

METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

July 26, 2023

MEMBERS PRESENT

Vince Jones-Dixon (Chair)
Alex Howard
Gordon Hovies
Kim Harless
Brett Sherman
Gerritt Rosenthal
Sherry French
Nadia Hasan
Mark Shull
Duncan Hwang
Kirstin Greene
Sharon Meieran
Pam Treece
Ed Gronke
Denyse McGriff
Carmen Rubio
Mary Nolan
Steve Callaway

AFFILIATION

City of Gresham, Second Largest City in Multnomah County
Port of Portland
Special Districts in Washington County
City of Vancouver
City of Happy Valley, Other Cities in Clackamas County
Metro Council
Special Districts in Clackamas County
City of Beaverton, Second Largest City in Washington County
Clackamas County
Metro Council
Oregon Department of Land Conservation and Development
Multnomah County
Washington County
Citizen of Clackamas County
City of Oregon City, Second Largest City in Clackamas County
City of Portland
Metro Council
Largest City in Washington County

MEMBERS EXCUSED

Joe Buck
Tim Rosener
Ted Wheeler
Glen Yung
Brian Cooper
Brian Hodson
Omar Qutub
James Fage
Susan Greenberg
Terri Preeg Riggsby
Luis Nava
Thomas Kim

AFFILIATION

City of Lake Oswego, Largest City in Clackamas County
Other Cities in Washington County
City of Portland
Clark County
City of Fairview, Other Cities in Multnomah County
City of Canby, City in Clackamas County outside UGB
Citizen of Multnomah County
City of North Plains, City in Washington County outside UGB
Beaverton School Board, Governing Body of a School District
Special Districts in Multnomah County
Citizen of Washington County
TriMet

ALTERNATES PRESENT

Amira Streeter
Anthony Martin
Laura Kelly

AFFILIATION

Citizen of Multnomah County
Largest City in Washington County
Oregon Department of Land Conservation and
Development

OTHERS PRESENT: Becky Hewitt, Madeline Baron, Laurie Petrie, Anna Slatinsky, Megan McKibben, Jamie Stasny, Jessica Pelz, Stephen Roberts, Miranda Bateschell, Adam Barber

STAFF: Connor Ayers, Jeff Kain, Anneliese Koehler, Catherine Ciarlo, Jaye Cromwell, Jenna Jones, Laura Combs, Ted Reid, Eryn Kehe, Anne Buzzini, Andy Shaw

1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS

MPAC Chair Vince Jones-Dixon called the Zoom meeting to order at 5:00 PM.

Metro staff Connor Ayers (he/him) called the role.

Metro staff Jaye Cromwell confirmed that the committee had reached a quorum.

2. PUBLIC COMMUNICATION ON AGENDA ITEMS

No members of the public chose to provide testimony on agenda items.

3. COUNCIL UPDATE

Metro Councilor Duncan Hwang (he/him) began by providing an update on the agency's efforts to advance diversity, equity, and inclusion, particularly regarding trans inclusion.

He shared that the first Supportive Housing Services (SHS) annual report has been released, noting the successes and failures of the program.

Councilor Hwang then discussed updates on the 82nd Avenue transportation project.

The Councilor provided remarks on the Community Cleanups project, highlighting Metro efforts to clean up public spaces across the region.

Lastly, he noted that the public comment period for the 2023 Regional Transportation Plan is now open.

Metro Councilor Gerritt Rosenthal reported on a Driving Diversity seminar that encouraged diverse audiences to learn how to drive solid waste trucks.

Washington County Commissioner Pam Treece questioned if one of the Metro Councilors could provide an update on Metro's Strategic Targets work.

Metro staff Catherine Ciarlo (she/her) remarked that there is not the correct staff members present to provide comments on the Strategic Targets Plan, noting that she will work to provide more information in the following MPAC meeting.

Councilor Hwang briefly commented on the promises of the Strategic Targets work, noting that the plan will soon be shared more widely with the region.

4. COMMITTEE MEMBER COMMUNICATIONS

No members of the committee provided an update.

5. CONSENT AGENDA

5.1 Consideration of the June 28, 2023 MPAC Minutes

Chair Jones-Dixon called for a motion to approve the consent agenda.

MOTION: Clackamas County Commissioner Mark Shull moved to approve the consent agenda. City of Beaverton Councilor Nadia Hasan seconded.

ACTION: With all in favor, the consent agenda was approved.

6. INFORMATION/DISCUSSION ITEMS

6.1 Legislative Update

Chair Jones-Dixon introduced Metro staff Anneliese Koehler (she/her) and Jenna Jones (she/her).

Key elements of the presentation and member discussion included:

Jones began the presentation by discussing the Oregon Housing Needs Analysis, highlighting how the analysis has shaped the provisions of major housing legislation. Koehler discussed a policy package that emerged from the Oregon Semiconductor Competitiveness Task Force recommendations. Jones highlighted major legislative investments into regional projects.

Oregon Department of Land Conservation and Development Deputy Director Kirstin Greene mentioned that there is an additional \$3.5 million dollars of legislative investment directed towards local governments implementing the provisions of House Bill 2001 (HB2001).

Committee member Amira Streeter (she/her) questioned what qualifies as a unit of measurement in the needs analysis of House Bill 3155 (HB3155).

Jones clarified that any kind of housing unit, whether an apartment, duplex, house, etc., can be qualified as a unit in this analysis, noting that the analysis filters by housing type.

Streeter then questioned why the analysis was set at a deadline of every six years, expressing concerns that there may be significant population changes over the course of six years.

Jones noted that the renewal of the analysis is set at six years to match Metro's Urban Growth Management (UGM) review which occurs every six years. She noted that they do consider the impact of population change.

Streeter asked if there is a metric for affordability, and how this metric is measured.

Jones explained that the newest versions of the analysis closely tying targets to housing affordability levels using area median income (AMI) as the metric.

City of Hillsboro Mayor Steve Callaway firstly reminded the committee that housing production is ultimately dependent upon developers, and that it is in the region's best interest for cities to cooperate to create affordable housing. He then asked what Metro's position will be on an Urban Growth Boundary (UGB) expansion produced as a result of House Bill 3414 (HB3414).

Koehler suggested that this bill will likely not come back through the legislature in the exact same form, noting the difficulty of providing a comment without the necessary details. She ultimately stated that Metro will need to analyze the issue HB3414 is attempting to solve before deciding if Metro wants to act towards expansion.

Councilor Rosenthal ensured that the Metro Council will be listening to input of cities on this issue.

6.2 Urban Growth Management and Engagement Update

Chair Jones-Dixon introduced Metro staff Eryn Kehe (she/her) and Laura Combs (she/her).

Key elements of the presentation and member discussion included:

Kehe began the presentation by providing context on the UGM decision, explaining the decision-making framework and the timeline on the process. She then remarked on the engagement plan, highlighting the efforts that will be undertaken to engage stakeholders, jurisdictions, and the public in this issue. Particular attention was given to the stakeholder roundtable, a new group being developed to help facilitate conversations regarding the UGM. Combs explained the role that the youth cohort will play in Metro's engagement efforts.

As this agenda item was closely tied to the next item, Chair Jones-Dixon moved onto the next agenda item.

6.3 Urban Growth Management Discussion: Long-Term Role of Housing Production in Housing Affordability (filtering); Gentrification and Displacement Trends

Kehe introduced Metro staff Ted Reid (he/him), as well as Becky Hewitt and Madeline Baron from ECONorthwest.

Key elements of the presentation and member discussion included:

Hewitt overviewed research performed by ECONorthwest on housing filtering, market functions, and gentrification with the purpose of guiding Metro's 2024 UGM decision. Baron discussed how new housing affects the affordability of existing housing, at both a regional and neighborhood scale. She noted that the Metro region has been underproducing housing, and with increasing demand for housing, new supply is needed to balance the costs of the housing market. Hewitt explained the risks for displacement, highlighting the areas of the Metro region that are the most at risk of large-scale gentrification.

City of Happy Valley Councilor Brett Sherman firstly questioned if the high interest rate environment of the modern housing market has impacted the filtering process.

Baron affirmed the Councilor's suggestion, stating that high interest rates significantly slow down the sorting process of housing.

Councilor Sherman then expressed concerns that boosting housing production, while improving the affordability of housing, would in effect decrease the average homeowner's value.

Baron stated that there is a conflict here, noting that the community interest in greater affordable housing is often in contention with the individual's interest to protect the value of their home. However, as our supply of housing is already so low, we could experience a large boost to the housing supply without drastically impacting home values.

Councilor Sherman explained that Happy Valley is looking to invest in equity-focused developments near transit centers; he questioned if there is a way to incorporate both transportation and housing factors into the UGM decision.

Hewitt clarified that it is vitally important to consider the overlap of housing and transportation in ensuring that these investments actually serve the populations they are intended to help. She also added that adding housing supply shouldn't simply be viewed as bringing the value of houses down, but rather moderating the pace of increase.

Committee member Ed Gronke questioned what solutions are available to solve the issues discussed in this presentation.

Hewitt explained that Metro's focus on readiness is critical to ensuring that the housing supply the region needs may actually be delivered to meet the demand. She also highlighted securing land investments, careful land use and zoning policy, and the removing of regulatory obstacles to further development as key pieces in solving these issues.

Chair Jones-Dixon requested that staff restate their guidance to cities for discussing this information with constituents.

Hewitt explained that bringing the available data to community members and developers may help fill in gaps in the data and better understand how to better support members of the public.

Councilor Rosenthal noted that roughly 25% of new housing production is listed as being needed for individuals in the below 30% AMI category. He asked where the rest of the housing production is needed most.

Baron provided a brief overview of housing need projections based on income-levels.

Seeing no further discussion on the topic, Chair Jones-Dixon moved onto the next agenda item.

ADJOURN

Chair Jones-Dixon adjourned the meeting at 6:49 PM.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Jeff Kain".

Jeffrey Kain
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JULY 26, 2023

ITEM	DOCUMENT TYPE	DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
5.1	Presentation	07/26/2023	MPAC Legislative Update	072623m-01
5.2	Presentation	07/26/2023	UGM Public Engagement Presentation	072623m-02
5.3	Presentation	07/26/2023	MPAC – Filtering and Displacement Presentation	072623m-03