

Metro Policy Advisory Committee (MPAC)

agenda

Wednesday, July 23, 2025

5:00 PM

<https://zoom.us/j/95889916633> (Webinar

ID: 958 8991 6633)

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

2. Public Communication on Agenda Items (5:05 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. MPAC Chair Updates (5:15 PM)

3. Council Update (5:20 PM)

4. Committee Member Communication (5:25 PM)

5. Consent Agenda (5:30 PM)

- 5.1 Consideration of the June 25, 2025 MPAC Meeting Minutes

[25-6310](#)

Attachments: [062525 MPAC Minutes](#)

6. Information/Discussion Items (5:35 PM)

- 6.1 State Legislative Update

[COM](#)

[25-0952](#)

Presenter(s): Kyung Park, Metro

Attachments: [MPAC Worksheet](#)

(5:55 PM)

- 6.2 Metro's State-Mandated Regional Housing Coordination
Strategy

[COM](#)
[25-0953](#)

Presenter(s): Emily Lieb, Metro
Eryn Kehe, Metro

Attachments: [MPAC Worksheet](#)
[MPAC Handout - Refined List of Actions](#)

7. Adjourn (7:00 PM)

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ការគោរពសិទ្ធិពលរដ្ឋរបស់ ១ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានការបណ្តឹងរើសអើងសូមចូលទស្សនាគេហទំព័រ 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 6/12/25

<p><u>May 28, 2025- online</u></p> <ul style="list-style-type: none"> • 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) 	<p><u>June 25, 2025- in person</u></p> <ul style="list-style-type: none"> • 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)
<p><u>July 23, 2025- online</u></p> <ul style="list-style-type: none"> • State Legislative Update (20 minutes) • Regional Housing Coordination Strategy - evaluation framework and draft RHCS (Emily Lieb and Eryn Kehe, Metro; 30 min) 	<p><u>August 27, 2025 cancelled</u></p>
<p><u>September 24, 2025- in person</u></p> <ul style="list-style-type: none"> • Future Vision (30 minutes) • Cooling Corridors (20 minutes) • Supportive Housing Services Funding Update (20 minutes) • Regional Housing Coordination Strategy • Tentative: Dr. King (30 minutes) 	<p><u>October 22, 2025- online</u></p> <ul style="list-style-type: none"> • Regional Housing Coordination Strategy - evaluation framework and draft RHCS ((Emily Lieb and Eryn Kehe, Metro; 45 min) • Future Vision • Happy Valley presentation on downtown development
<p><u>November 19, 2025- online</u></p> <ul style="list-style-type: none"> • Future Vision • 2040 Grants update 	<p><u>December 17, 2025- in person</u></p> <ul style="list-style-type: none"> • Future Vision • Supportive Housing Services Funding Update

Holding Tank:



Metro

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Portland, OR 97232-2736
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Agenda #: 5.1

File #: 25-6310

Agenda Date: 7/23/2025

Consideration of the June 25, 2025 MPAC Meeting Minutes

METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

June 25th, 2025MEMBERS PRESENT

Vince Jones-Dixon
Jerry Hinton
Keith Kudrna
Terri Preeg-Riggsby
Omar Qutub
Joe Buck
Denyse McGriff
Sherry French
Pam Treece
Beach Pace
Allison Tivnon
Tim Rosener
Miles Palacios
Luis Nava
JT Flowers
Kristin Greene
Gerritt Rosenthal
Mary Nolan

MEMBERS EXCUSED

Elana Pirtle-Guiney
Candace Avalos
Brett Sherman
Ed Gronke
Wil Fuentes
Ty Stober
Dan Eisenbeis
Brian Hodson
Ariel Goodwin
Duncan Hwang

AFFILIATION

Multnomah County
City of Gresham
City of Fairview
Special Districts
Citizen of Multnomah County
Largest City in Clackamas County
Second Largest City in Clackamas County
Special Districts Clackamas County
Washington County
Largest City in Washington County
Second Largest City in Washington County
Other Cities in Washington County
Special Districts Washington County
Citizen of Washington County
TriMet
OR Dept of Land Conservation and Development
Metro Council
Metro Council

AFFILIATION

City of Portland
City of Portland
Other Cities in Clackamas County
Citizen of Clackamas County
Clark County
City of Vancouver
Port of Portland
City in Clackamas County Outside the UGB
City in Washington County Outside the UGB
Metro Council

1. CALL TO ORDER AND DECLARATION OF A QUORUM

Vice Chair Kudrna called the meeting to order at 5:00 p.m.

2. PUBLIC COMMUNICATION ON AGENDA ITEMS

Ryan Monterra spoke about the Montgomery Streetcar project.

3. COUNCIL UPDATE

Councilor Rosenthal provided an update on the Westside Economic Forum, budget matters, Supportive Housing Services, Nature in Neighborhoods, and the RDPO tour he took of the tank farm.

4. COMMITTEE MEMBER UPDATE

There were none.

5. CONSENT AGENDA

5.1 Consideration of the May 28, 2025 MPAC Minutes

MOTION: Treece, Buck

ACTION: Pace

6. PRESENTATIONS

6.1 Placemaking Grants Update

Metro staff Dana Lucero provide a presentation with guests, Ryan Saari, Cultivate Initiatives and Lorelei Hosmillo, Filipino American Association of Portland and Vicinity, Inc.

Director Flowers noted many nonprofits are trapped in an endless cycle of fundraising for the material need of building community. He asked about repeat grant awards and also grants for capacity building.

Vice Chair Kudrna thanked the awardees for the work they do.

7. ACTION ITEMS

7.1 Resolution No. 25-5505 For the Purpose of Endorsing the Locally Preferred Alternative for the Montgomery Park Streetcar Extension

Alex Oreschak, Metro, was joined by guests, Shawn Canny and Mauricio Leclerc, PBOT, to provide a presentation and answer questions.

Councilor Rosenthal asked about the transfer of streetcars from the old system to the new.

Mayor Pace asked about bus vs streetcar; cost and federal funding; and losing industrial land.

Mayor Buck asked about engagement and the sources of funding.

Councilor Tivnon agreed with Pace and expressed concern about the loss of industrial land.

Councilor Nolan explained the history of the industrial land in question and also spoke about the housing that will be created by the project.

Mayor Rosener asked if the city considered options other than streetcar, such as bussing.

Director Flowers confirmed that rail can support economic growth in a way other modes can't.

Mayor Pace asked about Nolan's involvement and noted the local nature of this project.

Councilor Nolan noted that Portland's City Council made the necessary zoning changes already and clarified the decision is whether to help the plan succeed in its goal to create housing.

Commissioner Treece reminded the group that the vote is to make this project eligible for federal funding.

Malu Wilkinson, Metro, weighed in to note that the region needs to update its industrial lands and also explained why the Portland Councilors weren't at the meeting.

Councilor Hinton expressed that the project will spur development, and Gresham supports it.

Vice Chair Kudrna asked about engagement with local businesses.

MOTION: Flowers moved to recommend the Metro Council endorse the LPA by passing Resolution No. 25-5505 For the Purpose of Endorsing the Locally Preferred Alternative for the Montgomery Park Streetcar Extension, seconded by Nolan

ACTION: Motion passed with Preeg-Riggsby, Qutub, and McGriff voting no and French and Jones Dixon absent from the vote

7.2 Resolution No. 25-5504 For the Purpose of Endorsing the Locally Preferred Alternative for the Tualatin Valley Highway Transit and Safety Project

Kate Hawkins, Metro provided a presentation on the project.

Nava asked about current construction in the corridor and coordination among the agencies.

Mayor Buck thinks it's a great project and asked about ridership in light of declining ridership across the system.

Mayor Pace shared that the line has the highest ridership in Washington County.

Councilor Rosenthal added that ridership declined during covid less than on other lines. He shared further information on other routes that were considered during the process.

Director Flowers emphasized the long-term impact this project will have.

Commissioner Treece added the diverse communities and number of cities on this line.

MOTION: Treece, Pace

ACTION: Motion passed unanimously with French and Qutub absent during voting

8. INFORMATION/DISCUSSION ITEMS

8.1 Future Vision Scoping Update

Metro's Malu Wilkinson and Molly Cooney-Mesker provided an update on the project.


Councilor Rosenthal shared he believes the definition of equity will be broader than presented.

Nava would like to see actual details of the engagement plan, such as number of events.

9. ADJOURN

Chair Sherman adjourned the meeting at 7:00 p.m.

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



Metro

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Portland, OR 97232-2736
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Agenda #: 6.1

File #: COM 25-0952

Agenda Date: 7/23/2025

State Legislative Update

Kyung Park, Metro

MPAC Worksheet

Agenda Item Title: 2025 Session Legislative Outcomes

Presenters: Kyung Park

Contact for this worksheet/presentation: Kyung Park

Purpose/Objective

Provide an update on the outcome of land use, transportation, and housing bills from the 2025 legislative session.

Outcome

Committee members are informed of state outcomes

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

The legislature adjourned it's 2025 session.

What packet material do you plan to include?

N/A



Agenda #: 6.2

File #: COM 25-0953

Agenda Date: 7/23/2025

Metro's State-Mandated Regional Housing Coordination Strategy

Emily Lieb, Metro

Eryn Kehe, Metro

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 part of the Oregon Housing Needs Analysis legislation, the State of Oregon requires that Metro completes 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 will collaborate to produce the RHCS, which will result in a list of actions that Metro will undertake to support housing production, affordability and choice. This RHCS creates several opportunities for alignment within Metro's existing body of work and builds on initiatives already underway to promote housing in greater Portland.

The goal of the RHCS is to create a roadmap for actions Metro will advance to promote housing production, coordination, and equitable access by lifting up emerging best practices, aligning with local production strategies, and addressing critical gaps that can be filled at the regional level. This strategy will coordinate with local housing production strategies and include actions that complement, rather than duplicate, work done by cities and counties.

By statute, the RHCS must include the list of actions Metro will take to promote 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 draft refined list of actions has been informed by engagement with jurisdictional partners, housing professionals, interested parties, and Metro staff. At this MPAC meeting, the project team will provide updates on engagement events and the evaluation of the draft list of actions.

Outcome

MPAC members will hear about recent engagement efforts and provide feedback on the evaluation criteria and process.

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

The project team has completed several engagement events to inform the development of the list of actions and deepen the understanding of barriers to housing production and access, including:

- Focus groups with the Home Building Association and professionals working in housing development and financing
- Feedback survey for members of the Home Building Association and Housing Oregon
- Meetings with the jurisdictional Implementers Work Group to discuss the evaluation criteria and the refined list of actions
- Updates to Metro's Committee on Racial Equity
- Presentations to Washington County Coordinating Committee (WCCC) and Clackamas County Coordinating Committee (C4)
- MTAC meetings to review the evaluation framework and revised list of actions

What packet material do you plan to include?

Draft: Refined list of actions

DRAFT: Revised List of Actions

Actions are listed in order of their ranking based on the revised evaluation criteria.

considering for **INCLUSION**
based on rankings using evaluation criteria

considering for **INCLUSION**
based on rankings + other criteria

considering for **REMOVAL**

ID	Actions	Description
A	Housing pre-development and technical assistance	<p>Explore expanding eligible uses of 2040 Planning and Development Grants to:</p> <ul style="list-style-type: none"> • Fund pre-development and technical assistance, including planning, due diligence, and title clearing • Include faith-based and culturally specific or other community-based organizations as eligible applicants
C	Local HPS implementation funding and support	<p>Provide ongoing funding to support implementation of local Housing Production Strategies (HPS). Share effective housing strategies with cities and counties that have not yet completed an HPS, identifying where Metro can offer funding or implementation support.</p> <p>Plan for Metro Councilors to meet annually with cities and counties to learn about their top two to three housing actions, understand where they are facing challenges, and identify resource gaps—helping to build urgency around solutions and promote local transparency.</p>
B	New affordable housing bond	<p>Develop a framework for a potential regional bond measure to fund affordable housing development and preservation.</p> <p>The framework should be informed by analysis of housing needs and trends and stakeholder engagement to define policy priorities; analysis of lessons learned from the 2018 regional housing bond; and public opinion research. The framework should evaluate production potential and policy outcomes for a range of funding models, including but not limited to a LIHTC gap funding model, as well as alternative ownership models, such as a community land trust models. It should also include consideration of preservation needs and acquisition/conversion opportunities.</p>
M	Expand funding for the brownfield grant program	<p>Assess where brownfield grants have been effective and where additional funding is needed. Identify funding source to expand support where needed (potentially CET and/or 2040 Planning and Development Grants).</p>

I	Regionally available pool of housing professionals for technical assistance	<p>Use 2040 Planning and Development Grant funding to establish a centralized, regionally accessible pool of housing professionals that can help cities and counties fill staff capacity gaps to meet OHNA program obligations (like HPS and HNA related work).</p> <p>Explore hiring on-call development services planners and building inspectors to support smaller jurisdictions with limited staff capacity.</p> <p>Use 2040 Planning and Development Grant funding to provide training, education, and technical assistance to improve local planning and implementation around fair housing. Identify opportunities to address gaps in fair housing compliance and education due to federal cuts.</p>
AH	Community research of fair housing planning	Fund community-led research and engagement as part of fair housing planning.
T	Regional affordable housing listing service	Create a regional listing service for affordable housing units that includes information on rent cost, availability, unit accessibility, supportive services, and property management.
N	Voucher portability	Work with county partners to improve regional portability of tenant-based long term rental assistance (including but not limited to Metro funded rental assistance).
J	Convene public funders and philanthropy	<p>Convene affordable housing funders to create a coordinated investment strategy that supports both the development and preservation of affordable housing. This strategy should align capital funding with ongoing needs for rental assistance, supportive services, and operations.</p> <p>In coordination with GAPD/Council office, engage philanthropic organizations to explore partnership opportunities that advance housing production and equitable housing access, particularly in light of federal actions impacting funding stability and policies related to fair housing.</p>
G	Coordinated housing legislative agenda	<p>Convene jurisdictional and industry partners to develop a coordinated advocacy agenda for state and federal policy and resources. This work could be led by the Council's proposed new Housing and Homelessness Policy Advisory Committee (HHPAC) in coordination with Metro Policy Advisory Committee (MPAC).</p> <p>Conduct research, convene stakeholders, and advocate for state building code reforms to lower the cost of building accessible units.</p>
K	Evaluate alternative models	Evaluate existing models and develop recommendations for alternative affordable housing financing and ownership approaches that can complement LIHTC and gap funding approaches (e.g. social housing, mixed income, community land trust, resident owned cooperatives, etc.).
L	Community collaboration	Require or incentivize community co-design in housing development projects receiving Metro public funds.

		Build infrastructure for community-developer collaboration (e.g. shared planning tables, facilitation, technical assistance).
P	Density minimums in new urban areas	Develop proposed amendments to Title 11 of Metro's Urban Growth Management Functional Plan to require minimum densities in new urban areas (concept planning requirement).
Q	Regional land bank plan	Develop a regional land bank plan that outlines the necessary legal framework, governance procedures, and operational guidelines. Define clear policy priorities and identify market conditions and funding opportunities to support its implementation. Explore a variety of ideas for land bank application, including: <ul style="list-style-type: none"> • Land banking in urban reserves • Social housing or community land trusts • Transit Oriented Development program • Land banking for a group of smaller infill parcels rather than one contiguous plot of land
AG	Prevailing wage exemption	Support legislation that exempts affordable housing projects from prevailing wage requirements.
AI	Displacement impact report	Explore potential Metro use of displacement impact reports when expending Metro funds (e.g. parks, trails, transportation, venues).
D	Alternative home ownership opportunities	Develop a work program to explore alternative affordable home ownership opportunities; align with future affordable housing funding; align buyer assistance programs with middle housing development strategies; Research barriers and identify strategies to support multifamily home ownership strategies; Technical assistance for HOA structures. Support community ownership and stewardship models that ensure affordability over time.
S	Eviction prevention funding	Expand and sustain eviction prevention funding.
E	Messaging and storytelling	Present housing data with the stories and lived experiences of people in the region to provide a more complete picture. Elevate positive storytelling about affordable housing through media, public education, and partnerships with local jurisdictions and nonprofits. Share successes of the Metro Affordable Housing Bond, TOD Program, etc.
X	Metro Urban Growth Management Functional Plan housing audit	Audit housing-related titles in the Urban Growth Management Functional Plan to identify possible amendments that would provide more clarity, consistency, and flexibility: potentially Titles 1, 6, 7, 10, 11, 12, 13, 14. Focus would be on removing regulatory barriers to multi-unit and middle housing.
V	Mapping parcels for development	Map parcels that may provide housing development opportunities including public ownership, non-profit or faith-based ownership, locations for use of SB8.



F	Best practices guides, innovation, research; opportunities to accelerate innovative building techniques	<p>Convene partners to identify knowledge gaps and needs that hinder the adoption of innovative building practices that lower housing production and maintenance costs—such as mass timber, modular construction, and green building features. Based on feedback, conduct additional research/analysis or identify specific actions Metro could take to accelerate innovative approaches; these could take the form of policy research & analysis, funding & investment, pilot programs, advocacy, and more.</p> <p>Collect and share best practices/toolkits/model code resources (including ones currently in development at DLCD) for local jurisdictions to meet their housing needs. Metro work to clarify what would result in a coherent outcome and usable tools in the regional context.</p>
W	Convene implementers and subject matter experts	Be a regional convener for implementers and subject matter experts by hosting regular communities of practice. These forums could include topics like how to align implementing codes to streamline expectations for developers and reduce permitting burden.
O	UGM process review	Explore existing UGB processes to identify ways to make the process more efficient and flexible.
Y	Proposal for consortium for buying housing materials and services	Develop a proposal for a regional consortium that creates opportunities to purchase building materials and services at scale, supporting more cost-effective housing production. Metro could sponsor a collaborative purchasing pool and also lower the costs of insurance and financing risks.
AJ	Recruitment of developers and capital	Develop a new work program to recruit middle and multi-unit housing developers and investors that are not currently working in the greater Portland region by highlighting local development opportunities and incentives. Look into podcasts with nationwide reach where local specialists speak as a way to spark interest in the region and improve Portland's image/reputation. Share narratives that demonstrate that the Metro region is pro housing.
Z	SDC assistance fund	Explore the feasibility of creating an SDC assistance fund for affordable housing units, ADA units, units near frequent transit corridors, and units under 1000 SF.
AK	Convene partners to understand opportunities for Metro to advance 'naturally occurring affordable housing' preservation	Convene or participate in partner conversations to develop a coordinated strategy to support preservation of "naturally occurring affordable housing." Through conversations with partners, identify specific actions Metro could take to advance this work through research and analysis, funding and investment, pilot programs, advocacy, and more.
AB	Risk pool for maintenance	Create a risk pool that all project managers can access for maintenance needs.
U	Landlord liaison program	Support landlord liaison programs that connect tenants with landlords willing to waive barriers such as credit score issues or criminal background checks.



AC	Tech support on capacity analysis	Develop a proposed work program for Metro to become a centralized location for the data that is required for local jurisdiction's housing capacity analysis.
AD	ADU informational program for homeowners	Enhance informational programs for homeowners on how they can utilize their properties for small scale development, such as ADUs.
AE	Construction workforce	Develop a work program to identify how Metro could help find solutions to housing construction labor shortages, building on existing efforts through the Construction Career Pathways Program.
AL	Incentives for strong HPS performance	Develop a proposal for how to offer incentives related to Metro's transportation and parks funding based on HPS performance.
AF	Next generation of housing expertise	Develop Metro Housing Department internship program.
H	Permitting and production dashboard	Explore the creation of an online public dashboard for jurisdictional development services operations - average permitting times, housing production numbers, etc. Highlight jurisdictions who are hitting benchmarks or outperforming; use social media to celebrate good stories.



Materials following this page were distributed at the meeting.

accountability are essential to track progress, see which commitments are being met, and where more effort is needed. The [Regional Waste Plan Progress Report](#) evaluates progress toward each goal by monitoring the status of action items and by measuring key indicators over time.

Grants and opportunities

Community Placemaking applications open Aug. 15: Each year, Metro supports equity-centered efforts that strengthen people's connections to each other and places they care about. Last year, Metro awarded [\\$450,000 in grants to 23 projects](#). **Applications are due Oct. 3;** see all grants at oregonmetro.gov/grants.

Metro Headlines

<p>Transportation and planning:</p> <ul style="list-style-type: none"> • Metro project aims to address Portland's 'heat islands' (KPTV) • 'Big Beautiful Bill' may take a major bite out of I-5-Rose Quarter remake (OPB) • Comprehensive Climate Action Plan moves forward; engagement survey to open Aug. 5 	<p>Housing:</p> <ul style="list-style-type: none"> • How Oregon's Housing Bonds Outperformed Expectations (Governing) • The end of Metro's affordable housing bond worries advocates (Street Roots) • New drop-in homeless day center to open in North Portland (KGW)
<p>Parks and nature:</p> <ul style="list-style-type: none"> • Water safety tips for "boating, floating and splashing around" (Portland Tribune) • Peak Northwest's top 5 uncrowded holiday weekend escapes (Oregonlive) • Metro awards \$6.25 million in parks and nature grants 	<p>Environment & waste prevention:</p> <ul style="list-style-type: none"> • Oregon makes recycling history • Metro to reopen public comment on proposed changes to garbage and recycling • Reuse Impact Fund grant application opens July 31 for local reuse organizations
<p>Zoo and venues:</p> <ul style="list-style-type: none"> • Zoo welcomes 'very special group' of Pacific lamprey • Rose City Comic Con returns to Oregon Convention Center Sept. 5-7 • ZooNights concerts continue each Friday through Aug. 22 	<p>News from around the region:</p> <ul style="list-style-type: none"> • Councilor Lewis discusses SHS on Think Out Loud (OPB) • Here's how much was spent on homeless services in the Portland area last year (Oregonlive) • Councilor González welcomed baby daughter Sofia Citlalli on July 3!

Next MPAC meeting: 5-7 p.m. Wednesday, Sept. 24 (hybrid) • [See all upcoming Metro meetings](#)



Metro

2025 Legislative Session Recap

Kyung Park (he/him), State Affairs Advisor

July 23, 2025



Tone and Tenor of Session

- Back to Basics
- Budget Constraints
- 3466 pieces of legislation



Overall State Priorities

- Education
- Behavioral Health
- Housing and Homelessness
- Transportation
- Wildfires



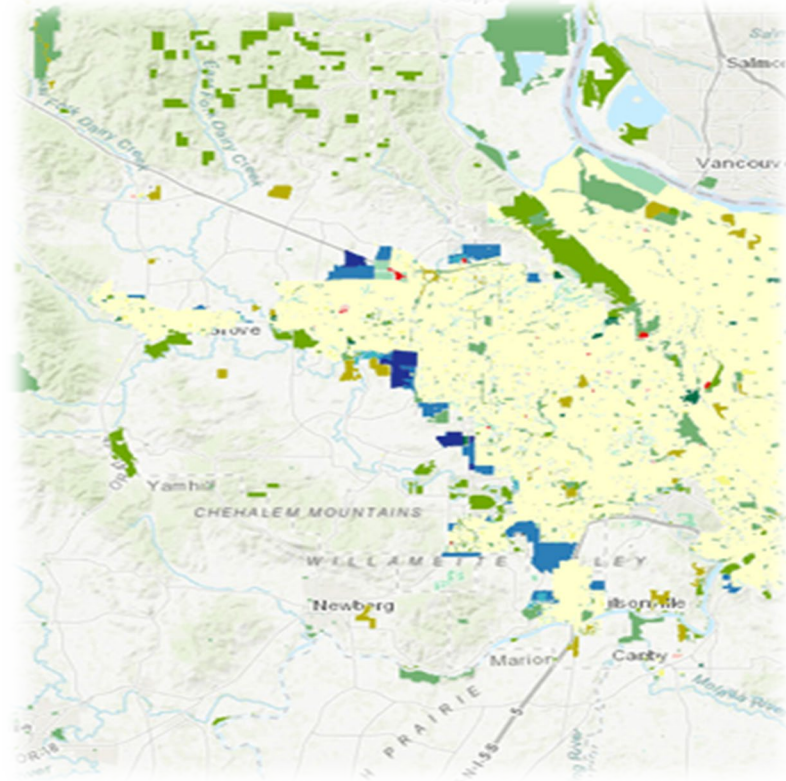
Housing

- HB 3644 – Statewide Shelter Program (*PASSED*)
 - \$204.M allocated in OHCS budget
- HB 3031 – Housing Infrastructure Fund (*PASSED*)
 - \$10M start up funding



Land Use, Planning, and Readiness

- SB 974: 120 Day Permit Shot Clock (*PASSED*)
- HB 2658: Frontage Improvements (*PASSED*)
- HB 2258: Oregon Homes (*PASSED*)



Housing and Homelessness Funding

- \$468M LIFT Bonds for affordable housing development (SB 5505)
- \$101M LIFT Bonds for Affordable Homeownership (SB 5505)
- \$80M LIFT Bonds for Permanent Supportive Housing (SB 5505)
- \$52M for Preservation of affordable housing and manufactured housing parks (SB 5531)



Transportation

- HB 2025: Transportation Package
(FAILED)
- HB 3402: ODOT Continued Operations
(FAILED)
- TV Hwy Transit Project funding
(FAILED)
- Interstate Bridge Replacement Project
funding *(PASSED)*



Other Bills of Interest

- SB 99: Brownfields (*PASSED*)
- HB 2499: Industrial Site Readiness (*PASSED*)
- SB 243: Community Safety Firearms Act (*PASSED*)



Questions



Metro's state-mandated Regional Housing Coordination Strategy

MPAC

July 23, 2025

Reminder: What is the RHCS?

Required by the State as a part of the Oregon Housing Needs Analysis (OHNA) framework

List of actions Metro will take to promote housing production, affordability and choice

- Coordinate with local production strategies
- Fill regional gaps (resources, capacity, tools)

What outcomes are we trying to achieve?

Development and maintenance of needed housing

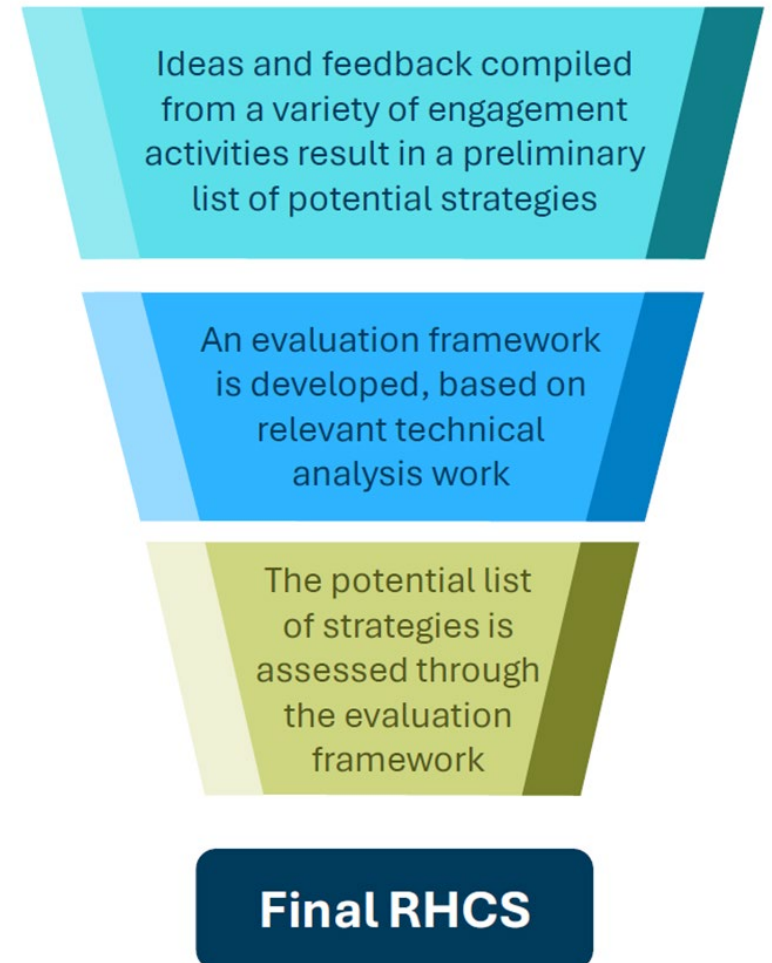
- Diverse housing types
- High quality
- Physically accessible
- Affordable

Housing with access to economic opportunities, services and amenities

Affirmatively furthering fair housing (AFFH)

Where are we?

- ✓ Scope development
- ✓ Technical analysis
- ✓ Ongoing engagement
- **Strategy evaluation**
- Adoption



Creating the list of actions

Implementers Work Group

Focus groups and coalition
member meetings

Internal staff meetings

Metro committees

Research and interviews



Refining the actions for evaluation

Potential Actions for Inclusion in Metro's Regional Housing Coordination Strategy (RHCS)

Best Practices and Research

- ♦ Research innovative building practices and strategies for effective implementation
- ♦ Research best practices for preserving affordable housing with expiring regulatory agreements
- ♦ Study cost-effective approaches to preserve and rehabilitate naturally occurring affordable housing (NOAH)
- ♦ Provide input on statewide model home legislation to ensure alignment with planning and building best practices
- ♦ Integrate housing data with lived experiences to present a fuller picture of regional housing needs
- ♦ Conduct an analysis of regional housing affordability
- ♦ Identify strategies to increase housing affordability
- ♦ Compile and share best practices for use by local jurisdictions, communities, not just Metro
- ♦ Provide regional resources to help communities implement effective strategies
- ♦ Explore modular housing implementation
- ♦ Develop and promote low-carbon building policies
- ♦ Research and share best practices on mass timber construction
- ♦ Research and share best practices for non-market social housing models to prevent commodification
- ♦ Promote trauma-informed design strategies for transitional and permanent housing

Actions in TEAL were generated in the last Implementers Work Group Meeting

100+ actions

Communication and Public Engagement

- ♦ Develop public service announcements highlighting the benefits of affordable housing
- ♦ Act as a central regional and statewide source to explain housing market dynamics and the role of local, county, and regional governments
- ♦ Create a regional website/resource hub to connect people experiencing or at risk of homelessness with services and support

Combined, refined, removed

Revised List of Actions

36 actions

1. Housing pre-development and technical assistance
2. Local HPS implementation funding and support
3. New affordable housing bond
4. Expand funding for the brownfield grant program
5. Regionally available pool of housing professionals for technical assistance
6. Community research of fair housing planning
7. Regional affordable housing listing service
8. Voucher portability
9. Convene public funders and philanthropy
10. Coordinated housing legislative agenda
11. Evaluate alternative models
12. Community collaboration
13. Density minimums in new urban areas
14. Regional land bank plan
15. Prevailing wage exemption
16. Displacement impact mitigation
17. Alternative home ownership
18. Eviction prevention funding
19. Messaging and storytelling
20. Metro Urban Growth Management Functional Plan housing audit
21. Mapping parcels for development
22. Best practices guides, innovation, research; opportunities to accelerate innovative building techniques
23. Convene implementers and subject matter experts
24. UGM process review
25. Proposal for consortium for buying housing materials and services
26. Recruitment of developers and capital
27. SDC assistance fund
28. Convene partners to understand opportunities for Metro to advance 'naturally occurring affordable housing' preservation
29. Risk pool for maintenance
30. Landlord liaison program
31. Tech support on capacity analysis
32. ADU Informational Program for Homeowners
33. Construction workforce

Evaluation approach

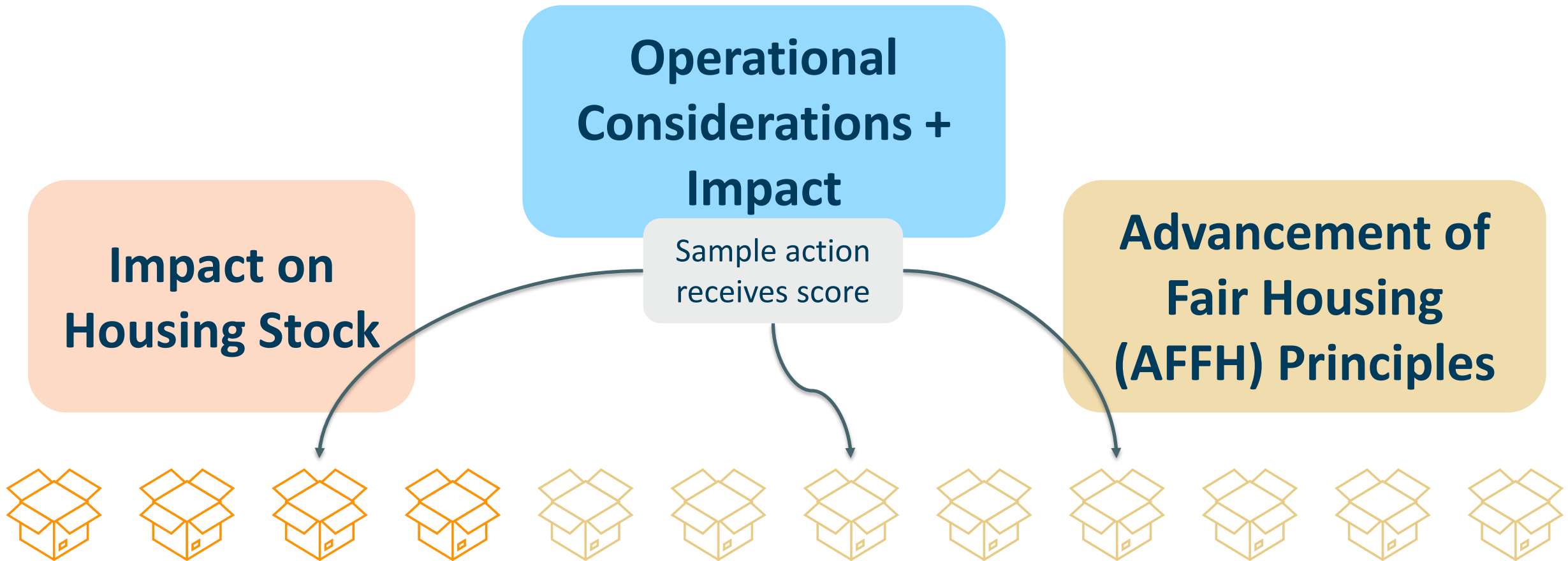
Prioritizing a focused set of actions that Metro can **realistically implement** over the next six years as part of its RHCS.

**Operational
Considerations +
Impact**

**Impact on Housing
Stock**

**Advancement of
Fair Housing
(AFFH) Principles**

Scoring and sorting the actions



Scoring and sorting the actions

high scoring actions

based on rankings using evaluation criteria

low score but with support

based on rankings + feedback

low scoring actions

What we've heard: Popular actions

Implementers Work Group	MTAC
New affordable housing bond	New affordable housing bond
Regional land bank plan	Regional land bank plan
Local HPS implementation funding and support	SDC assistance fund
Coordinated legislative agenda	Expand funding for the brownfield grant program
Housing pre-development and technical assistance	Coordinated legislative agenda
Evaluate alternative models for affordable housing financing and ownership	Regionally available pool of housing professionals for technical assistance

Potential additions

Actions with lower scores in evaluation, but were elevated through engagement:

- Affordable homeownership strategy
- SDC assistance fund
- Permitting and production dashboard

Ideas generated through recent engagement that have not yet been evaluated:

- Middle housing code audit
- Regional past harms research
- Housing accessibility data
- Affirmative marketing protocols
- Affordable housing operational stabilization strategy
- OHCS funding coordination/alignment
- Align housing vouchers with nonprofit housing providers

Next steps

- Evaluation is just one tool that helps us make decisions about what ends up in the final strategy
- Additional work needed
 - Consider implementation timelines, costs, funding and staffing needs in combination
 - Strategic prioritization and alignment

Project schedule

2024	2025											
Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Scoping												
		Draft strategies				Continued engagement		Public comment				
		Analysis										
				Evaluation								
			+		+		+		+	+		
		★			★		★		Review + approval ★			

 MTAC & MPAC meeting
  Council meeting

Questions and discussion

- Do you have questions about the evaluation process?
- Do you have feedback for the project team as we begin to draft the RHCS?

oregonmetro.gov



Evaluation categories

Impact on Housing Stock

Assists cities with housing work	Increases Housing production	Preserves and maintains existing housing that is affordable	Supports development of a mix of housing types (e.g., multifamily, ADUs, middle housing)
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Advancement of Fair Housing (AFFH) Principles

Supports accessible and adaptable housing	Supports access to affordable rental housing	Supports access to affordable homeownership	Supports access to community assets and mitigation of exposure to harms
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Addresses issues associated with historically underserved or marginalized communities and protected classes	Addresses and disrupts patterns of segregation, and their correlation with concentrated areas of affluence and poverty	Supports housing stability, anti-displacement and displacement mitigation	Supports access to permanent housing to resolve homelessness
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Action	Description
Housing pre-development and technical assistance	<p>Explore expanding eligible uses of 2040 Planning and Development Grants to:</p> <ul style="list-style-type: none"> - Fund pre-development and technical assistance, including planning, due diligence, and title clearing - Include faith-based and culturally specific or other community-based organizations as eligible applicants
Local HPS implementation funding and support	<p>Provide ongoing funding to support implementation of local Housing Production Strategies (HPS). Share effective housing strategies with cities that have not yet completed an HPS, identifying where Metro can offer funding or implementation support.</p> <p>Plan for Metro Councilors to meet annually with cities and counties to learn about their top two to three housing actions, understand where they are facing challenges, and identify resource gaps—helping to build urgency around solutions and promote local transparency.</p>
New affordable housing bond	<p>Develop a framework for a potential regional bond measure to fund affordable housing development and preservation.</p> <p>The framework should be informed by analysis of housing needs and trends and stakeholder engagement to define policy priorities; analysis of lessons learned from the 2018 regional housing bond; and public opinion research. The framework should evaluate production potential and policy outcomes for a range of funding models, including but not limited to a LIHTC gap funding model, as well as alternative ownership models, such as a community land trust models. It should also include consideration of preservation needs and acquisition/conversion opportunities.</p>
Expand funding for the brownfield grant program	<p>Assess where brownfield grants have been effective and where we need additional funding. Identify funding source (potentially CET/2040 Planning and Development Grants)</p>
Regionally available pool of housing professionals for technical assistance	<p>Use 2040 Planning and Development Grant funding to establish a centralized, regionally accessible pool of housing professionals that can help cities fill staff capacity gaps to meet OHNA program obligations (like HPS and HNA related work).</p> <p>Explore hiring on-call development services planners and building inspectors to support smaller jurisdictions with limited staff capacity.</p> <p>Use 2040 Planning and Development Grant funding to provide training, education, and technical assistance to improve local planning and implementation around fair housing. Identify opportunities to address gaps in fair housing compliance and education due to federal cuts.</p>
Community research of fair housing planning	<p>Fund community-led research and engagement as part of fair housing planning.</p>

Action	Description
Regional affordable housing listing service	Create a regional listing service for affordable housing units that includes information like rent cost, availability, unit accessibility, supportive services, and property management.
Voucher portability	Work with county partners to improve regional portability of tenant-based long term rental assistance (including but not limited to Metro funded rental assistance).
Convene public funders and philanthropy	<p>Convene affordable housing funders to develop a coordinated investment strategy for affordable housing development and preservation. Strategy to include ideas for aligning capital funding with ongoing funding for rental assistance, services, and operations.</p> <p>In coordination with GAPD/Council office, engage philanthropic organizations to identify opportunities for partnerships to support housing production and equitable housing access, particularly in light of federal actions impacting funding stability and policies related to fair housing.</p>
Coordinated housing legislative agenda	<p>Convene jurisdictional and industry partners to develop a coordinated advocacy agenda for state and federal policy and resources. This work could be led by the Council's proposed new Housing and Homelessness Policy Advisory Committee (HHPAC) in coordination with Metro Policy Advisory Committee (MPAC).</p> <p>Conduct research, convene stakeholders, and advocate for state building code reforms to lower the cost of building accessible units.</p>
Evaluate alternative models	Evaluate existing models and develop recommendations for alternative affordable housing financing and ownership approaches that can complement LIHTC and gap funding approaches (e.g. social housing, mixed income, community land trust, resident owned cooperatives, etc.).
Community collaboration	<p>Require or incentivize community co-design in practices in housing development projects receiving Metro public funds.</p> <p>Build infrastructure for community-developer collaboration (e.g. shared planning tables, facilitation, technical assistance).</p>
Density minimums in new urban areas	Develop proposed amendments to Title 11 of Metro's Urban Growth Management Functional Plan to require minimum densities in new urban areas (concept planning requirement)
Regional land bank plan	<p>Create a plan for a regional land bank, including land bank laws and procedures for running one. Define policy priorities and market/funding opportunities to support implementation.</p> <p>Explore a variety of ideas for land bank application, including:</p> <ul style="list-style-type: none">- Land banking in urban reserves- Social housing or community land trusts- Transit Oriented Development program- Land banking for a group of smaller infill parcels rather than one contiguous plot of land

Action	Description
Alternative home ownership opportunities	<p>Develop a work program to explore alternative affordable home ownership opportunities; align with future affordable housing funding; align buyer assistance programs with middle housing development strategies; Research barriers and identify strategies to support multifamily home ownership strategies; Technical assistance for HOA structures.</p> <p>Support community ownership and stewardship models that ensure affordability over time.</p>
SDC assistance fund	<p>Explore the feasibility of creating an SDC assistance fund for affordable housing units, ADA units, units near frequent transit corridors, and units under 1000 SF.</p>
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Displacement impact report	Explore potential Metro use of displacement impact reports when expending Metro funds (e.g. parks, trails, transportation, venues).
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Action	Description
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Risk pool for maintenance	Create a risk pool that all project managers can access for maintenance needs.
Landlord liaison program	Support landlord liaison programs that connect tenants with landlords willing to waive barriers such as credit score issues or criminal background checks.
Tech support on capacity analysis	Develop a proposed work program for Metro to become a centralized location for the data that is required for local jurisdiction's housing capacity analysis.
ADU informational program for homeowners	Enhance informational programs for homeowners on how they can utilize their properties for small scale development, such as ADUs.
Construction workforce	Develop a work program to identify how Metro could help find solutions to housing construction labor shortages, building on existing efforts through the Construction Career Pathways Program.
Incentives for strong HPS performance	Develop a proposal for how to offer incentives related to Metro's transportation and parks funding based on HPS performance.
Next generation of housing expertise	Develop Metro Housing Department internship program.

Sample high scoring actions: Housing production categories

Action	Operational considerations + impact scores	Assists cities with housing work	Increases housing production	Preserves and maintains existing housing that is affordable	Supports development of a mix of housing types
Housing pre-development and technical assistance	High scores		X		?
Local HPS implementation funding and support		X	?	?	?
New affordable housing bond			X	X	?
Expand funding for the brownfield grant program			X		X
Regionally available pool of housing professionals for technical assistance		X	?	?	?
Community research of fair housing planning					
Regional affordable housing listing service	Medium-high scores	?			
Voucher portability					
Convene public funders and philanthropy		X			
Coordinated housing legislative agenda		X	?	?	X
Evaluate alternative models					X
Community collaboration					
Density minimums in new urban areas			/		X
Regional land bank plan			X		

X: Direct impact and under Metro control

/: Secondary impact of the action

?: Impact depends on programming

Sample high scoring actions: Fair housing categories

Action	Operational considerations + impact scores	Accessibility	Affordable rental	Affordable ownership	Access to community assets	Impacts to marginalized communities	Patterns of segregation	Displacement	Permanent housing
Housing pre-development and technical assistance	High scores	?	?	?	?	X	?	?	?
Local HPS implementation funding and support		/	?	?	?	?	?	?	?
New affordable housing bond		?	X	?	X	X	X	X	X
Expand funding for the brownfield grant program			?	?	?	?	?	?	?
Regionally available pool of housing professionals for technical assistance		/	X	?	?	/	?	?	?
Community research of fair housing planning						X			
Regional affordable housing listing service	Medium-high scores	X	X		?	/	X		X
Voucher portability			X		X				
Convene public funders and philanthropy			X	X		/			X
Coordinated housing legislative agenda		?	?	?	?	?	?	?	?
Evaluate alternative models				X					
Community collaboration						X			
Density minimums in new urban areas					/				
Regional land bank plan		?	X	X	?	?	X	?	/

X: Direct impact and under Metro control

/: Secondary impact of the action

?: Impact depends on programming