

Metro

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Metro

Minutes

Tuesday, July 29, 2025

10:30 AM

**Metro Regional Center, Council chamber,
<https://zoom.us/j/615079992> (Webinar ID: 615079992) or
253-205-0468 (toll free), www.youtube.com/live/cLD51MD_1UA**

Council work session

10:30 Call to Order and Roll Call

Present: 5 - Councilor Christine Lewis, Councilor Mary Nolan, Councilor Ashton Simpson, Councilor Gerritt Rosenthal, and Councilor Duncan Hwang

Excused: 2 - Council President Lynn Peterson, and Councilor Juan Carlos Gonzalez

10:30 Work Session Topics:**10:30 Metro's State-Mandated Regional Housing Coordination Strategy**

Presenter(s): Emily Lieb (she/her), Housing Department Policy Director
Eryn Kehe (she/her), Urban Policy and Development Manager

Attachments: [Staff Report](#)
[Attachment 1 - Refined List of Actions](#)
[Attachment 2 - Engagement Approach](#)

Staff reviewed state requirements to develop a Regional Housing Coordination Strategy (RHCS). They described program goals, the feedback received from ongoing engagement, and next steps.

Councilor Rosenthal reiterated remarks from Washington County mayors that cities would benefit from more guidance interpreting state legislative requirements. He also asked for a breakdown of needs by housing type and advocated for land banking near workforce areas.

Councilor Hwang asked if Metro's requirements include developing a numeric goal for housing units, and staff clarified that cities have quantitative goals under the Oregon Housing Needs Analysis (OHNA) framework, but that Metro's role is focusing on supporting strategies to achieve those goals. He also asked for broader stakeholder

discussion and tied the RHCS to the Future Vision project. Staff agreed there would be opportunities to leverage outreach for both projects.

Councilor Lewis highlighted the importance of housing vouchers and took a firm stance in support of a new affordable housing bond. She suggested that Metro position itself as the most nimble funder to support affordable housing development.

Staff confirmed for Councilor Rosenthal that as part of the six-year review requirements, Metro would continue to review local strategies. He also asked whether Metro anticipated developing a state legislative agenda related to these strategies, which staff confirmed was a possibility.

Councilor Lewis expressed concern that if cities continue to rely solely on system development charges (SDCs), new growth in the region will continue to result in higher cost, even luxury, housing. Councilor Nolan added to the topic that they did not support reduction or waiver of SDCs unless tied to enforceable long-term affordability or other public use.

Staff noted that local jurisdictions have asked for funding sources that are easier to draw on, but that this strategy has ranked as a lower priority due to the lack of any identified funding sources to do so.

Deputy Council President Simpson reiterated the importance of housing available to different income levels.

Councilor Nolan asked for more clarity on the definition of affordable housing units and whether jurisdictions across the region would be asked to support equitable levels of affordable housing for each income level in their community. Staff explained that the targets are based on affordability and take into account existing availability, including, in some cases, subsidy. They also noted that state-level targets seek to balance affordability levels between communities in the region.

Councilor Rosenthal highlighted known opportunities for significantly lower cost housing production, including mobile homes, but acknowledged that siting these homes is largely infeasible.

11:30 Chief Operating Officer Communication

COO Madrigal announced a Metro staff survey, and Councilor Lewis asked that staff be supported during a time of reduced workforce capacity.

11:35 Councilor Communication

Councilor Nolan reported back on the Regional Waste Advisory Committee's upcoming feedback on the System Facilities Plan.

Councilor Lewis updated Council on the Clackamas County Coordinating Committee retreat, which focused on housing and the state transportation package and transit.

11:40 Adjourn

There being no further business, Deputy Council President Simpson adjourned the meeting at 11:37 a.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Anne Buzzini".

Anne Buzzini, Council Legislative Advisor