



600 NE Grand Ave.  
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oregonmetro.gov

## **METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes  
December 11, 2024

### MEMBERS PRESENT

Sharon Meieran  
Vince Jones-Dixon  
Keith Kudrna  
Terri Preeg Riggsby  
Mark Shull  
Joe Buck  
Ed Gronke  
Pam Treece  
Allison Tivnon  
Luis Nava  
Tim Rosener  
Luis Nava  
JT Flowers  
Kristin Greene  
Mary Nolan  
Duncan Hwang  
Gerritt Rosenthal  
Sherry French

### AFFILIATION

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

### MEMBERS EXCUSED

Ted Wheeler  
Omar Qutub  
Denyse McGriff  
Brett Sherman  
Miles Palacios  
Susan Greenberg  
Glen Yung  
Ty Stober  
Dan Eisenbeis  
Brian Hodson  
James Fage

### AFFILIATION

City of Portland  
Citizen of Multnomah County  
Second Largest City in Clackamas County  
Other Cities in Clackamas County  
Special Districts Washington County  
School Districts  
Clark County  
City of Vancouver  
Port of Portland  
City in Clackamas County Outside the UGB  
City in Washington County

### ALTERNATES PRESENT

Carmen Rubio  
Anthony Martin  
Jim Duggan  
Laura Kelly

### AFFILIATION

City of Portland  
Largest City in Washington County  
Special Districts Washington County  
Oregon Dept of Land Conservation and Development

OTHERS PRESENT: Adam Torres, Jessica Pelz, Kevin Cook, Kevin McGrane, Medha Pulla, Joe Gordon, Barry Manning, Mike Williams, Patricia Diefenderfer, Ryan Singer, Tom Armstrong

STAFF: Catherine Ciarlo, Jaye Cromwell, Eryn Kehe, Ted Reid, Emily Lieb, Georgia Langer, Sam Hart, Tom Kloster, Glen Hamburg, Kim Ellis, Roger Alfred, Andre Lightsey-Walker, Eric Engstrom, Nick Christensen, Melissa Ashbaugh

**1. CALL TO ORDER**

MPAC Chair Pam Treece called the meeting to order at 5:00 PM.

Metro staff Georgia Langer (she/they) called the role.

**2. PUBLIC COMMUNICATION ON AGENDA ITEMS**

MPAC Chair Pam Treece read aloud the instructions for providing public testimony.

With no further discussion, Chair Pam Treece moved onto the next agenda item.

**3. COUNCILOR COMMUNICATION**

**3.1 Housing Funding Update**

Chair Treece introduced Council President Lynn Peterson (she/her), Metro, to present on the topic.

*Presentation summary*

President Peterson outlined a comprehensive proposal to ensure stability and accountability for addressing homelessness and affordable housing in the region. She provided updates on progress made since July, including stakeholder engagement, work sessions, and refinements to policy proposals, emphasizing Metro's ongoing commitment to collaboration and transparency. The plan focuses on avoiding funding cliffs by expanding allowable uses for Supportive Housing Services (SHS) taxes to include affordable housing, extending the SHS tax sunset with a phased rate reduction, and prioritizing predictable allocations for counties and cities. Peterson also introduced a proposed oversight structure, including a new Housing and Homelessness Policy Advisory Committee, chaired by a Metro Councilor, to guide regional planning, track performance, and align local implementation with strategic goals. Final direction on the proposals is expected before the end of the year.

*MPAC Member Discussion*

Commissioner Sharon Meieran expressed outrage at the plan, asserting that, despite receiving a large amount of money, the region has failed to solve the problem and has eroded public trust. She asked where behavioral healthcare is included in the plan, and President Peterson explained how that is being offered.

Councilor Allison Tivnon described some of the positive impacts that these funds have had in Beaverton.

She also expressed worry about the City of Beaverton's budget issues and how that could affect their ability to use affordable housing funds if the plan is made more complicated. President Peterson agreed and suggested a potential transition period to make sure the process goes smoothly.

Commissioner Mark Shull expressed concern that this extension would take the region's foot off the gas in making its 2030 goals. President Peterson reassured him and explained the benefit of the extension.

Mayor Rosener suggested an improved governmental structure to increase oversight and reduce unintended consequences to costs.

Mayor Steve Callaway asked about the structure of oversight is for this plan, and President Peterson described the process of committees that will approve each step. He also asked what changes are being made based on input from the counties and other stakeholders, and President Peterson listed some of the changes that have been proposed so far. Mayor Callaway also suggested taking more time on this campaign to show the public what progress has already been made on this issue.

Mayor Joe Buck expressed support for all the work that has been done, but also noted the benefits of a shorter timescale of this project in order to pressure leaders to work together.

Mayor Rosener thanked President Peterson and applauded her leadership.

Chair Treece also thanked President Peterson's work, and discussed the ways that Clackamas and Washington County have succeeded at spending the funds they were allocated.

Seeing no further discussion, MPAC Chair Treece moved onto the next agenda item

### **3.2 Councilor Communication**

4. Councilor Duncan Hwang provided an update on several key initiatives. For Visitor Venues, the Expo Future project aims to honor the historical significance of the Expo Center while redeveloping it into a major sports tourism hub, driving economic impact and creating an inclusive space for both cultural and athletic opportunities. In Parks and Nature, Metro is preparing to open applications for the *Nature in Neighborhoods* Capital Grants Program, offering \$5 million for community-led projects, with pre-applications due January 21, 2025. Highlights from the Parks and Nature Annual Report include over \$67 million invested in local projects, expanded education and stewardship programs, and life jacket distribution to regional communities. For Planning, Development, and Research, Metro launched an online open house and survey to gather input on the region's Comprehensive Climate Action Plan, open through January 6th. Additionally, the Council approved an Urban Growth Boundary expansion in Sherwood to meet future housing and employment needs. In Waste Prevention and Environmental Services, Metro shared updates on the Recycling Modernization Act, set to streamline recycling statewide beginning in July 2025, and plans to present a revised Regional System Facilities Plan for final approval in early 2025.

### **5. COMMITTEE MEMBER UPDATE**

There were none.

With no further discussion, Chair Pam Treece moved onto the next agenda item.

**6. CONSENT AGENDA**

Chair Treece noted that there were five items on the consent agenda: Consideration of the September 11, 2024 MPAC Minutes, consideration of the September 25, 2024 MPAC Minutes, consideration of the October 23, 2024 MPAC Minutes, consideration of the November 13, 2024 MPAC Minutes, and Metro Technical Advisory Committee (MTAC) Nominations for Member/Alternative Member Positions.

**MOTION:** Moved by Director Terri Preeg Rigsby and seconded by Mayor Tim Rosener

**ACTION:** With all in favor, the consent agenda passed.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

**7. ACTION ITEMS**

**7.1 Montgomery Park Title 4 Map Update**

Chair Treece introduced Glen Hamburg, Senior Regional Planner, Metro, and Patricia Diefenderfer, Chief Planner, City of Portland, to present on the topic.

*Presentation summary*

Hamburg outlined the Montgomery Park Area Plan, which includes a streetcar extension expected to add thousands of daily riders and significantly improve the area's transportation infrastructure, alongside new and reconstructed streets. The plan focuses on mixed-use development, with over 2,500 new housing units, including affordable options, and a commitment to middle-wage jobs. It also proposes a new public park and incorporates green building features, sustainable design, and multimodal transportation options. The plan is aligned with Metro's regional goals for infill development and creating accessible, transit-oriented neighborhoods. A proposed amendment to Title IV land use restrictions would allow for parks, schools, and retail in the area, supporting the development of a vibrant, walkable community.

*MPAC Member Discussion*

Mayor Callaway asked what the plans are to mitigate air quality issues in this industrial area, and Diefenderfer described some of the buffering and green requirements that will be implemented, adding that it is mostly light industrial uses in that area.

Councilor Tivnon expressed hesitancy for this plan, asserting that once industrial land is gone its gone, noting her trouble in Beaverton to find industrial land for them to use. She also asked about the necessity of spending transportation funds on increasing the streetcar in that neighborhood rather than going towards other transportation projects.

Mayor Rosener agreed with Councilor Tivnon on industrial land scarcity, but noted the size is relatively small in this case and applauded Metro for working with the City of Portland to consider code changes.

Mayor Callaway asked for clarification on what the vote tonight will do, and Catherine Ciarlo explained that this vote is only for a land use redesignation.

**MOTION:** Moved by Councilor Carmen Rubio and seconded by Commissioner Mark Shull.

**ACTION:** With 2 against and 10 in favor, the motion passed.

Seeing no further discussion, MPAC Chair Treece moved onto the next agenda item.

**8. OUTGOING MEMBER APPRECIATION**

Chair Treece expressed thanks to outgoing MPAC members for their service and work.

*MPAC Member Discussion*

Seeing no further discussion, MPAC Chair Treece moved onto the next agenda item

**ADJOURN**

Chair Pam Treece adjourned the meeting at 7:00 pm.

Respectfully Submitted,

*Sam Hart*

Sam Hart  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF December 11, 2024**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT NO.</b>
3.1	Presentation	12/11/2024	Housing Funding Update Presentation	121124m-01
6.1	Presentation	12/11/2024	Montgomery Park Title 4 Map Update Presentation	121124m-02
7.1	Presentation	12/11/2024	Cooling Corridors Introduction Presentation	121124m-03