

**METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes

March 22, 2023

**MEMBERS PRESENT**

Vince Jones-Dixon (Chair)  
Ed Gronke  
Gerritt Rosenthal  
Alex Howard  
Mary Nolan  
Brett Sherman  
Mark Shull  
Sherry French  
Nadia Hasan  
Kirstin Greene  
Luis Nava  
Tim Rosener  
Glen Yung  
Omar Qutub  
Denyse McGriff

**AFFILIATION**

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

**MEMBERS EXCUSED**

Kim Harless  
Gordon Hovies  
Sharon Meieran  
Ted Wheeler  
Brian Cooper  
Brian Hodson  
James Fage  
Susan Greenberg  
Joe Buck  
Duncan Hwang  
Terri Preeg Rigsby  
Pam Treece  
Thomas Kim  
Carmen Rubio  
Steve Callaway

**AFFILIATION**

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

#### ALTERNATES PRESENT

Anthony Martin  
Rebecca Stavenjord  
Nafisa Fai  
Donnie Oliveira  
Elizabeth Amira Streeter  
Laura Kelly

#### AFFILIATION

Largest City in Washington County  
Other Cities in Clackamas County  
Washington County  
City of Portland  
Citizen of Multnomah County  
Oregon Department of Land Conservation and Development

OTHERS PRESENT: Cynthia Castro, Becky Hewitt, Sandy Glantz, Christina Ghan, Kendy Schwing, Dr. Smart Ocholi, Sarah Paulus, Debbie, Megan McKibben, Brenda Bartlett, Anna Slatinsky, Tom Armstrong, Colin Cooper, Schuyler Warren, Chris Deffebach, Laurie Petrie

STAFF: Carrie MacLaren, Nui Bezaire, Jaye Cromwell, Liam Frost, Emily Lieb, Malu Wilkinson, Ted Reid, Patricia Rojas, Ash Elverfeld, Paul Slyman, Roger Alfred, Laura Combs, Jeff Kain

### **1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS**

MPAC Chair Vince Jones-Dixon (he/him) called the hybrid Zoom meeting to order at 5:00 PM.

Metro Staff Jeff Kain (he/him) called the role.

### **2. PUBLIC COMMUNICATION ON AGENDA ITEMS**

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

### **3. COUNCIL UPDATE**

Metro Councilor Gerritt Rosenthal (he/him) began by reading out the 2022 Compliance Report.

Councilor Rosenthal then spoke to the Portland Expo Center project. He remarked that staff has taken the direction of preserving the cultural and historical significance of Hall A, which was used as an internment zone for Japanese-Americans in the mid-20th century as well as housing Portland residents after the Vanport Flood. The Councilor stated that the other halls of the Expo Center are being redeveloped to expand the presence of amateur sports.

Councilor Rosenthal commented that the Oregon Zoo has completed its ten-year plan and is moving into its next phase of planning.

Lastly, the Councilor remarked that Metro's Investment and Innovation Capital Grant review process has begun.

#### **4. COMMITTEE MEMBER COMMUNICATIONS**

No members of the committee provided updates.

#### **5. CONSENT AGENDA**

##### **5.1 Consideration of the January 25<sup>th</sup>, 2023 MPAC Minutes**

##### **5.2 Consideration of the February 22<sup>nd</sup>, 2023 MPAC Minutes**

**MOTION:** City of Oregon City Mayor Denyse McGriff moved to approve the consent agenda. City of Happy Valley Councilor Brett Sherman seconded.

**ACTION:** With all in favor, the appointment was adopted.

#### **6. INFORMATION/DISCUSSION ITEMS**

##### **6.1 Update on SHS and AHB Reports**

Chair Jones-Dixon introduced Metro Staff Emily Lieb, Liam Frost, and Nui Bezaire, as well as City of Portland Staff Cynthia Castro.

*Key elements of the presentation and member discussion included:*

The presentation began with Bezaire telling the stories of three people in the Metro region who have recently fallen into homelessness. Bezaire then shifted to analyzing how the implementation of Metro's Supportive Housing Services (SHS) program has compared to its projected targets, with metrics on permanent supportive housing placements, rapid rehousing placements, eviction and homelessness prevention, and shelter units. Frost provided an update on the Tri County Planning Body, a regional planning group composed of local leaders and experts that serves to create a guiding direction for housing development across the metropolitan area. Lieb spoke to the progress of Metro's Affordable Housing Bond (AHB) program, displaying the project's current pace towards benchmark goals as well as detailing the project's locations and available units.

City of Sherwood Mayor Tim Rosener spoke to rising renting costs in Sherwood and the continued threat of displacement for families. He questioned if the SHS's rental assistance voucher system requires individuals to have received an eviction notice before being able to enroll in the program.

Frost began by explaining that this program is primarily targeted to serve individuals who have experienced chronic homelessness, although he noted that 25% of the funds are directed towards cases of episodic homelessness. Bezaire clarified that this program can still serve those facing eviction, and that an eviction notice is not a requirement for service within the SHS. She noted that this qualification may have been established by the county to create tiers of prioritization for assistance.

Mayor Rosener then asked if there is an ongoing conversation about coordinating shelter bed placement regionally rather than at the city level.

Bezaire remarked that there is SHS funding being directed to each county for expanding shelter options,  
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however there is no greater regional coordination with this expansion.

Washington County Commissioner Nafisa Fai thanked Metro for their partnership with the counties and the implementation of the SHS program. She provided an update on the state of homelessness in Washington County.

## **6.2 2024 Urban Growth Management Decision: Development Outcomes in Past UGB Expansion Areas and Urban Centers**

Chair Jones-Dixon introduced Metro staff Ted Reid (he/him), as well as ECONorthwest staff Becky Hewitt.

*Key elements of the presentation and member discussion included:*

The presentation discussed the 2024 Urban Growth Management Decision, a state-mandated update to the region's growth, particularly in regards to the Urban Growth Boundary (UGB). Hewitt overviewed the development readiness of areas within the UGB expansion area, focusing on highlighting the circumstances under which housing and employment land development stalls. Graphics displayed that housing production in UGB expansions has lagged significantly behind projections, with Hewitt proposing that the key factors influencing this lag being parcel size and developability, market alignment, infrastructure, and governance. The presentation concluded with staff recommending that Metro focuses on tailoring the UGB to include lands that do not have serious barriers to development and could be utilized quickly for future growth.

Mayor Rosener noted that school capacities and bonding limits may play a role in cities decisions to request UGB expansions.

City of Hillsboro Councilor Anthony Martin highlighted the importance of securing funding for expansion areas, as well as commenting that these land use decisions result in price appreciation for developers. He asked staff whether they performed location specific analyses, and if so whether they noticed any geographic trends. He then questioned how growth is being measured in satellite cities such as Canby and North Plains.

Hewitt stated that they performed individual case studies of specific regions within the UGB, although they chose not to summarize this information by jurisdiction.

Councilor Rosenthal noted that many housing developments in the Southwest have seen a rise of multi-family unit construction, asking staff if they have any understanding of why this shift towards higher density housing is occurring.

Hewitt remarked that higher density housing is being driven by a variety of factors, including policy mandates, market shifts towards apartment complexes, and changes to infrastructure funding.

## **6.3 Expo Futures Update**

Chair Jones-Dixon introduced Metro Staff Paul Slyman (he/him) and Giyen Kim (she/her).

*Key elements of the presentation and member discussion included:*

The presentation detailed the history of the Expo Future project before overviewing the Request for Expressions of Interest process and Metro's updated vision for the Expo Center. A market and feasibility study conducted in 2014 concluded that Expo should transition to new markets including sports, live entertainment, and highly-produced trade shows. Metro adopted to look for a public-private partnership for the center, opening for community requests on how to develop the space. The new vision for Expo involves reworking Hall A, which was used as an internment center during the Japanese-American internment throughout the 1940's, to be a culturally significant site dedicated to memorial and preserving historic relevance. As for the rest of the halls, Metro has chosen to retain Expo as a community center, while building out its capacity to hold sporting events and gatherings, a decision made due to Oregon's thriving sports industry.

Councilor Martin questioned if there is any alignment between the development of the Expo Center and the building of the new Hillsboro Hops stadium.

Slyman stated that the new vision for Expo will serve to support the broader sports industry in the Metro region as a whole.

City of Beaverton Councilor Nadia Hasan commented that there should be a focus on making sports accessible to all.

Councilor Martin questioned how resiliency and sustainability is being considered in the project's development.

Slyman noted that Metro's sustainability policies would be applied to any new development added to the center. As for resiliency, he remarked that they are following the levy project and are working with the team to ensure sufficient stability.

**7. ADJOURN**

Chair Jones-Dixon adjourned the meeting at 6:52 PM.

Respectfully Submitted,



Jeffrey Kain  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF March 22, 2023**

ITEM	DOCUMENT TYPE	DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
6.1	Presentation	03/22/2023	Metro Housing Update Presentation	032223m-01
6.2	Presentation	03/22/2023	Metro Development Readiness Assessment Presentation	032223m-02
6.3	Presentation	03/22/2023	Metro's Vision for the Future of the Expo Center Presentation	032223m-03