

# Metro

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Metro

## Minutes

Tuesday, April 9, 2024

10:30 AM

Metro Regional Center, Council Chamber,  
<https://zoom.us/j/615079992> Webinar ID: 615 079 992 or  
888-475-4499 (toll free) <https://www.youtube.com/watch?v=-yuNc9Qjq3A>

**Council work session**

This meeting will be held electronically and in person at the Metro Regional Center Council Chamber.

You can join the meeting on your computer or other device by using this link:

<https://www.youtube.com/watch?v=-yuNc9Qjq3A>

### **10:30 Call to Order and Roll Call**

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

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

### **10:35 Work Session Topics:**

10:35 2024 Urban Growth Management: Preliminary Growth Capacity Estimates

Attachments: [Staff Report](#)

Council President Peterson introduced Eryn Kehe, Ted Reid, and Clint Chiavarini to present on the topic.

Staff pulled up the 2024 Urban Growth Management: Preliminary Growth Capacity Estimates PowerPoint to present to Council.

Presenters described the preliminary capacity results for the urban growth boundary decision process, emphasizing the importance of understanding the methodology used and the differences from past efforts, with specific focus on residential capacity including vacant and partially vacant land, redevelopment potential, and new urban areas, highlighting the need to consider market factors, uncertainties, and regional scale implications in the decision-making process.

Transitioning to broader considerations, the presenters elaborated on aspects pertinent to urban growth boundary decisions and the overarching issue of affordable housing. They highlighted the imperative of integrating stakeholder perspectives into the decision-making framework, noting

key topics from roundtable discussions such as developmental timeline challenges and equitable data utilization. Additionally, they addressed the imperative of demonstrating housing readiness to secure state funding, underscoring the multifaceted nature of addressing housing deficits and the intricate balance between supply and demand. Concluding, the presenters delved into the complexities of predicting housing gaps, emphasizing data-driven strategies and the necessity for comprehensive planning that extends beyond boundary decisions to encompass broader policy considerations.

#### *Council Discussion*

Councilor Hwang inquired about the impact of new construction technology in these models, and presenters responded that they have not specifically included that, but they could lead to lower construction costs which would increase the potential growth numbers.

Councilor Lewis asked about challenges with vacant land in Damascus, and presenters explained that those areas were not included in these estimates because of the infrastructure issues there. They noted that West Haden Island also has similar infrastructure issues that were not included.

Councilor Rosenthal wanted to know how these capacity estimates will relate to the population growth estimates, and presenters explained that this relationship would be discussed in the next presentation in June.

Councilor Nolan wondered how policy changes may affect these numbers, like future affordable housing bonds. Presenters explained that it will not affect the numbers because they are just about capacity.

Council President Peterson asked Carrie MacLaren to clarify some of the legal basis of the topics discussed, and she did.

Council President Peterson suggested that the other Councilors create a list of questions and the presenters can include them in their schedule in order to make sure they all get answered throughout the process where they are most appropriate.

#### **11:20 Chief Operating Officer Communication**

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

Madrigal noted that the budget process begins on Thursday and described the difference between a budget note and a budget amendment.

#### **11:25 Councilor Communication**

Councilors provided updates on the following meetings and events:

- Councilor Simpson updated the council on the Nexus roundtable he attended and what they discussed. He also noted that he broke ground last week on the Terracina Vista affordable housing development in Gresham.
- Councilor Rosenthal reported an economic development visit in Sherwood last week, where industrial land expansion was discussed.
- Councilor Lewis reported on the Clackamas County committee meeting on housing transportation last week. She also noted a Clackamas County retreat that Councilors are invited to join.

#### **11:30 Adjourn**

There being no further business, Council President Peterson adjourned the Metro Work Session at 12:05 p.m.

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Respectfully submitted,

Sam Hart, Legislative Assistant