant conforming amendments to sections of the UGMFP and chapter 3.09. While amending these Metro Code chapters, there is also the opportunity to:

- Make minor changes to costly public noticing requirements that are often passed on to applicants;
- Clarify and reorganize, without substantively changing, other existing requirements to improve readability;
- Correct typographic errors, inconsistent terminology, and outdated citations that have accumulated over the last decade; and
- Apply the Metro Council's 2022 inclusive and plain language policy for improving clarity and accessibility, appropriately addressing all audiences, and removing biases.

Metro staff have been preparing amendments to respond to these requirements and opportunities. The Metro Technical Advisory Committee (MTAC) was provided a full copy of draft amendments on September 10 and will have considered and provided input on them at two separate MTAC meetings prior to this October 22 MPAC introduction. MPAC will have another opportunity at its November 19 meeting to offer input and to make a recommendation to the Metro Council prior to a public hearing in December.

Categories of Issues to be Addressed

There are four categories of issues the project's amendments aim to address:

1. *General clean-up:*

Staff have identified typographic errors, outdated citations, and inconsistent terminology, capitalization, and spacing that should be corrected. Staff also see opportunities to: clarify and better organize, without substantively changing, existing policies; repeal the text of temporary and now expired requirements; and to remove provisions that are redundant because of or in conflict with state regulations/allowances.

2. *Inclusive and plain language:*

When any amendments to a Metro Code chapter are proposed, Metro Council Resolution No. 22-5293 directs staff to review the entire chapter for opportunities to incorporate best practices for use of inclusive and plain language. Examples of best practices include avoiding the words "shall" and "citizen", word-numeral doubles (e.g., "five (5)"), jargon, and archaic terms. Amendments are needed to comply with these best practices.

3. *Codification of forthcoming new state provisions*

The state is in the process of rulemaking related to Statewide Planning Goal 5 cultural areas. Draft regulations are expected to be considered by the Land Conservation and Development Commission later this year. Those regulations, if adopted, will require Metro to provide direct notice to Tribes of proposed urban growth boundary (UGB) amendments. They would also require Metro to forward information received from Tribes to the Oregon State Historic Preservation Office and to the city/county responsible for comprehensive planning of the UGB expansion area. In anticipation of these regulations, early consideration of prospective conforming amendments to the UGMFP is warranted.

A recent change to state law will also eliminate the need for a separate application for annexation to Metro's service district boundary in many instances and, thereby, reduce costs associated with development in Metro's cities.¹ Those statutory changes (Attachment A), take effect January 1, 2026, and merit conforming amendments to chapter 3.09.

4. *Sign posting and newspaper noticing:*

Additional amendments to chapter 3.09, though relatively minor, could further reduce unnecessary costs associated with Metro boundary annexation applications that are not exempted by the statutory changes mentioned above. Specifically, repealing existing requirements for printing and posting of plastic annexation public hearing signs, and for publishing of newspaper notices, could save an applicant more than \$700, even while continuing to send notices directly to nearby property owners, local governments, and other interested parties and continuing to post hearing notices online. The UGMFP also has newspaper noticing requirements which may no longer be worth the expense, considering that newspaper notices go to a limited audience and the same notices can be posted on Metro's website to be viewed by anyone.

What packet material do you plan to include?

Attachment A – House Bill 2356

¹ House Bill (HB) 2356 of the 2024 legislative session (Attachment A) amended Oregon Revised Statutes (ORS) 268.354 such that, when a city in Metro annexes territory already in the UGB, that territory is annexed to the Metro boundary without the need for a separate Metro annexation application to be approved before the territory can be urbanized. HB 2356 is not "retroactive"; territories already in city limits must still go through the existing Metro boundary annexation process before they can be urbanized.

Enrolled
House Bill 2356

Sponsored by Representative MCLAIN; Representative HARTMAN (at the request of Metro Regional Government) (Presession filed.)

CHAPTER

AN ACT

Relating to a metropolitan service district boundaries; creating new provisions; and amending ORS 268.354.

Be It Enacted by the People of the State of Oregon:

SECTION 1. Section 2 of this 2025 Act is added to and made a part of ORS chapter 268.

SECTION 2. Notwithstanding the requirements for boundary changes under ORS 268.354 and ORS chapter 198, when a city within the urban growth boundary of a metropolitan service district annexes a territory under ORS chapter 222 and that territory is within the urban growth boundary of the district, the territory is annexed to the district without further proceedings.

SECTION 3. Section 2 of this 2025 Act applies to territories annexed by a city on or after the effective date of this 2025 Act.

SECTION 4. ORS 268.354 is amended to read:

268.354. (1) In addition to the requirements established by ORS chapters 198, 221 and 222 for a boundary change, a metropolitan service district, in consultation with the Metro Policy Advisory Committee, may establish requirements for a boundary change that is subject to the jurisdiction of the district pursuant to ORS 268.347.

(2) For a boundary change that is subject to the jurisdiction of the district pursuant to ORS 268.347, the district shall:

- (a) Establish a uniform hearing and notification process.
- (b) Establish an expedited process for uncontested boundary changes.
- (c) Establish clear and objective criteria for a boundary change.

(d) Ensure that a boundary change is in compliance with the Metro regional framework plan, as defined in ORS 197.015, and cooperative agreements and urban service agreements adopted pursuant to ORS chapter 195.

(3) The role of a metropolitan service district in the boundary determination process shall be ministerial only.

(4) Except as provided in this section and ORS 268.347 and 268.351, for a boundary change subject to the jurisdiction of the metropolitan service district:

(a) Proceedings for annexation of territory to a city and for all other changes in city boundaries shall be conducted as provided in ORS chapter 222.

(b) Proceedings for annexation of territory to a district, and for all other changes to the boundaries of a district, shall be conducted as provided in ORS chapter 198. Notwithstanding ORS 268.020, as used in this paragraph, "district" has the meaning given that term in ORS 268.351.

Attachment A

(c) Proceedings for annexation of territory to the metropolitan service district, including annexation of territory not within the urban growth boundary of the district, and for all other changes to the boundaries of the district shall be conducted as provided in ORS chapter 198.

(d) Notwithstanding contrary provisions regarding the party responsible for conducting hearings under ORS chapter 198, the metropolitan service district is the governing body responsible for conducting proceedings for a minor boundary change to the district. Except for a change to the district boundary by adoption of an urban growth boundary under ORS 268.390 **or annexation under section 2 of this 2025 Act**, proceedings for a minor boundary change to the boundaries of a district shall be conducted as provided in ORS chapter 198.

Passed by House February 20, 2025

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Timothy G. Sekerak, Chief Clerk of House

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Julie Fahey, Speaker of House

Passed by Senate June 4, 2025

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Rob Wagner, President of Senate

Received by Governor:

.....M.,....., 2025

Approved:

.....M.,....., 2025

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Tina Kotek, Governor

Filed in Office of Secretary of State:

.....M.,....., 2025

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Tobias Read, Secretary of State



Agenda #: 6.3

File #: COM 25-0973

Agenda Date:9/24/2025

Metro's State-Mandated Regional Housing Coordination Strategy

Emily Lieb (she/her), Housing Policy Director

Eryn Kehe (she/her), Urban Policy and Development Manager

MPAC Worksheet

Agenda Item Title: Metro's State-Mandated Regional Housing Coordination Strategy

Presenters: Emily Lieb (she/her), Housing Policy Director; Eryn Kehe (she/her), Urban Policy and Development Manager

Contact for this worksheet/presentation: Laura Combs (she/her), Laura.Combs@oregonmetro.gov

Purpose/Objective

As a part of the Oregon Housing Needs Analysis legislation, the State of Oregon requires that Metro complete a Regional Housing Coordination Strategy (RHCS) by the end of 2025. A project team made of staff from both the Housing and Planning, Development and Research departments have completed the public comment draft RHCS, which proposes a list of actions that Metro will undertake to promote housing production, affordability, and choice. The project leads will present an update on feedback from the public comment period, including MTAC, MPAC, and comments from the Implementers Work Group. Councilors can ask questions and provide direction on finalizing the RHCS for adoption in December.

The goal of the RHCS is to create a roadmap of actions Metro will advance to promote housing production, coordination, and access by lifting up best practices, coordinating and aligning local strategies and addressing critical gaps that can be filled at the regional level. By statute, the list of actions in the RHCS must address the following:

- The development and maintenance of diverse housing types that are high-quality, physically accessible and affordable
- Housing with access to economic opportunities, services and amenities
- Strategies, policies, or actions that are coordinated among the local governments within the Metro region
- Actions that affirmatively further fair housing

The proposed list of actions was informed by engagement with jurisdictional partners and other interested groups. This RHCS creates opportunities for alignment within Metro's existing body of work and builds on initiatives already underway that promote housing production in greater Portland. At this MPAC meeting, the project team will provide updates on the public comment period and ask for feedback on the draft RHCS.

Outcome

MPAC members will hear themes from the public comment period and provide feedback on the draft RHCS to staff and Metro Council.

What has changed since MPAC last considered this issue/item?

Since the last MPAC meeting in July, the project team wrote and compiled the draft RHCS and appendices and presented the document to the public for review and feedback. The activities associated with the public comment period from September 15 to October 15 included:

- Posting the draft documents to the project web page and inviting feedback via a brief survey and direct emails or phone calls to the project team
- Sharing information about the draft RHCS at the Metro table at the Housing Oregon conference
- Reaching back out to all previously engaged participants to share the draft and invite their feedback

- Meeting with the jurisdictional Implementers Work Group to gather any final input on the details of the proposed actions and implementation
- Presenting to the Clackamas County Coordinating Committee (C4) Metro Subcommittee and Washington County Coordinating Committee (WCCC) and WCCC Transportation Advisory Committee (TAC) to update members on the draft RHCS and receive their feedback

What packet material do you plan to include?

Regional Housing Coordination Strategy: Executive Summary



Regional Housing Coordination Strategy: Executive Summary

The causes of the housing crisis that greater Portland faces are entrenched and complex, requiring a response that is both urgent and robust. Market conditions, zoning limitations and other obstacles have resulted in years of underproduction across both regulated affordable housing and market-rate housing. The result is a severe housing shortage that has driven up consumer costs and pushed more people into unstable living situations. Direct consequences of this housing shortage have become ubiquitous: more than a thousand evictions are filed each month, homelessness is rising and highly visible across many communities, and disparities among who can and cannot afford housing continue to grow. But with a collaborative regional approach, Metro has identified pathways to creating more housing of all types and at all price points.

Demographic shifts such as an aging population, an increase in smaller, one-and-two-person households, and an increase in rent-burdened households mean that a broader variety of homes is needed. More deeply affordable, accessible and family-sized rental units are needed, as is a broader range of homeownership opportunities. Additionally, coordination and alignment across housing and homeless services systems must improve to ensure that individuals and families exiting homelessness are able to access housing that is designed and operated to meet their needs.

While housing production in greater Portland picked up after the Great Recession, it never fully caught up with population growth and today it is slowing again. Market conditions, including high costs for labor, materials, land and borrowing, as well as negative perceptions of the region among outside investors, continue to depress housing production. These dynamics have particularly hampered the production of large, complex projects like apartment developments. Additionally, the new pipes, roads, parks and schools that are needed to support housing growth push housing prices up even more.

Local governments have responded. Some have reformed zoning to allow for a greater variety of housing types and these changes have begun to show results. But more work is needed to overcome the unprecedented challenges facing the housing market and to ensure that good intentions translate into real housing outcomes.

The regional affordable housing bond voters passed in 2018 serves as an example of where coordination has been effective. On track to provide 5,600 new affordable homes—1,700 more than initially projected—the bond has supported housing investments that are distributed evenly across the region rather than concentrated in the urban core. These homes are also designed and operated in partnership with community organizations. In many cases, wraparound services funded through another regional measure, the supportive housing services tax, help to meet a range of needs. More than half of the bond-funded homes are sized for families, and about 40 percent are deeply affordable for households earning a third or less of the area's median income.

However, with these bond dollars—and the Portland affordable housing bond dollars—almost completely spent, greater Portland is approaching an affordable housing production cliff. Metro's current estimates show that greater Portland still needs 27,000 more homes to support its existing population and an additional 151,000 homes to keep up with forecasted population growth over the next 20 years.

Meeting that overall need for 178,000 more homes will require the construction of an average of about 9,000 more homes every year. About two-thirds of those homes need to be affordable for households with low or very low incomes. Overcoming these challenges will require sustained leadership, collaboration among every level of government, and a collective commitment to building more homes of all types and at all income levels.

The Regional Housing Coordination Strategy provides an overview of the region's housing shortage and the barriers that are impacting housing production. It also provides a summary of results from engagement and the evaluation that Metro conducted to identify and prioritize recommended actions that Metro will undertake to address the shortage.

Regional Housing Coordination Strategy background

Directed by new requirements under the Oregon Housing Needs Analysis (OHNA) program, jurisdictions around Oregon are developing Housing Production Strategies that are intended to address housing production targets set by the state.¹ Metro, with its unique role as an elected regional government, has a new responsibility under the OHNA program to adopt a Regional Housing Coordination Strategy (RHCS) every six years. This RHCS identifies the actions that Metro will take over the next six years to advance housing production, access to opportunity, affordability, and choice in greater Portland. These new actions build on Metro's long history of working to create thriving communities, and more recently, its success in large-scale affordable housing development and supportive housing services investments.

Consistent with the theme of coordination, two Metro departments—the Housing Department and the Planning, Development, and Research Department—collaborated to develop the RHCS. The actions identified in this RHCS reflect the diverse expertise and areas of focus of those two departments, the Metro Council's leadership, and extensive input from local jurisdictions, housing developers, owner/operators, and industry leaders, as well as coalitions and organizations engaged in housing advocacy.

Purpose of the RHCS

This strategy emphasizes Metro's critical role in advancing regional solutions and supporting the efforts of cities and counties in accelerating housing production. Though Metro does not zone land or build homes, Metro plays an important part in helping to create the conditions for success, addressing gaps in capacity and resources, and supporting coordination and alignment at the state and local level and across public, private and nonprofit sectors. This RHCS aims to encourage the production and preservation of housing that addresses the following goals, as defined in statutory language related to the OHNA:

- Diversity of housing types and affordability levels
- Housing that is high quality and physically accessible
- Housing with access to economic opportunities, services, and amenities
- Promotion of fair housing

Equity considerations

Equitable access to affordable, accessible, well-located housing is central to people's prosperity, stability and quality of life. This project worked to keep racial equity front and center throughout by applying Metro's Racial Equity Framework, in alignment with Metro's Strategic Plan to Advance Racial Equity, Diversity, and Inclusion. The Framework guided project scoping, data collection, engagement, identification of actions in this RHCS, and evaluation of those actions.

Engagement

Because this RHCS is intended to coordinate and support the work of other jurisdictions and partners, the actions included in this document were identified in close collaboration with an

¹ The state referenced Metro's 2024 Urban Growth Report assessment of housing needs when setting these targets for Metro area jurisdictions.

Implementers Work Group consisting of local planning and housing staff, focus groups with industry and community leaders, and Metro’s standing committees, including the Metro Technical Advisory Committee (MTAC), the Metro Policy Advisory Committee (MPAC), and the Metro Committee on Racial Equity (CORE).

Types of actions in this RHCS

Actions included in this RHCS fall into several general categories, including:

- Communications and engagement
- Convening
- Data and analysis
- Emerging best practices and innovation
- Funding and investments
- Legislative advocacy
- Partnerships and collaboration
- Regulation and regional policies
- Technical assistance and capacity building

Next steps

The challenge of creating and sustaining housing options that meet the diverse needs, household configurations, and income levels of people in our region is too big for any single jurisdiction. Collective efforts are needed now more than ever. This RHCS provides a framework for regional coordination and collaboration to guide progress toward a future where all people have access to safe, affordable and stable housing. Once adopted by Metro Council, the RHCS will guide Metro’s actions over the next six years (2026-2031). It will be followed by the development of more detailed work plans and continued engagement to further shape the work and ensure responsiveness to needs, opportunities and shared values.

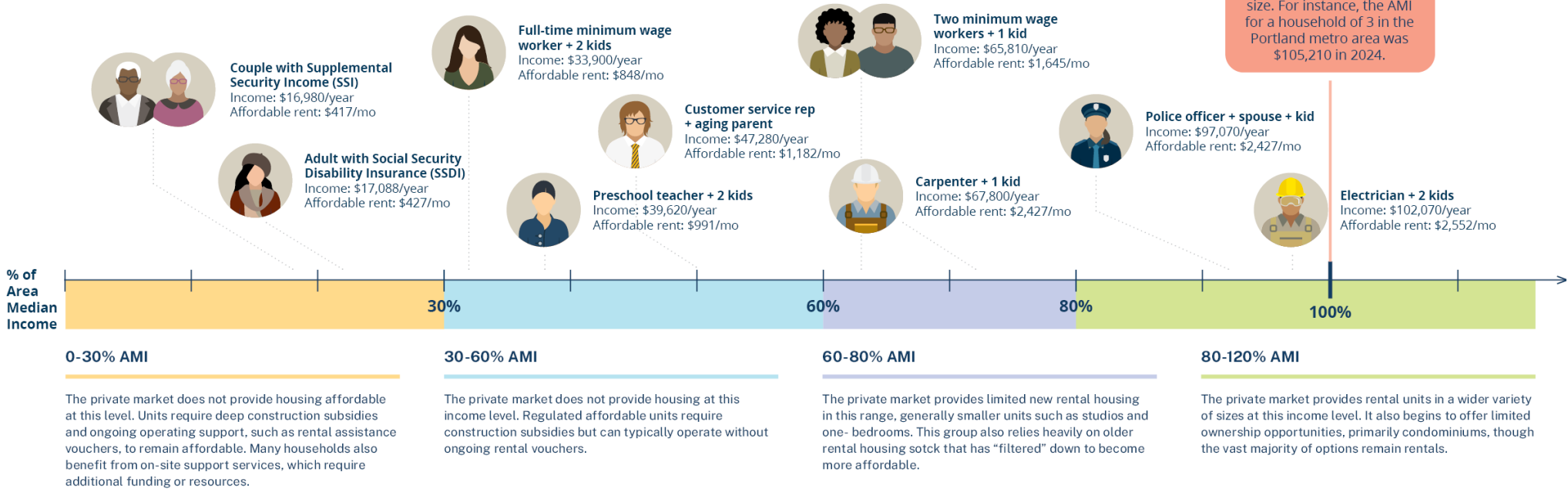
New actions to be taken by Metro

	ID	Action	Impact on development of needed housing	Impact on housing affordability or choice
Accelerate housing production	1	Create new housing pre-development and technical assistance funding for site specific housing development.	Low	Low
	2	Explore opportunities to expand resources available for brownfield cleanup.	Medium	Medium
	3	Funding and support for local Housing Production Strategy implementation	Medium	Low
	4	Consider developing a regionally available pool of housing professionals for technical assistance to smaller jurisdictions to support planning and implementation related to housing production, affordability and choice.	Medium	Low
Research and assessment	5	Evaluate lessons learned and effective practices from implementation of the 2018 Affordable Housing Bond; research models and best practices and develop and share recommendations to strengthen fair housing and equitable access to affordable housing.	Low	Medium
	6	Building upon lessons learned and best practices from the 2018 bond and TOD grant program, strengthen requirements and incentives for community participation and co-design in the development and operations of affordable housing. Identify opportunities for Metro to support capacity building for community based and culturally specific organizations to participate in affordable housing development and operations.	Low to none	Medium
	7	Research, evaluate and identify opportunities to advance innovative and non-LIHTC approaches to housing development/construction, financing, and ownership, including: - Modular and manufactured housing and cross-laminated timber and smaller or expandable designs - Social housing and alternative homeownership models, including CLT and resident-owned multi-family housing models - Innovative financing approaches to support development of smaller scale (<20 unit) building types, including PSH Assess barriers and opportunities and identify opportunities to pilot or scale up innovative approaches; approach would include market analysis, best practice research and engagement with public, private, and philanthropic partners to support coordinated research, development and investment strategies.	Medium	Medium
	8	Conduct an assessment of middle housing in the region to identify best practices and common barriers.	Low	Low

Convene and coordinate	9	Develop an affordable housing stabilization strategy to respond to industry-wide challenges due to rising operational costs, increased resident needs, and lack of coordination/alignment with homeless and supportive services.	Medium	Medium
	10	Evaluate and improve Metro SHS funded Regional Long Term Rent Assistance (RLRA) policies and implementation to address portability and to connect available vouchers with vacant regulated affordable housing units.	Low	Medium
New tools	11	Develop a centralized regional affordable housing listing service to support housing navigators and seekers in connecting with information about available units that meet their needs, with an initial focus on building out a portal to assist housing navigators working with households in the homeless services system.	Low	Medium
	12	Develop a proposed plan for a regional land bank that outlines the necessary legal framework, governance structures, and operational guidelines. Define clear policy priorities, including considerations related to Affirmatively Furthering Fair Housing, market conditions and funding opportunities.	Low	Low
	13	Explore how to create a permitting and production dashboard to track production trends across the region.	Low	Low
Policy	14	Begin a Metro Urban Growth Management Functional Plan audit and cleanup of housing-related titles to align with new State requirements and regional priorities as identified in the 2027 Future Vision.	Low	Low
Funding and cross-sector collaboration	15	Convene jurisdictional partners to develop a coordinated legislative agenda for state and federal housing/homelessness resources , including a regional priority to identify funding for infrastructure. The agenda would be updated as needed to meet changing regional needs (or every six years) and guided by appropriate Metro advisory committees for land use, housing and homelessness. Convene with Tribes that are interested in housing development to support urban Native populations to learn about their tribal priorities that can be addressed through Metro's work.	Medium	Medium
	16	Consider the viability and feasibility of new funding for affordable housing development and preservation . Ensure that any new funding framework is informed by public opinion research and engagement with public, private and nonprofit leaders as well as analysis of housing needs and market conditions, and lessons learned from the 2018 regional housing bond and best practices from other regions, including evaluating opportunities to strengthen racial equity, fair housing and community resilience outcomes and alignment/integration with homeless and supportive housing services.	High	High

Connecting equitable housing strategies to resident needs

Metro is collaborating with regional partners to take new actions to advance housing production, affordability, and choice for families at different income levels.



The RHCS actions listed here will be advanced over the next six years (2026-2031)	0-30% AMI	0-80% AMI	0-120% AMI	60-120% AMI	ALL INCOMES	
	ACTION #10: Improvements to Metro SHS-funded RLRA policies and implementation.	ACTION #16: Affordable housing funding feasibility ACTION #9: Affordable housing operational stabilization strategy ACTION #11: Regional affordable housing listing service	ACTION #5: Equitable access to regulated affordable housing ACTION #6: Community co-design ACTION #7: Innovative approaches	ACTION #1: Housing pre-development and technical assistance ACTION #3: Local HPS implementation funding and support ACTION #12: Regional land bank plan	ACTION #8: Middle housing assessment	ACTION #2: Expand funding for the brownfield grant program ACTION #4: Regionally available pool of housing professionals for technical assistance ACTION #13: Permitting and production dashboard program ACTION #14: Urban growth management plan housing audit ACTION #15: Coordinated legislative agenda



Agenda #: 6.4

File #: COM 25-0980

Agenda Date: 10/22/2025

Happy Valley Presentation on Downtown Development

Laura Terway, Happy Valley Assistant Economic & Community Development Director, City of Happy Valley

Kevin McGrane, Policy Analyst, City of Happy Valley

MPAC Worksheet

Agenda Item Title: Happy Valley presentation on Downtown Development

Presenters: Laura Terway, Happy Valley Assistant Economic & Community Development Director and Kevin McGrane, Policy Analyst

Contact for this worksheet/presentation: Ramona Perrault, 503-797-1941

Purpose/Objective

MPAC members will learn about Happy Valley's innovative approach to building a new downtown in their community.

What packet material do you plan to include?

PowerPoint will be provided at the meeting.