

Metro

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Metro

Minutes

Tuesday, March 7, 2023

10:30 AM

**Metro Regional Center, Council Chamber,
<https://www.youtube.com/live/Yi2SNcdXrwl?feature=share>, [https://
zoom.us/j/615079992](https://zoom.us/j/615079992), or 877-853-5257 (toll free) (Webinar ID:
615079992)**

Council work session

Call to Order and Roll Call

Council President Peterson called the Work Session to order at 10:30 a.m.

Present: 7 - Council President Lynn Peterson, Councilor Gerritt Rosenthal, Councilor Mary Nolan, Councilor Juan Carlos Gonzalez, Councilor Duncan Hwang, Councilor Christine Lewis, and Councilor Ashton Simpson

Work Session Topics:

10:30 Draft Urban Growth Boundary (UGB) work plan

Presenter(s): Ted Reid (he/him), Metro
Eryn Kehe (she/her), Metro

Attachments: [Staff report](#)
[Attachment 1](#)

Council President Peterson introduced Ted Reid (he/him), Metro and Eryn Kehe (she/her), Metro to present on the topic.

Staff pulled up the *Draft Urban Growth Boundary (UGB) Work Plan Presentation* to present to Council.

Kehe mentioned that every six years, the Metro Council votes to determine if there is adequate land to support 20 years of expected growth. The presentation included a map of the 2040 Growth Concept Map. She discussed the basic premise of Oregon's growth management laws and the importance of land readiness. Staff noted that past UGB decisions that did not emphasize readiness have been slow at making housing. Kehe explained how Metro has improved its growth management process to focus on readiness. She mentioned what was included in the Urban Growth Report, such as employment and housing. She also discussed

what would be new in the 2024 Urban Growth Report and in the 2024 decision process. Staff explained how the UGR is a support tool for the Urban Growth Boundary decision. Staff discussed the decision-making process and the timeline for the 2024 UGM Decision.

Council Discussion

Councilor Gonzales stated he liked the new additions and changes staff has made. He suggested that Metro using its tools to deal with the Housing crisis if possible. He also raised concerns about the regulatory burdens.

Kehe stated that they are limited to make changes to regulatory burdens for this decision. However, they can have conversations with their partners about it.

Councilor Gonzales mentioned that this was an opportunity to define what they want the region to be.

Councilor Simpson commented that he was concerned about the regulatory burdens.

Kehe mentioned that there are opportunities to support cities and counties with 2040 Planning and Development grants.

Councilor Rosenthal noted that there was a lot of projected land to build housing. He asked why the housing units were not built and how density is being accounted for. He also asked about incorporating industrial land projections into the planning.

Reid mentioned that in the past, they were focused more on land need instead of land readiness. He noted that lack of city governance, market conditions and other reasons for the lack of land readiness.

Councilor Rosenthal mentioned that cities in his district are ready and eager to develop. He asked if this was staff's assumption.

Reid noted that there are cities that want to develop, but regulation at all levels of government is a challenge.

Councilor Lewis commented about treating the Urban reserves differently and the challenge of people choosing to live and develop in Washington. She gave several suggestions including communication about infrastructure needs for housing vs industrial lands, engagement with youth advisory councils and community place-making partners, and having a transportation check-in.

Councilor Hwang asked about the methodology for displacement trends and how they are incorporated into decision-making. He asked how they will talk about the land swap and the UGB process. He also asked to clarify if the timeline for proposals was for expansion or for funding.

Reid noted that they have will have a consultant on displacement trends and can provide Council their methods. He the UGB exchange process focuses on land readiness, and they need cities to be willing and able to urbanize before adding more land.

Kehe stated that the timeline was for interest in expanding the growth boundary. She added that funding was available through the 2040 Planning and Development Grants and there will be another funding cycle.

Councilor Hwang asked that is enough time for staff to review the applications.

Reid stated that it is enough time for staff to review.

Kehe noted that it is also enough time to determine land readiness.

Councilor Nolan commented that most of their border is with rural parts of Oregon. They asked if they are engaging rural stakeholders.

Reid noted that they can connect with agricultural stakeholders.

President Peterson noted that before Covid, she was supposed to meet with cities outside of the Urban Growth Boundary.

Councilor Nolan suggested engaging with stakeholders in farming, forestry, and conservation. They suggested getting better projections. Councilor Nolan also recommended that the Council hear directly from stakeholders.

Reid noted that they peer-review and try to improve their analysis work. He explained the impacts of House Bill 2003 on their work and staff's work with demographers and economists.

Kehe mentioned that they will look for opportunities for stakeholders to have direct engagement with the Council.

Councilor Nolan asked if they are adding different people to get more perspectives on the projections. They commented on the need to also look in feasibility.

Reid noted that it is staff's intention by focusing on the different aspects of readiness, such as housing need and job creation.

President Peterson commented that some cities do not have the capacity to develop their land. She summarized the feedback from the Council.

Councilor Simpson commented on displacement and suggested that they provide solutions for it.

Kehe mentioned that they have a team focused on equitable development.

Councilor Gonzales mentioned that Metro's approach to displacement has been project specific. He also mentioned the growth of North Plains and they need to question the value

Kehe added that there will need be discussions about growth and development in the region.

Councilor Rosenthal asked about data on the housing units added in Portland and Portland's displacement policy. He stated that they need meetings with cities outside of Metro, developers, and the communities most affected. He asked if they needed more land supply.

Reid will provide information on displacement trends but mentioned that it is worse if there is not enough housing produced. Staff noted that the Council will need to decide if more land is needed.

Kehe noted that they do not have the data yet.

President Peterson noted that there is a cost for land readiness. She raised concerns about making assumptions about investments, but they never come.

Marissa Madrigal, Chief Operating Officer commented on the land use exchange process and added that she looked forward to having future discussions.

11:20 Chief Operating Officer Communication

Marissa Madrigal provided an update on the following events or items:

- The National Education Association will hold their meeting and assembly at the Oregon Convention Center
- Nature and Neighborhoods Capital Grants Program has received 16 pre-applications
- Community partners for affordable housing are holding a forum

11:25 Councilor Communication

Councilors provided updates on the following meetings and events:

- Councilor Gonzales presented with Councilor Rosenthal to the Cornelius City Council about the TV highway project, and they will be presenting to the Hillsboro City Council as well. He mentioned he will be out of the office for his honeymoon.
- Councilor Rosenthal mentioned the Cornelius City Council meeting. He also mentioned that the city of Tigard is having a housing and homelessness forum tomorrow.

11:30 Adjourn

There being no further business, Council President Peterson adjourned the Metro Work Session at 11:54 p.m.

Respectfully submitted,



Jemeshia Taylor, Legislative Assistant

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF MARCH 7, 2023

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
1.0	Powerpoint	03/07/2023	2024 Urban Growth Management Decision: Draft work program Presentation	030723c-01