



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Metro Policy Advisory Committee (MPAC)

agenda

Wednesday, September 27, 2017

5:00 PM

Metro Regional Center, Council chamber

- 1. Call to Order, Introductions, Chair Communications (5:00 PM)**
- 2. Citizen Communications (5:10 PM)**
- 3. Council Update (5:15 PM)**
- 4. MPAC Member Communication (5:20 PM)**
- 5. Consent Agenda (5:25 PM)**
 - 5.1 MTAC Nominations [COM](#)
[17-0054](#)

Attachments: [MTAC Nominations](#)
 - 5.2 Consideration of September 13, 2017 Minutes [17-4897](#)

Attachments: [September 13, 2017 Minutes](#)
- 6. Information/Discussion Items**
 - 6.1 Expectations for Cities Proposing Residential Urban Growth Boundary Expansions (5:30 PM) [COM](#)
[17-0053](#)

Presenter(s): Ted Reid, Metro
Attachments: [MPAC Worksheet](#)
[Proposed New Sections of Title 14 to Implement HB 2095](#)
 - 6.2 Housing Trends and Policies Around the Region: Hillsboro and Portland (6:00 PM) [COM](#)
[17-0052](#)

Presenter(s): Tom Armstrong, City of Portland
Colin Cooper, City of Hillsboro

Attachments: [MPAC Worksheet](#)
- 7. Adjourn (7:00 PM)**

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ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានកាតបណ្តឹងរើសអើងសូមចូលទស្សនាគេហទំព័រ www.oregonmetro.gov/civilrights។
បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃធ្វើការ) ប្រាំពីរថ្ងៃ មុនថ្ងៃប្រជុំដើម្បីអាចឲ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

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2017/2018 MPAC Work Program

As of 9/20/17

*Items in italics are tentative; **bold** denotes required items*

<p><u>Wednesday, September 27, 2017</u></p> <ul style="list-style-type: none"> • Expectations for Cities Proposing Residential Urban Growth Boundary Expansions – Information/Discussion (Ted Reid, Metro; 30 min) • Housing Trends and Policies Around the Region: Hillsboro and Portland (1/4) – Information/Discussion (Colin Cooper, City of Hillsboro; Tom Armstrong, City of Portland; 60 min) <p><u>September 28 – 30: League of Oregon Cities Annual Conference, Portland, OR</u></p>	<p><u>Wednesday, October 11, 2017</u></p> <ul style="list-style-type: none"> • Broker perspectives on residential market dynamics – Information/Discussion (TBD; 45 min) • Expectations for cities proposing residential urban growth boundary expansions – Recommendation (Ted Reid, Metro; 30 min) • <i>Housing Trends and Policies Around the Region: Milwaukie and Clackamas County (2/4) – Information/Discussion (TBD; 45 min)</i>
<p><u>Wednesday, October 25, 2017</u></p> <ul style="list-style-type: none"> • 2018 RTP: Project Update – Information/Discussion (Kim Ellis, Metro; 15 min) • Regional Transportation Technology Strategy (Eliot Rose, Metro; 40 min) • Housing Trends and Policies Around the Region: Wilsonville and Beaverton (3/4) – Information/Discussion (TBD; 50 min) 	<p><u>Wednesday, November 8, 2017</u></p> <ul style="list-style-type: none"> • Greater Portland Pulse Housing Data Hub (Liza Morehead and Sheila Martin, PSU Institute of Portland Metropolitan Studies; 45 min) • Metro's Housing Data Resources (Jeff Frkonja; 30 min) • City of Portland/PCRI Pathway 1000 Initiative Project Update – Information/Discussion (TBD; 45 min) <p><u>November 14 – 17: Association of Oregon Counties Annual Conference, Eugene, OR</u></p>
<p><u>Wednesday, November 22, 2017 – cancelled</u></p>	<p><u>Wednesday, December 13, 2017</u></p> <ul style="list-style-type: none"> • <i>Anti-Displacement Strategies: Panel Discussion (multiple; 90 min)</i>

<u>Wednesday, December 27, 2017 – cancelled</u>	<u>Wednesday, January 10, 2018</u>
<u>Wednesday, January 24, 2018</u>	<u>Wednesday, February 14, 2018</u>
<u>Wednesday, February 28, 2018</u>	<u>Wednesday, March 14, 2018</u>
<u>Wednesday, March 28, 2018</u>	<u>Wednesday, April 11, 2018</u>
<u>Wednesday, April 25, 2018</u>	<u>Wednesday, May 9, 2018</u>

Upcoming events:

- February 2018: RTP Regional Leadership Forum #4 (Finalizing Our Shared Plan for the Region)

Parking lot:


- Presentation on health & land use featuring local projects from around the region
- Greater Portland, Inc. update
- “Unsettling Profiles” presentation by Coalition of Communities of Color
- System development charges (SDCs)
- City of Portland inclusionary housing
- Economic Value Atlas
- Transportation Resiliency
- Self-driving cars

Memo



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Date: September 7, 2017
To: MPAC
From: Tom Kloster, Acting MTAC Chair 
Subject: MTAC Nominations for MPAC Consideration

We have received nominations for the City of Vancouver and Commercial/Industrial seats on MTAC.

The City of Vancouver has nominated Rebecca Kennedy to be their alternate member. Chad Eiken is the primary member.

NAIOP has nominated Dr. Gerard Mildner, Portland State University, as the primary member for the Commercial/Industrial seat.

Please consider these nominations for MTAC membership. Per MPAC's bylaws, MPAC may approve or reject any nomination submitted.

If you have any questions or comments, please do not hesitate to contact me.

Thank you.

METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

September 13th, 2017

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Steve Callaway
Sam Chase
Carlotta Collette
Betty Dominguez
Andy Duyck
Amanda Fritz
Mark Gamba (*Chair*)
Jeff Gudman
Kathryn Harrington
Jerry Hinton
Gordon Hovies
Larry Morgan
Luis Nava
Craig Prosser
Peter Truax

ALTERNATES PRESENT

Carrie McLaren

MEMBERS EXCUSED**AFFILIATION**

City of Hillsboro, Largest City in Washington County
Metro Council
Metro Council
Citizens of Washington County
Washington County
City of Portland
City of Milwaukie, Other Cities in Clackamas County
City of Lake Oswego, Largest City in Clackamas County
Metro Council
City of Gresham
Tualatin Fire and Rescue, Special Districts in Washington County
City of Troutdale, Other Cities in Multnomah County
Citizens of Washington County
TriMet
City of Forest Grove, Other Cities in Washington County

AFFILIATION

Oregon Department of Land Conservation and Development

AFFILIATION

OTHERS PRESENT: Gretchen Buehner, Glenn Montgomery, Dan Valliere, Kayse Jama, Setphanie Stephens, Martha McLennan, Kari Lyons, Gabe Triplett, Sheila Greenlaw-Fink, Brenna Bailey, Laguida Lanford

STAFF: Ernest Hayes, Miranda Mishan, Nellie Papsdorf, Rahi Reddy, Megan Gibb, Emily Lieb, Ramona Perrault, Ina Zucker, David Fortney

1. CALL TO ORDER, SELF INTRODUCTIONS, CHAIR COMMUNICATIONS

MPAC Chair Mark Gamba called the meeting to order at 5:06 PM. Chair Gamba explained that the committee would hear some testimony, begin with item 6.2, hear more testimony, and then move into item 6.1.

2. CITIZEN COMMUNICATIONS

Ms. Stephanie Stephens, David Douglas School Board: Ms. Stephens testified on behalf of residents of East Portland, specifically those affiliated with David Douglas Elementary School. She explained that there were too many students at the school, and large populations of these students were homeless. Ms. Stephens encouraged MPAC to consider affordable housing a high priority, along with anti-gentrification and school overcrowding.

Mr. Kayse Jama: Mr. Jama emphasized that he wanted housing issues addressed both short term and long term, and highlighted the need for stable homes to be ensured for the community. He added that equity should be a cornerstone in finding affordable housing solutions.

3. COUNCIL UPDATE

- There was none.

4. MPAC MEMBER COMMUNICATION

- There was none.

5. CONSENT AGENDA

- **Consideration of August 9, 2017 Minutes.**

Commissioner Fritz moved and Mayor Truax seconded to pass the consent agenda. With all in favor, the motion passed unanimously.

6. INFORMATION/DISCUSSION ITEMS

6.1 Regional Equitable Housing Investment Opportunities

Metro's Planning Director Ms. Elissa Gertler provided a brief summary of Metro's previous work on affordable housing and discussed the agency's goals. She explained that affordable housing informs all of the work done at Metro. Ms. Gertler introduced Ms. Emily Lieb.

Key elements of the presentation included:

Ms. Lieb discussed work done over the past year at Metro, and explained that more community engagement is necessary. She acknowledged the 36,000 unit deficit of affordable housing in the region.

Ms. Lieb explained a diagram in her presentation, and shared that the different kinds of funding sources for affordable housing, including federal funding, the varying dedicated revenue tools in the region, and the existing resources.

Ms. Lieb conveyed that naturally occurring affordable housing often occurs in more racially diverse areas. She noted that when approaching the issue of affordable housing from a governmental stand point, it is important to have a toolbox to draw from rather than one approach to apply to everyone.

Ms. Lieb recounted three regional strategies being used to address affordable housing, and the different elements, advantages and limitations of each. She explained that these strategies are intended to be a “menu” of program options that serve different needs and provide different outcomes.

Ms. Lieb explained the key policy considerations of Metro’s affordable housing policy, including who is served, where the housing is built, what type of housing and what revenue tools are compatible. Ms. Lieb discussed the funding options for these policy considerations,

Ms. Lieb shared general themes of feedback from local staff in jurisdictions in the region and noted that there were some significant requests for focus, including homelessness and mobile home parks. Ms. Gertler discussed the next steps for the conversation, and invited Metro Council members to speak about their ideas for the future of the affordable housing discussion.

Councilor Carlotta Collette spoke to the similar issues faced by every city in the region and the varying ways in which these issues present themselves. She recommended working together on shared solutions, and added that she was hopeful that MPAC would take the lead.

Councilor Sam Chase conveyed that the Metro Council wanted to have MPAC and community leaders engaged in the affordable housing conversation in order to make the region more successful.

Member discussion included:

- Chair Gamba read a letter on behalf of Vice Chair Denny Doyle who was absent from the meeting. He emphasized that cities are responsible for meeting the housing needs of their jurisdictions. Vice Chair Doyle added that while Beaverton was considering these tools, they remained concerned about costs. He highlighted concerns about Metro pursuing its authority to enact a CET, and raised concerns about duplicate or competing efforts at the regional issue.
- Chairman Andy Duyck remarked that he did not support Metro’s work on affordable housing. He explained that Metro should define the goals and local governments should make the policy, and that Metro was not a housing authority. Chairman Duyck raised concerns about the CET, specifically that the burden of affordable housing would fall on the individual who buys a home rather than society as a whole.
- Chair Gamba asked how Metro’s CET would work. Ms. Lieb explained that there was a 1% cap on the CET so there would not be multiple layers.
- Councilor Harrington reminded the committee that these options were ideas that were being explored.
- Ms. Betty Dominguez voiced her disagreement with Chairman Duyck and explained that Metro was a good potential mediator for this issue.
- Mayor Steve Callaway expressed agreement with Chairman Duyck and Vice Chair Doyle, and noted his concern about CET’s.
- Mayor Pete Truax raised concerns that discussion had been taking place before hearing the rest of the public testimony, and suggested that the committee hear the final testimonies before continuing discussion.

CITIZEN COMMUNICATIONS

Ms. Katrina Holland, Community Alliance of Tenants: Ms. Holland shared that housing was certainly a regional issue, and that the complaints she heard through her work were the same in all parts of the region. She explained that the target communities for her work were more vulnerable communities, and that many people did not have anywhere to go. Ms. Holland recommended a regional solution.

Mr. Glenn Montgomery, Vision Action Network: Mr. Montgomery spoke to the fact that affordable housing was highest on the list of necessities for a healthy community. He explained that a lot of similar options to Metro's have been explored. Mr. Montgomery emphasized that affordable housing had no geographic boundaries, and that the problem cannot be addressed in isolation or with one solution. He asked MPAC to be clear about intentions, and asked for MPAC to let other non-governmental groups know if they decided a regional approach was best.

Ms. Martha McLennan, Northwest Housing Directives: Ms. McLennan raised concerns that if this issue were to be approached on a city-by-city basis, important parts of the region would be missed.

Ms. Carrie Lyons, Welcome Home Coalition: Ms. Lyons acknowledged the displacement of many families of color. She encouraged MPAC to debate less and act urgently through investing in solutions. Ms. Lyons added that her organization was committed to working with MPAC throughout the process so that stakeholders would be heard.

Ms. Sheila Greenlaw-Fink: Ms. Greenlaw-Fink recommended using big ideas to address the issue of affordable housing.

Mr. Gabe Triplett, St. Charles Church: Mr. Triplett advocated for mobile home parks to become a more significant part of the affordable housing conversation. He described his work with people living in mobile home parks, and explained that more sources of revenue were needed to purchase and hold onto these parks.

Ms. Brenna Bailey, Mobile Home Repair Project: Ms. Bailey echoed Mr. Triplett's concerns and emphasized the importance of mobile home parks in the affordable housing conversation.

Mr. Dan Valliere: Mr. Valliere explained that the regional approach to affordable housing provides flexibility so it's easier to act when something difficult comes up. He added that a county wide approach could also be good through pooling resources and adding flexibility.

Ms. Laguinda Lanford: Ms. Lanford discussed her work with vulnerable communities in affordable housing. She conveyed that there were many vulnerable families who need housing and that there was a risk of them becoming unproductive people in the community.

Member discussion included:

- Chair Gamba raised concerns about leaving affordable housing solutions to local jurisdictions because of the possibility that local jurisdictions wouldn't make time for addressing the issue and that such a solution ignored unincorporated county areas. He explained that he had been trying to convince Clackamas County to adopt a CET. Chair Gamba added that if affordable housing wasn't addressed through a metro approach then people would fall through the cracks.
- Commissioner Fritz emphasized her concern about affordable housing. She suggested a cell phone tax as a source of funding.
- Chairman Duyck expressed appreciation for Commissioner Fritz's suggestion, and reemphasized his disagreement with using CET's to fund affordable housing.
- Ms. Dominguez recounted a story of a person who gave up their Section 8 vouchers in an attempt to find housing. She used this story to emphasize the gravity of the affordable housing crisis.
- Mayor Truax discussed the concept of a cell phone tax and suggested that there would be many who wouldn't like the idea. He said that there would be a need from legislative help on a national level, and that Congress had to know this was a serious issue.
- Councilor Fritz asked if Metro Council had the ability to pass a cell phone tax. Councilor Harrington explained that it was possible but it would need to be taken before voters.
- Ms. Emerald Bogue noted her concern for housing and homelessness. She proposed looking at other successful regional strategies and reaching out to discuss these strategies.
- Councilor Harrington explained that there was no desire on the part of Metro Council to have the power to create affordable housing but rather there was concern about the issue and that the council wanted to bring jurisdictions together to create solutions. She thanked everyone for participating.

6.2 Construction Career Pathways Project

Chair Gamba introduced this informational item intended to provide information on the project's background and direction and ask for feedback on the project. He asked Councilor Chase to briefly introduce the topic and the speaker.

Councilor Chase highlighted concerns around communities of color and women in the workforce. He explained that a larger pool of workers was needed, and growing the pool required apprenticeships and other strategies to train people so that they could take advantage of the system.

Key elements of the presentation included:

Mr. David Fortney introduced Ms. Raahi Reddy, Metro's Diversity Equity and Inclusion director who would be leading the project. Mr. Fortney acknowledged Ms. Reddy for her work.

Mr. Fortney explained that there was a need for about 15,000 construction jobs. He noted that communities of color and women are largely underrepresented in this workforce. Mr. Fortney discussed growth rates of construction in the region, and conveyed that there was a shared opportunity to create construction projects and leverage these efforts and resources.

Mr. Fortney highlighted the equity lens being used for this project, and emphasized its importance. He discussed the desired outcomes of C2P2, and spoke to the need to create career opportunities rather than just entry into the field. Mr. Fortney discussed the core components of the program and explained that Metro was well positioned to identify solutions with these components in mind.

Mr. Fortney noted that a next step was to convene in larger group discussions to understand the tools and policies available to enhance career opportunities. He added that this project was a significant action item in the strategic plan to advance racial equity and diversity.

Mr. Fortney recounted the market study done as a part of the project and its sections and goals. He shared some of the findings from the study, specifically three main takeaways. Mr. Fortney emphasized the finding that most trades lacked people of color and women.

Member discussion included:

- Chair Gamba explained that from his perspective in Milwaukie, contracting prices were high because of a lack of construction workers, which contradicted with some of Mr. Fortney's conclusions. Mr. Fortney explained that there were likely other factors at play.
- Ms. Dominguez shared that it was important to encourage and elevate women and people of color to higher positions in the work force, not just entry level positions.
- Mayor Callaway asked how people weren't graduating from apprenticeships at satisfying rates. Mr. Fortney recounted that many times people of color weren't given meaningful steps to grow their careers and increase their skill sets. He added that there was a lot of institutional racism in the industry and many cases of harassment and discrimination in the workplace.
- Mayor Callaway asked who the partners in this program were. Mr. Fortney explained that they've reached out to school districts, governmental organizations, OHSU and small and large governmental partners. He remarked that they were engaging with partners who have already engaged in workforce equity programs.
- Councilor Harrington asked about a statistic presented by Mr. Fortney which claimed that there were 2,000 construction workers out of work. She asked if they were all apprentices. Mr. Fortney expressed that some were in programs and some were not.
- Ms. Dominguez acknowledged that many people in poverty didn't feel there was a way out of it, and she emphasized the importance of reaching down and providing funding to encourage younger kids to enter this profession.
- Mr. Nava inquired about the length of apprenticeship programs. Mr. Fortney recalled that most were 4-5 years long. Mr. Nava asked if a lot of math was involved in these programs, and Mr. Fortney expressed that it varied. Mr. Nava suggested encouraging math education in schools.

ADJOURN

MPAC Chair Gamba adjourned the meeting at 7:07PM.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Miranda Mishan", with a horizontal line extending to the right.

Miranda Mishan
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF SEPTEMBER 13, 2017

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
3.1	Handout	9/1/2017	Metro September Hotsheet	091317m-01
6.1	PowerPoint	9/13/2017	Regional Equitable Housing Investment Opportunities	091317m-02
6.2	PowerPoint	9/13/2017	Construction Career Pathways Project	091317m-03
N/A	Handout	9/12/2017	Let's Talk Trash Leadership Forum Invite	091317m-04

MPAC Worksheet

Agenda Item Title: Expectations for cities proposing residential urban growth boundary expansions

Presenter: Ted Reid, Principal Regional Planner

Contact for this worksheet/presentation: Ted Reid, ted.reid@oregonmetro.gov

Purpose/Objective

Provide MPAC with an update on MTAC discussions of proposed amendments to Metro code. The amendments are intended to clarify expectations for cities proposing residential urban growth boundary (UGB) expansions.

Action Requested/Outcome

MPAC has an initial discussion of proposed code amendments to prepare it for making a formal recommendation (at its October 11 meeting) to the Metro Council.

What has changed since MPAC last considered this issue/item?

Past Council direction

When the Metro Council made an urban growth management decision in November 2015, the Council provided direction on next steps for the region's urban growth management work program. One piece of Council direction was to work towards state acknowledgement of urban and rural reserves. Now adopted by Metro and the counties and pending state acknowledgement, urban and rural reserve designations represent a significant step for the region in how it approaches urban growth management decisions.

With the region's anticipated long-range urban form settled, the Council has indicated that it is prepared to take a new, outcomes-based approach to urban growth management that focuses on city readiness. In November 2015, the Metro Council directed staff that it wanted to convene regional partners to explore possible improvements to the region's urban growth management process. From spring 2016 to winter 2017, Council President Hughes chaired the Urban Growth Readiness Task Force. The Task Force developed several consensus recommendations which the Metro Council endorsed.

Advancing the Urban Growth Readiness Task Force recommendations

The Task Force's efforts were focused on identifying ways that the Metro Council could exercise greater flexibility to respond to city requests for residential UGB expansions into concept-planned urban reserves.¹ In keeping with the Task Force's recommendations, the Council-endorsed work program for the 2018 urban growth management decision seeks to more fully use the flexibility provided under existing state law when identifying housing needs. Additional flexibility is made possible by recent

¹ The Task Force focused on residential growth management decisions since state law already allows greater flexibility for identifying employment land needs. Likewise, Metro code already includes a process for the Council to respond to applications for non-residential UGB expansions.

changes to state law – which respond to Task Force recommendations – that facilitate mid-cycle residential growth management decisions.²

The Task Force also agreed that, accompanying Council flexibility, the region should have high standards when considering expansion proposals. Generally, the Task Force recommended that, in addition to providing a concept plan for the proposed expansion area (which is already required under Metro Code), cities should describe how they are using best practices to facilitate the development of needed housing in existing urban areas and to achieve the region’s desired outcomes³. To that end, the Task Force recommended that Metro should clarify expectations for cities proposing residential UGB expansions into urban reserves. The Task Force suggested (and the Metro Council concurred) that Metro staff should work with MTAC to develop draft code. The Task Force further advised that the code should seek a balance between providing flexibility and certainty.

MTAC recommendations to MPAC

Since fall 2016, MTAC has discussed the question of flexibility vs. certainty and has landed on the flexibility end of the spectrum. In MTAC discussions, prescriptive code language proved unworkable, particularly since each city has different circumstances and the Council has indicated that it wishes to exercise greater flexibility. On September 6, 2017, MTAC unanimously recommended to MPAC proposed Title 14 (Planning for New Urban Areas) amendments.

MTAC also discussed how flexibility creates uncertainty for cities and has suggested that Metro prepare administrative guidance for cities making proposals. The guidance would be framed around the proposed code amendments. Since it would not be adopted as code, the administrative guidance could be updated for future growth management decisions to reflect the Council’s current interests. Metro staff agrees with the approach suggested by MTAC and believes that it is the best way to facilitate the outcomes-based framework that the Council has adopted.

Council discussions of proposed code amendments

The Metro Council discussed the proposed code amendments (version recommended by MTAC) and an initial draft of administrative guidance at its September 14 work session. The Metro Council suggested one change to the mid-cycle UGB amendment criteria described in proposed code section 3.07.1428(b)2. That criterion references a timeframe during which the proposed housing is likely to be developed. MTAC recommended that this be a 20-year time horizon. The Metro Council subsequently requested that this be changed to 10 years to recognize that mid-cycle decisions are intended to respond to more immediate opportunities to provide needed housing.⁴ That Council direction is reflected in the version in MPAC’s meeting packet.

Next steps (dates may be subject to change)

September 27: MPAC discussion of proposed code amendments

October 11: MPAC recommendation to the Metro Council on proposed code amendments

October 26: Metro Council hearing on proposed code amendments

² The first mid-cycle decision is expected in 2021, three years after the anticipated 2018 legislative growth management decision.

³ As defined in the Regional Framework Plan.

⁴ Legislative UGB amendments, which must be considered by the Council at least every six years, respond to a 20-year time horizon.

November 2: Metro Council decision on proposed code amendments

What packet material do you plan to include?

MPAC's packet includes draft amendments to Title 14 (Urban Growth Boundary) of the Urban Growth Management Functional Plan. The proposed code in MPAC's packet is the version recommended by MTAC with one change (noted above) requested by the Metro Council.

Proposed New Sections of Title 14 to Implement HB 2095

3.07.1427 Mid-Cycle Amendments - Procedures

- (a) The Metro Council may consider a mid-cycle amendment to the UGB for residential needs between legislative UGB amendments, as provided in ORS 197.299(6). Cities may initiate a mid-cycle amendment to the UGB by filing a proposal on a form provided by Metro.
- (b) The COO will accept proposals from cities for mid-cycle UGB amendments during the period that is between 24 and 30 months after the date of the Council's adoption of its most recent analysis of the regional buildable land supply under ORS 197.296.
- (c) The COO shall provide written notice of the deadline for proposals for mid-cycle amendments not less than 90 days before the first date proposals may be accepted to each city and county within the Metro region and to anyone who has requested notification.
- (d) Proposals must indicate that they have the support of the governing body of the city making the proposal.
- (e) As part of any proposal, the city shall provide the names and addresses of property owners for notification purposes, consistent with section 3.07.1465.
- (f) The proposing city shall provide a concept plan for the urban reserve area that includes the proposed expansion area consistent with section 3.07.1110.
- (g) The proposing city shall provide written responses to the criteria listed in 3.07.1428(b).
- (h) Proposals from cities under this section shall be initially reviewed by the COO and the Metro Planning Department. No later than 60 days after the final date for receiving proposals under subsection (b) of this section, the COO shall submit a recommendation to the Metro Council regarding the merits of each proposal, including consideration of the criteria listed in Section 3.07.1428.
- (i) The Metro Council is not obligated to take action on proposals submitted by cities or on the recommendation of the COO. If the Council chooses to expand the UGB in

accordance with one or more of the proposals, it may add no more than 1000 acres total.

- (j) If the Council elects to amend the UGB under this section, it shall be accomplished by ordinance in the manner prescribed for ordinances in Chapter VII of the Metro Charter. For each mid-cycle amendment, the Council shall establish a schedule of public hearings that allows for consideration of the proposed amendment by MPAC, other relevant advisory committees, and the public.
- (k) Any decision by the Council to amend the UGB under this section must be adopted not more than four years after the date of the Council's adoption of its most recent analysis of the regional buildable land supply under ORS 197.296.
- (l) Notice to the public of a proposed amendment to the UGB under this section shall be provided as prescribed in section 3.07.1465.

3.07.1428 Mid-Cycle Amendments - Criteria

- (a) In reviewing city proposals for mid-cycle UGB amendments, the Metro Council shall determine whether each proposal demonstrates a need to revise the most recent analysis of the regional buildable land supply as described in ORS 197.299(5). The Council's decision shall include consideration of:
 - (1) Need to accommodate future population, consistent with the most recently adopted 20-year population range forecast; and
 - (2) Need for land suitable to accommodate housing and supporting public facilities and services, schools, parks, open space, commercial uses, or any combination thereof.
- (b) If, after revising its most recent analysis of the buildable land supply under paragraph (a) of this subsection, the Council concludes that expansion of the UGB is warranted, the Council shall evaluate those areas that have been proposed by cities for possible addition to the UGB. Any expansion(s) under this section may not exceed a total of 1000 acres. Cities proposing mid-cycle UGB amendments shall demonstrate that:

- (1) The city has an acknowledged housing needs analysis that was completed in the last six years and is coordinated with the Metro forecast in effect at the time the city's housing needs analysis or planning process began;
 - (2) The housing planned for the city's proposed UGB expansion area is likely to be built in fewer than 10 years. As part of any proposal, cities must provide a concept plan that is consistent with section 3.07.1110 of this chapter. Cities may also provide evidence of property owner support for the proposed UGB expansion, and/or other evidence regarding likelihood of development occurring within 10 years;
 - (3) The city has demonstrated progress toward the actions described in section 3.07.620 of this chapter in its existing urban areas;
 - (4) The city has implemented best practices for preserving and increasing the supply and diversity of affordable housing in its existing urban areas. Such practices may include regulatory approaches, public investments, incentives, partnerships, and streamlining of permitting processes; and
 - (5) The city has taken actions in its existing jurisdiction as well as in the proposed expansion area that will advance Metro's six desired outcomes set forth in Chapter One of the Regional Framework Plan.
- (c) The land proposed for UGB expansion must be a designated urban reserve area.
- (d) Mid-cycle UGB amendments made under this section are exempt from the boundary location requirements described in Statewide Planning Goal 14.

Amendments to Existing Title 14 Provisions

3.07.1425 Legislative Amendment to the UGB - Criteria

* * * * *

(c) If the Council determines there is a need to amend the UGB, the Council shall evaluate areas designated urban reserve for possible addition to the UGB and shall determine which areas better meet the need considering the following factors:

- (1) Efficient accommodation of identified land needs;
- (2) Orderly and economic provision of public facilities and services;
- (3) Comparative environmental, energy, economic and social consequences;
- (4) Compatibility of proposed urban uses with nearby agricultural and forest activities occurring on land outside the UGB designated for agriculture or forestry pursuant to a statewide planning goal;
- (5) Equitable and efficient distribution of housing and employment opportunities throughout the region;
- (6) Contribution to the purposes of Centers and Corridors;
- (7) Protection of farmland that is most important for the continuation of commercial agriculture in the region;
- (8) Avoidance of conflict with regionally significant fish and wildlife habitat; and
- (9) Clear transition between urban and rural lands, using natural and built features to mark the transition.

(d) If the Council determines there is a need to amend the UGB for housing, in addition to consideration of the factors listed in subsection (c) of this section, the Council shall also consider the following factors in determining which urban reserve areas better meet the housing need:

- (1) Whether the area is adjacent to a city with an acknowledged housing needs analysis that is coordinated with the current Metro forecast;
- (2) Whether the area has been concept planned consistent with section 3.07.1110 of this chapter;
- (3) Whether the city responsible for preparing the concept plan has demonstrated progress toward the actions described in section 3.07.620 of this chapter in its existing urban areas;
- (4) Whether the city responsible for preparing the concept plan has implemented best practices for preserving and increasing the supply and diversity of affordable housing in its existing urban areas; and
- (5) Whether the city responsible for preparing the concept plan has taken actions to advance Metro's six desired outcomes set forth in Chapter One of the Regional Framework Plan.

3.07.1465 Notice Requirements

* * * * *

- (b) For a proposed mid-cycle amendment under section 3.07.1427, the COO shall provide notice of the first public hearing on the proposal in the following manner:
 - (1) In writing at least 35 days before the first public hearing on the proposal to:
 - (A) The Department of Land Conservation and Development and local governments of the Metro area;
 - (B) The owners of property that is being proposed for addition to the UGB;
 - (C) The owners of property within 250 feet of property that is being considered for addition to the UGB, or within 500 feet of the property if it is designated for agriculture or forestry pursuant to a statewide planning goal;

(2) In writing at least 30 days before the first public hearing on the proposal to:

(A) The local governments of the Metro area;

(B) A neighborhood association, community planning organization, or other organization for citizen involvement whose geographic area of interest includes or is adjacent to the subject property and which is officially recognized as entitled to participate in land use decisions by the cities and counties whose jurisdictional boundaries include or are adjacent to the site;

(C) Any other person who requests notice of amendments to the UGB; and

(3) To the general public by posting notice on the Metro website at least 30 days before the first public hearing on the proposal.

MPAC Worksheet

Agenda Item Title: Housing trends and policies around the region: Hillsboro and Portland

Presenter: Tom Armstrong, City of Portland

Colin Cooper, City of Hillsboro

Contact for this worksheet/presentation: Ted Reid, ted.reid@oregonmetro.gov

Purpose/Objective

Provide MPAC with an opportunity to hear about and discuss housing trends, policies, challenges, and opportunities around the region.

Action Requested/Outcome

No action required. This agenda item is part of a series to provide MPAC with additional background on housing-related topics. The intent is to inform MPAC's discussion of projects such as the 2018 urban growth management decision, the Equitable Housing Initiative, the 2018 update of the Regional Transportation Plan, and the Southwest Corridor Equitable Development Strategy.

What has changed since MPAC last considered this issue/item?

When the Metro Council made an urban growth management decision in November 2015, the Council directed staff to provide ongoing opportunities for dialogue about development and growth trends. The [Regional Snapshots](#) program provides ongoing reporting as well as occasional speaker events. A forthcoming fall 2017 Regional Snapshot will be about housing. Over the coming weeks, MPAC will also have opportunities to hear about and discuss housing trends in several communities, including (tentative):

September 27: Portland and Hillsboro

October 11: Milwaukie and Clackamas County

October 25: Wilsonville and Beaverton

Early 2018: Tigard

What packet material do you plan to include?

None

Materials following this page were distributed at the meeting.



2017 Build Small LIVE LARGE

A National ADU and Small Housing Summit

Friday – Sunday,
November 3–5, 2017
Portland State University
Portland, Oregon



REGISTER
NOW!

Eco ADU by Zenbox Design



The logo features an orange house icon with a white outline of a smaller house inside. To the right of the house, the year '2017' is written vertically in orange, followed by the text 'Build Small' in a large, dark grey sans-serif font, and 'LIVE LARGE' in a smaller, bold, dark grey sans-serif font below it.

2017 Build Small LIVE LARGE

A National ADU and Small Housing Summit

Accessory Dwelling Units (ADUs) offer a path to more sustainable, equitable and livable cities by meeting the growing demand for smaller houses in high-opportunity neighborhoods. These small homes built in back yards, attics and basements create greener, more affordable housing where people most want to live.

This fall, join the leaders in ADU policy, design, construction, real estate and finance for a one-day professional Summit, followed by a weekend of tours and workshops that bring the concepts to life.



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Metro



Friday, November 3

You'll learn:

- How cities facing housing shortages have launched successful ADU movements to create more homes for today's new family demographics.
- How professionals and homeowners are navigating a changing landscape of regulation and financing.
- How ADUs can fight the displacement of cost-burdened seniors and low-income renters.
- How small homes can make big impacts on our cities at the *Design and Innovation Slam*.

Saturday, November 4

Tour real ADUs and Tiny House Villages for the houseless.

Sunday, November 5

Dive into workshops on ADU development and financing.

Register now at:

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Metro

2018 urban growth management decision

Overview of work program

PROGRAM OBJECTIVES:

- Emphasize the need for local and regional investments in existing urban areas
- Provide the Metro Council with a sound basis for making a growth management decision that advances the region's six desired outcomes and local goals and meets statutory requirements
- Enhance the Metro Council's decision-making flexibility for responding to city proposals
- Expedite decision making

COUNCIL ROLES:

- Provide direction to staff on work program
- Provide ongoing policy direction to staff
- Conduct ongoing outreach to partners
- Assist coalition in seeking refinements to state law in spring 2017
- Consider proposed amendments to Metro code in late 2017
- Make the 2018 urban growth management decision

COUNCIL DIRECTION TO DATE:

Outcomes-based approach:

The Metro Council has adopted a policy that it will take an outcomes-based approach to urban growth management decisions. A basic conceptual underpinning of this approach is that growth could be accommodated in a number of ways that may or may not involve urban growth boundary (UGB) expansions. Each alternative presents considerations and tradeoffs, but there is not one "correct" answer. For instance, different decisions could lead to different numbers of households choosing to locate inside the Metro UGB versus neighboring cities such as Newberg or Battle Ground.

An outcomes-based approach also acknowledges that development will only occur when there is adequate governance, infrastructure finance, and market demand, and therefore any discussion of adding land to the UGB should focus on identifying areas with those characteristics. To further implement Council's direction that the Council will only expand the UGB into urban reserves that have been concept planned, this work program will ground analysis and decision making in the actual UGB expansions being proposed by cities in acknowledged and concept-planned urban reserves.

Greater flexibility to respond to city proposals:

Working with the Urban Growth Readiness Task Force, the Council identified the need for more flexibility to consider cities' UGB expansion proposals into concept-planned urban reserves. This work

program seeks to provide that flexibility by sequencing analysis and decision-making differently than in the past. It will also highlight policy questions about how much seven-county growth Metro should take responsibility for. In previous decisions, these policy questions were treated as a technical assumption. Additional flexibility could come from changes to state law that are being pursued by Metro and its partners in the 2017 legislative session.

Expedited decision making:

Following previous Council direction, this work program envisions Metro Council consideration of a growth management decision by the end of 2018, with a 2018 Urban Growth Report (UGR) available in the summer of 2018. To accommodate this condensed timeframe and to advance an outcomes-based approach, the Council indicated at a February 2016 work session that there should be less Council and MPAC time devoted to discussing technical analyses compared to the 2015 decision. Instead, policy makers would focus their discussions on the merits of city proposals for UGB expansions into concept-planned urban reserves. Technical analyses would still be peer-reviewed as needed.

GENERAL APPROACH:

Old system:

In the older growth management system, it was presumed that there was one correct way to estimate regional housing needs and policy discussions devolved into positioning around numbers. If a need were established, the UGB was expanded into areas with lower soil quality and the adequacy of governance, infrastructure finance, and market conditions was an afterthought. Predictably, those expansions have often been slow to produce the housing that was deemed needed. Meanwhile, housing got developed – consistent with local plans – in other locations.

New system:

With urban and rural reserves – pending their region-wide acknowledgement – the region has decided where the region may grow over the long term. Under the new system, the Council could add urban reserves to the UGB if the Council determines that there has been a compelling demonstration that the expansion would advance local and regional goals and that the expansion is needed to accommodate growth that could otherwise spill over into neighboring cities outside the Metro UGB.¹

Pieces of the new system, such as the use of a range forecast and Metro's requirement that cities complete concept plans to be considered for expansion, are already in place. Metro also has a grant program to fund those city and county planning efforts. Additional aspects of the new system are being developed either through changes to state law, changes to Metro code, or changes to decision making processes. As noted, this work program will highlight options for reducing spillover growth.

¹ Regardless of whether a city makes a compelling case for an expansion, expansion areas will need to be selected in a manner that is consistent with the location factors described in state law. The Urban Growth Readiness Task Force recommended seeking changes to state law that will allow greater flexibility in mid-cycle decisions, but not in "standard" cycle decisions such as the 2018 decision.

PHASES AND MILESTONES

Phase 1: Foundation Evolve the region's urban growth management decision-making process based on direction from the Urban Growth Readiness Task Force and the Metro Council	
A. Metro Council direction on overall work program (with ongoing engagement as project work moves forward)	Early 2017
B. Coalition seeks changes to state law to provide additional flexibility for Metro Council decision making	Spring 2017
C. Metro Council considers amendments to the Metro code to clarify expectations for cities requesting UGB expansions into acknowledged and concept-planned urban reserves (through MTAC and MPAC process during 2017)	Fall 2017
D. Seek region-wide acknowledgement of urban and rural reserves	Spring 2017
Phase 2: Framing Assemble a base of information	
E. Technical peer review of regional range forecast and buildable land inventory	Fall 2017
F. Deadline for cities to submit letters of interest for UGB expansions into acknowledged and concept-planned urban reserves	End of December 2017
G. Deadline for cities to submit proposals for UGB expansions into acknowledged and concept-planned urban reserves (expectations for proposals to be defined in Metro code by fall 2017)	End of May 2018
Phase 3: Initial building inspection Release information for discussion	
H. Release UGR and city proposals for UGB expansions into acknowledged and concept-planned urban reserves	Late June 2018
I. MTAC, MPAC and Council discussion of draft UGR and city proposals	July – September 2018
J. Public comment period (focus on specific expansion proposals)	July –August 2018
Phase 4: Choosing finish materials Initial policy direction on growth management decision	
K. With MTAC and MPAC advice, Council provides direction: <ul style="list-style-type: none"> Choose amount of growth that is being planned for in UGB Identify UGB expansions that are needed, if any Direct staff to complete analysis for final Council consideration 	End of September 2018
Phase 5: Move-in day Metro Council urban growth management decision	
L. 35 days before Council hearing – Public notice and notice to DLCD (if UGB expansion is proposed)	Early November 2018
M. 20 days before Council hearing – notice (report) to property owners within one mile of proposed expansions	Early November 2018
N. With MPAC's advice, the Metro Council makes its urban growth management decision by ordinance (adopt UGR, final housing and employment need analyses, and UGB expansions, if any)	December 2018
O. Submit growth management decision for state review (if UGB expansion is made)	Early 2019
Phase 6: Meet the neighbors Ongoing reporting on how the region is growing and changing	
P. Regional Snapshots program – ongoing web series on topics such as housing, jobs, community, and how we get around.	Ongoing

ATTACHMENT:

INFORMATION THAT WILL BE MADE AVAILABLE TO DECISION MAKERS IN THE SUMMER OF 2018

In the summer and fall of 2018, the Metro Council, MPAC and MTAC will have the opportunity to discuss two primary sources of information that provide a basis for decision making: city proposals for UGB expansions into acknowledged and concept-planned urban reserves and a 2018 UGR.

City proposals for UGB expansions into acknowledged and concept-planned urban reserves

Cities that are interested in UGB expansions will be expected to submit proposals that include:

- A concept plan that meets the requirements of Title 11 of Metro's Urban Growth Management Functional Plan.
- A demonstration that the city is taking a holistic approach to addressing housing or employment needs in its existing urban areas. As recommended by the Urban Growth Readiness Task Force, these expectations will be clarified in Metro code that will be considered through MTAC, MPAC and Council discussions with an intended adoption in fall 2017.

To accommodate the need for technical work and policy discussions, there will be a two-step submittal process for cities interested in proposing UGB expansions:

- Letters of interest would be due by the end of 2017.
- Full proposals would be due by the end of May 2018.

2018 UGR

The 2018 UGR will be released around the end of June 2018. It will include updated versions of much of the information found in the 2014 UGR. However, to implement Council and Urban Growth Readiness Task Force direction, the 2018 UGR will differ in one significant regard: it will present information about the possible outcomes associated with adding the specific acknowledged and concept-planned urban reserves that have been requested by cities. Likewise, the report will assess the outcomes of not expanding the UGB. The analysis would show how all of these options could accommodate growth, but with different tradeoffs (perhaps marginally different, depending on the options that are proposed by cities).

Based on a discussion of those options and tradeoffs, staff would seek direction from the Council – with MPAC advice – on whether there is a need to expand the UGB to accommodate growth that may otherwise spill over to neighboring cities outside the Metro UGB. Based on that policy direction, staff would then complete the analysis required under state law and present it to Council for final adoption in the fall of 2018.

It should also be noted that, under current state law, the selection of UGB expansion areas will need to be consistent with the "Goal 14 location factors" analysis that will be included as an appendix to the UGR.

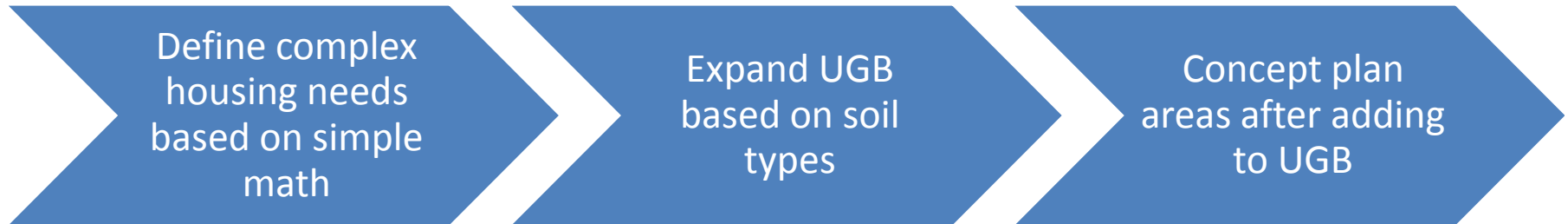


Urban growth management

Clarifying expectations for cities proposing residential expansions

Issues with past growth management processes

Old system



A turning point

2006: New Look at Regional Choices

- Region should identify urban and rural reserves.
- Region should move towards an outcomes-based approach to growth management.

Agree on where the region will and won't grow

- 1994: 2040 Growth Concept
- 2010: Three counties and Metro adopt urban and rural reserves.
- 2017: Adopt urban and rural reserves... again.

Have a plan before expanding the UGB

- 2006 to present: grant funding of local planning.
- 2010: Council, with MPAC advice, requires concept plan before UGB expansion.

Make decisions that advance desired outcomes

- 2009: Council, with MPAC advice, expressed intent to use six desired outcomes to guide decisions.
- 2010: Council, with MPAC advice, adopted six desired outcomes into Framework Plan.
- 2015: Council, with MPAC advice, expressed intent to work with partners to improve residential growth management process.

Be more responsive to city proposals

2016 – 2017: Urban Growth Readiness Task Force makes consensus recommendations:

- Need more flexibility to respond to city proposals for residential expansions.
- Need to clarify expectations for cities proposing residential expansions:
 - Six desired outcomes
 - Housing affordability
 - Likelihood of development
 - Efforts in existing urban areas

Evolution of regional growth management process

Old system

Define complex housing needs based on simple math

Expand UGB based on soil types

Concept plan areas after adding to UGB

New system

Agree on where the region may grow over the next 50 years

Concept plan urban reserve areas before expansion

Decide whether proposed expansions are needed based on outcomes

MTAC unanimous recommendations

- Clarify expectations, but ensure flexibility.
- Expectations should apply to all residential growth management decisions, but there should be a higher bar for mid-cycle expansion proposals:
 - Coordination of housing needs analyses
 - Demonstrated likelihood of development of expansion area
 - Efforts in existing urban centers and corridors
 - Best practices for affordable housing in existing urban areas
 - Advancement of six desired outcomes

Next steps

October 11, 2017: MPAC recommendation on code amendments

October 26 and November 2: Council consideration of code amendments.

December 29, 2017: Letters of interest due from cities proposing expansions.

Now – Spring 2018: Ongoing technical work and peer review.

May 31, 2018: Full proposals due from cities proposing expansions.

End of June, 2018: Release draft report and city proposals.

Summer – Fall 2018: Discuss merits of city proposals.

End of 2018: MPAC advice and Council decision.



Portland Housing

Tom Armstrong

Bureau of Planning and Sustainability

September 27, 2017



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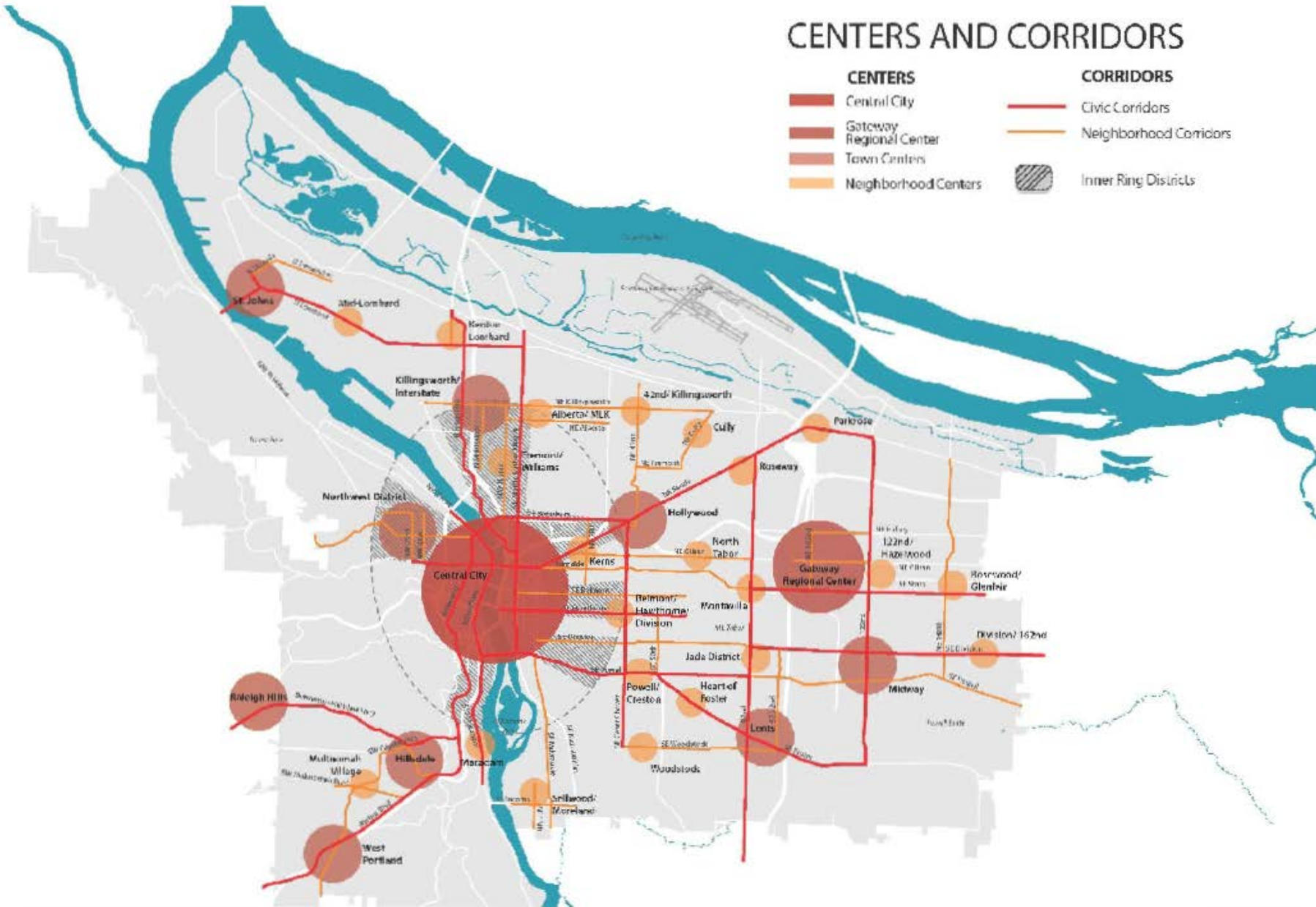
2035 Comprehensive Plan

CENTERS AND CORRIDORS

- CENTERS**

 - Central City
 - Gateway Regional Center
 - Town Centers
 - Neighborhood Centers
- CORRIDORS**

 - Civic Corridors
 - Neighborhood Corridors
 - Inner Ring Districts



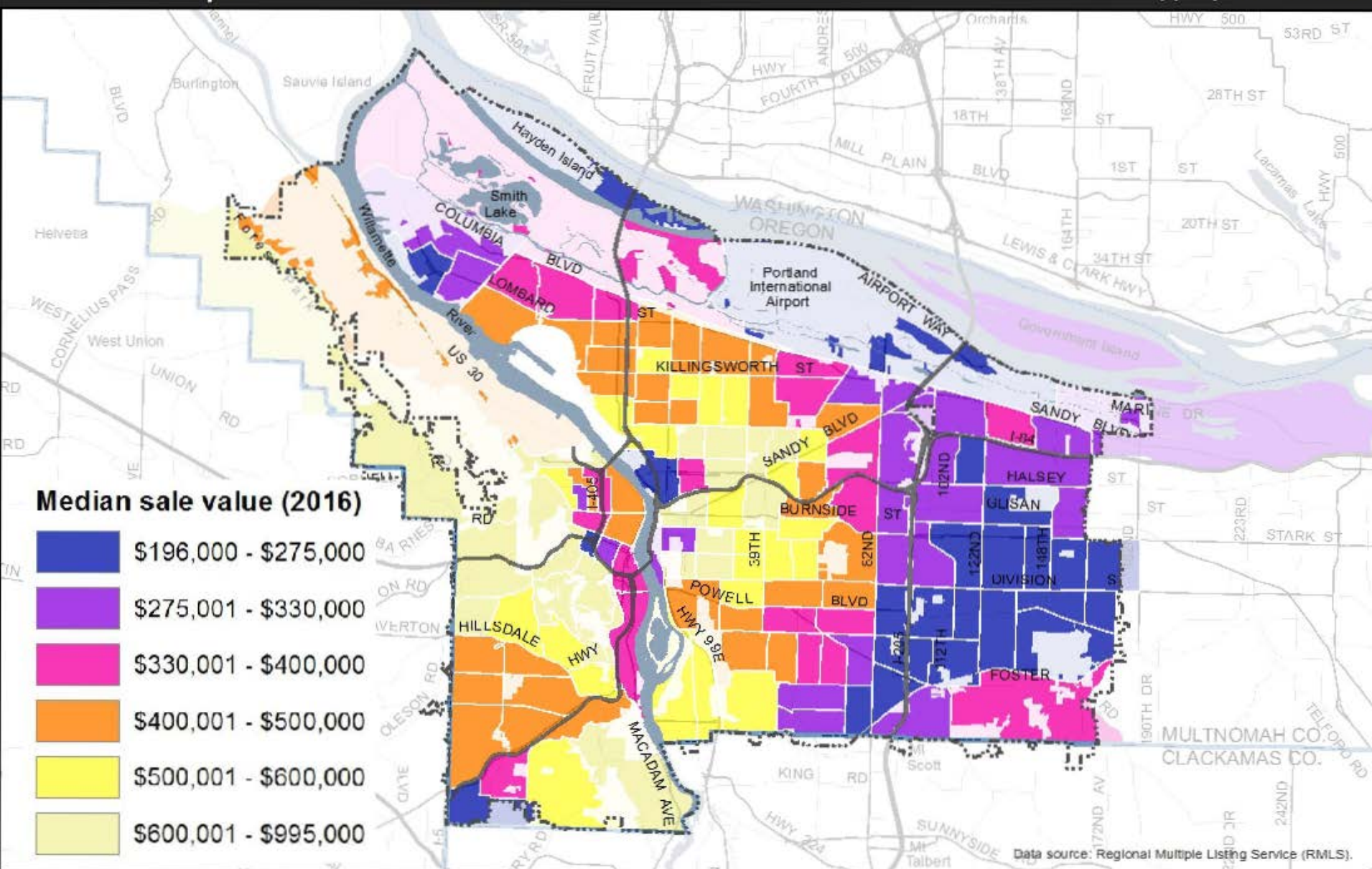
Policies and Strategies

- Growth in Centers and Corridors
 - Central City: 30%
 - Centers and Corridors: 50%
 - Other areas: 20%
- Healthy Connected City
 - 80% of households are located in complete neighborhoods.

Housing Cost Trends

Detached homes or condo sales where appropriate, 2016

Detached homes or condo sales where appropriate, 2016



Median sale value (2016)

\$196,000 - \$275,000
\$275,001 - \$330,000
\$330,001 - \$400,000
\$400,001 - \$500,000
\$500,001 - \$600,000
\$600,001 - \$995,000

September 22, 2017

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Networks: planning/camp maps/flowing/denatification env./vulnerability) social methodology/vulnerability mapping reduced full denatification

Data source: Regional Multiple Listing Service (RMLS).

September 22, 2017

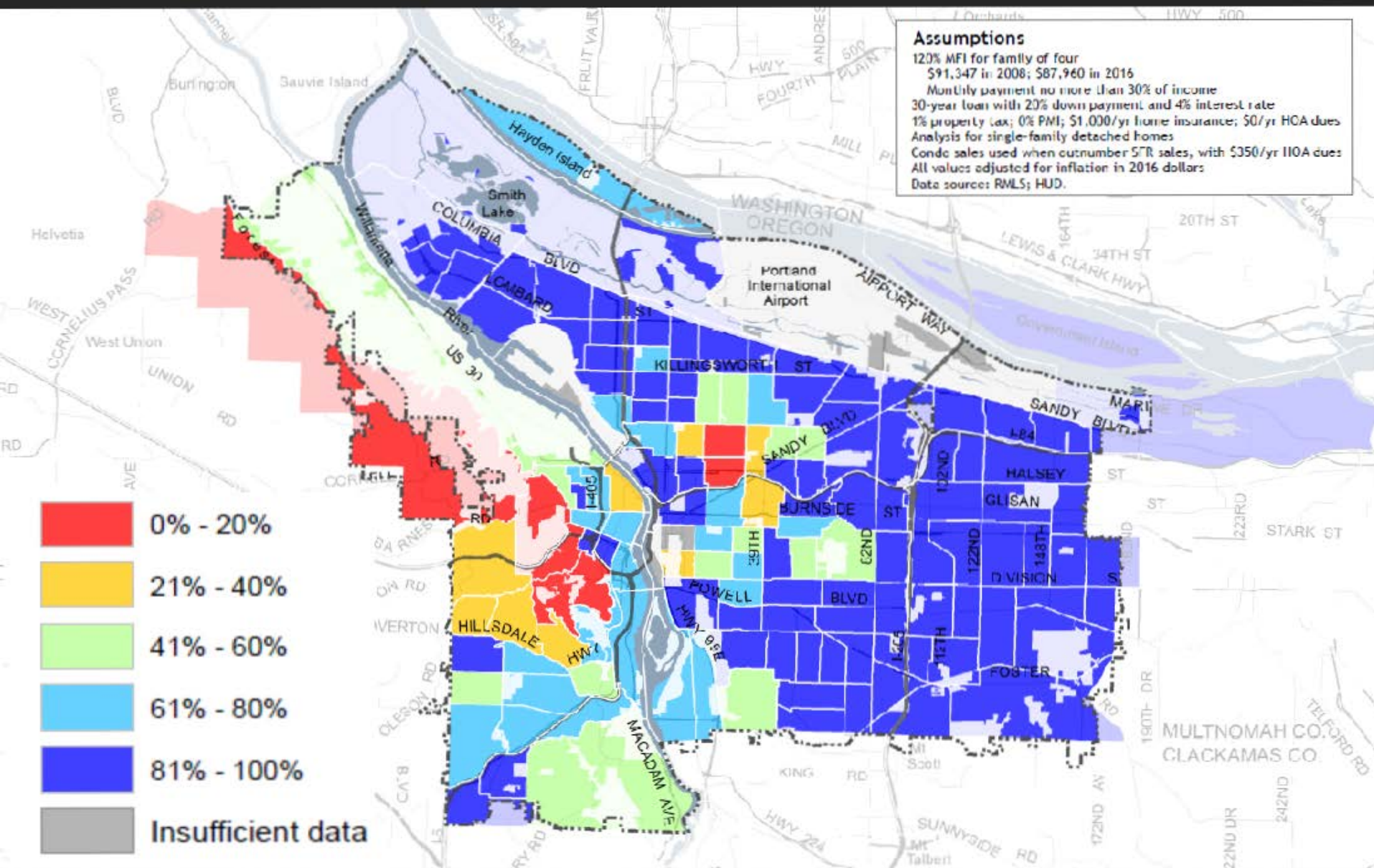
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August 15, 2017

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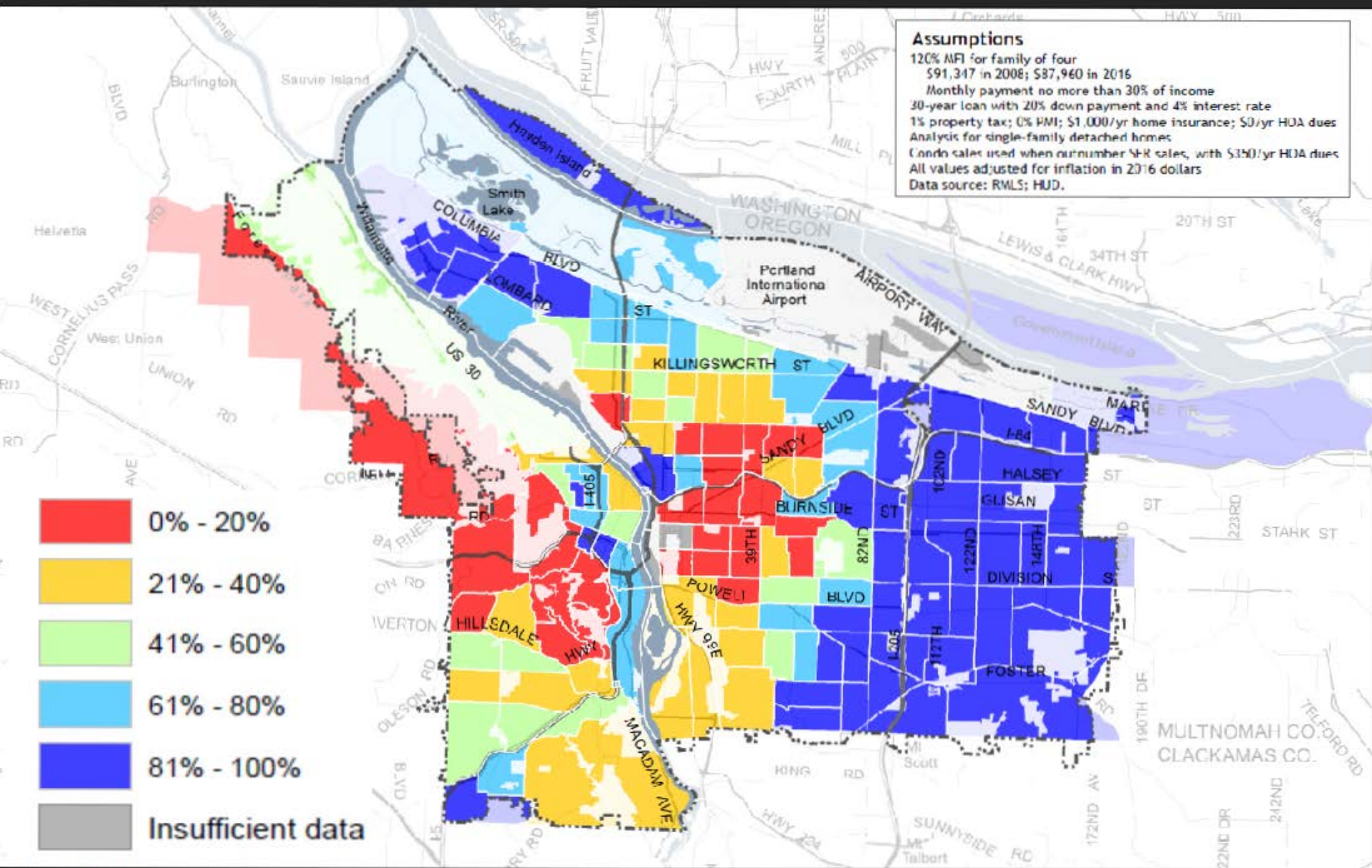


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August 15, 2017

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Assumptions

120% MFI for family of four
\$91,347 in 2008; \$87,950 in 2016
Monthly payment no more than 30% of income
30-year loan with 20% down payment and 4% interest rate
1% property tax; 0% PMI; \$1,000/yr home insurance; \$0/yr HOA dues
Analysis for single-family detached homes
Condo sales used when outnumber SFR sales, with \$350/yr HOA dues
All values adjusted for inflation in 2016 dollars
Data source: RMLS; HUD.

----- Urban Service Boundary

Industrial and open space

Change in share of homes (CAGR)



August 22, 2017

City of Portland, Oregon ||
Bureau of Planning and Sustainability ||
Housing and Economic Planning

The information on this map was derived from City of Portland CIB databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

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0 1 2 Miles



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

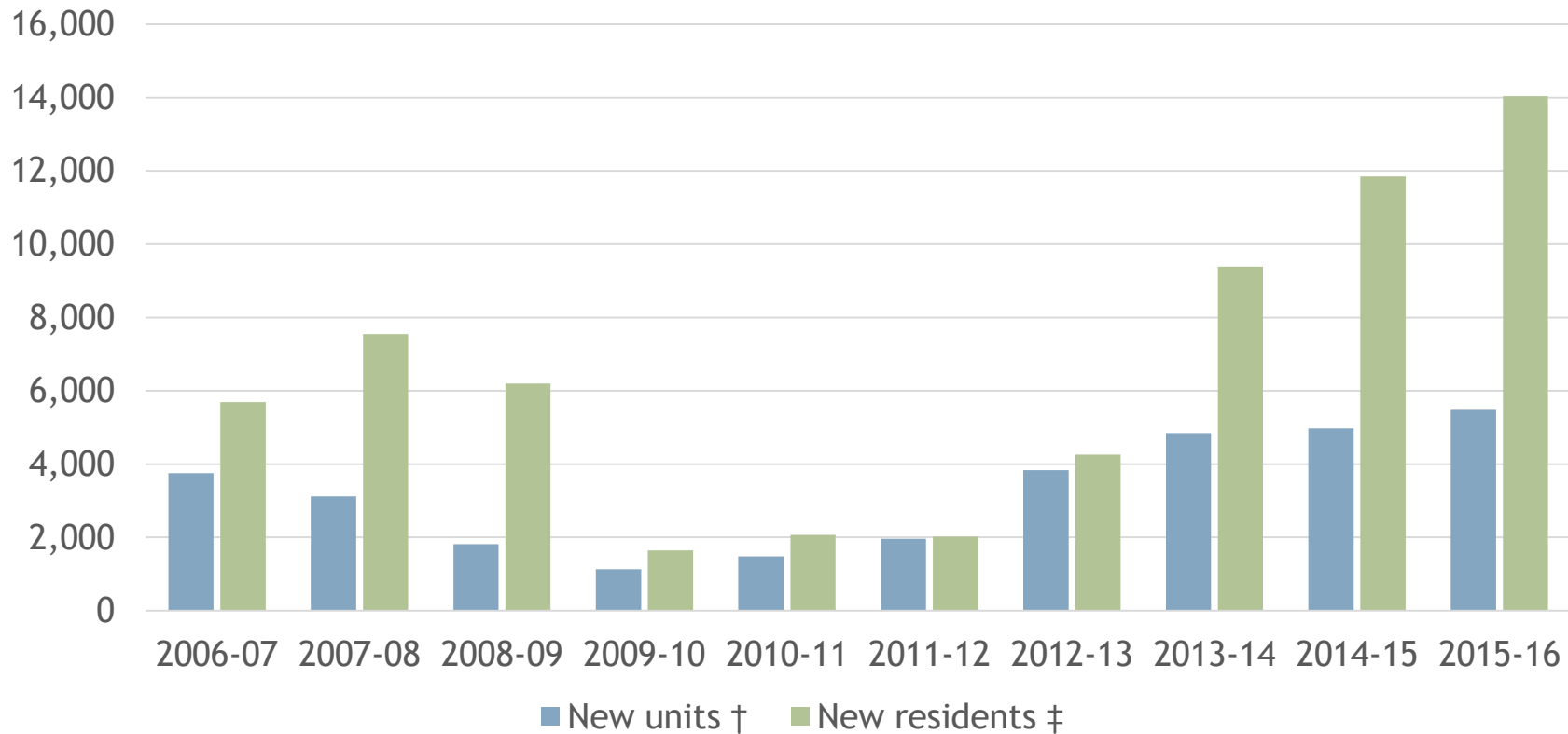


View>Header and Footer | 9

Permit Activity

New residents. Enough housing?

New housing units and population growth
Portland, OR (fiscal year)

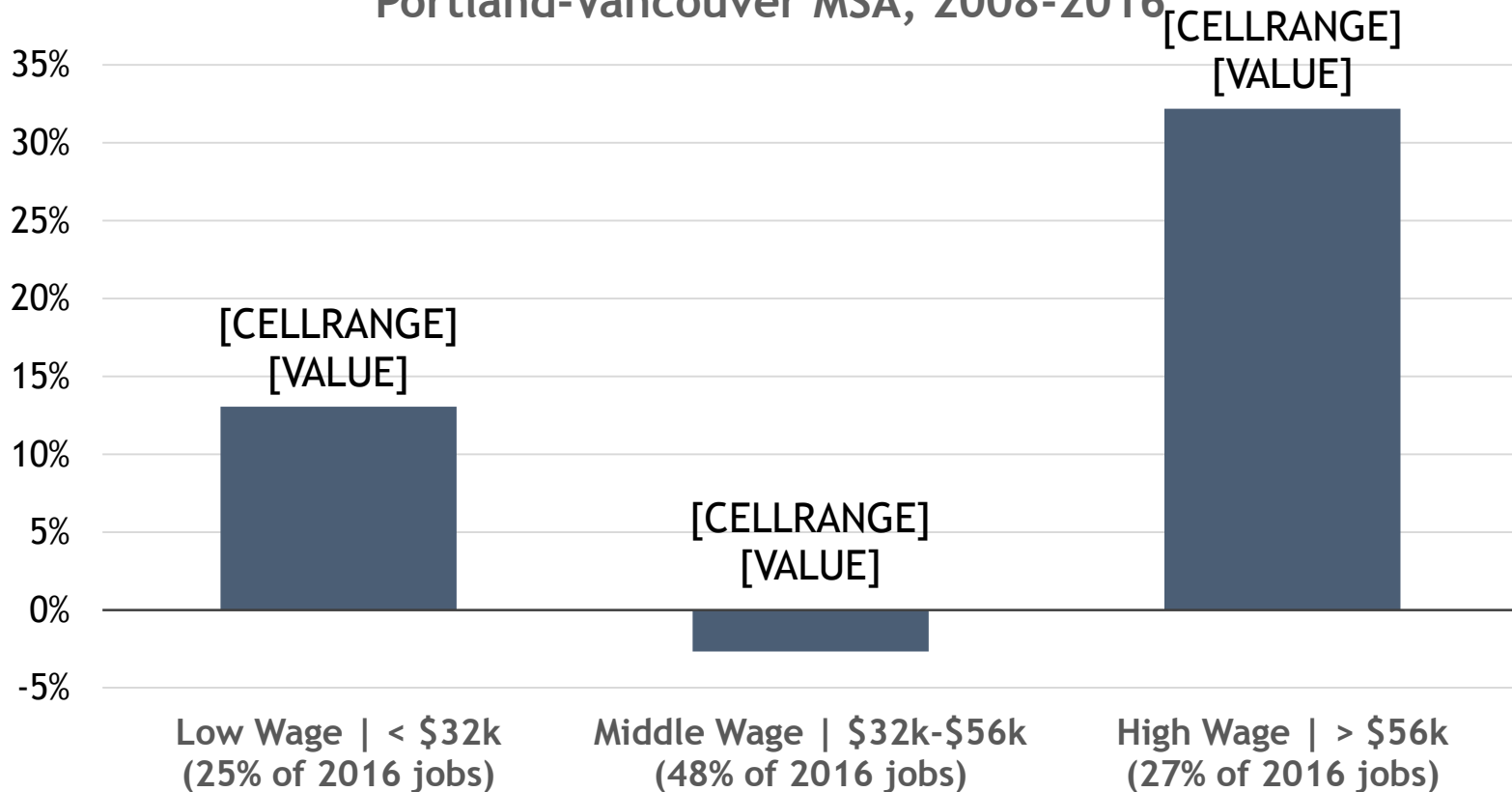


Data sources: †: City of Portland, Bureau of Development Services, residential building permits. ‡: Portland State University, Population Research Center, Annual Population Estimates.

Prepared on March 3, 2017 by Portland Bureau of Planning and Sustainability.

Disappearing middle-wage jobs

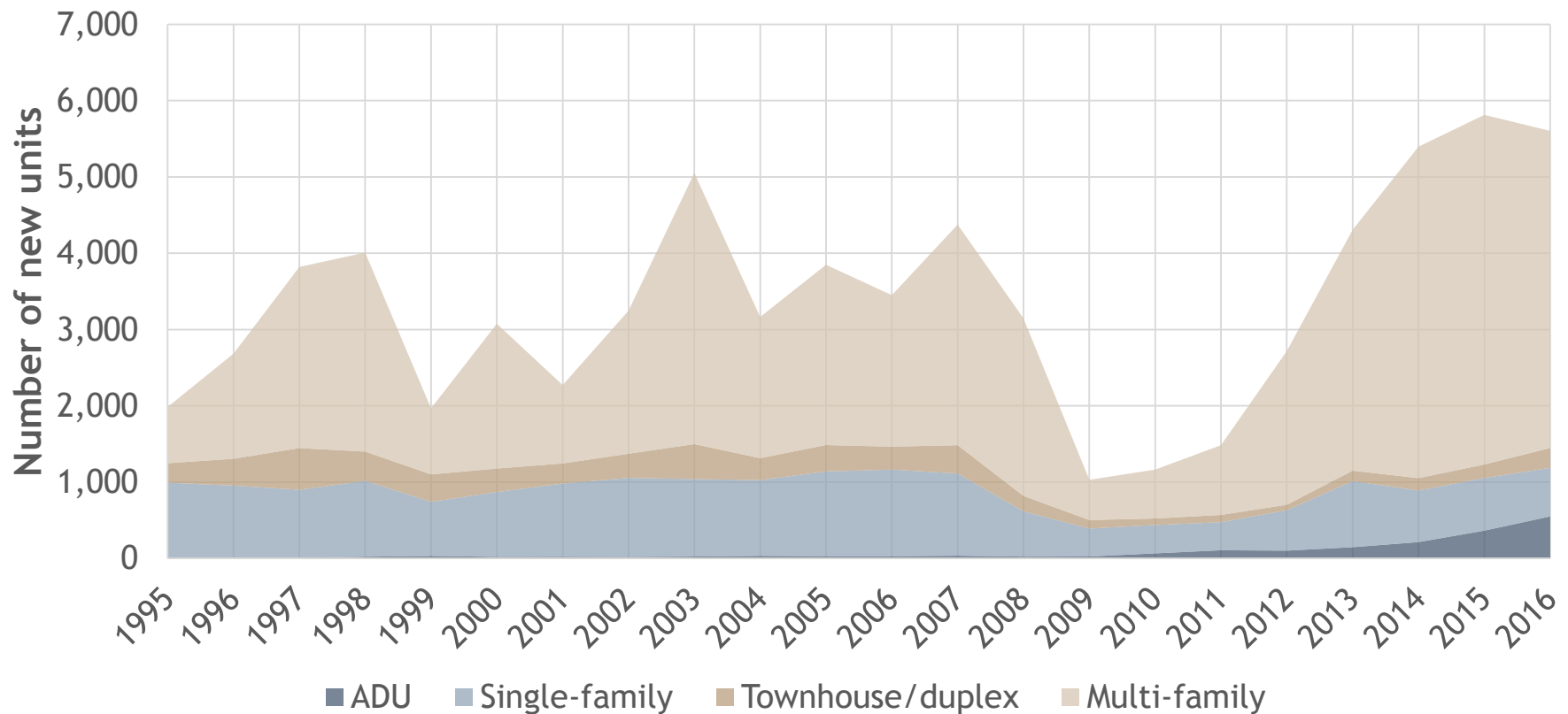
Wage distribution of new jobs
Portland-Vancouver MSA, 2008-2016



Source: Bureau of Labor Statistics, Occupational Employment Statistics (OES). Prepared September 22, 2017 by Portland Bureau of Planning and Sustainability.

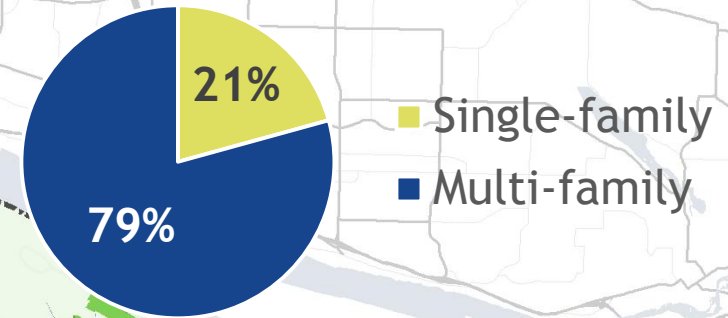
Peak development cycle?

New housing units by unit type Portland Urban Service Area, 1995-2016



Data source: City of Portland, Bureau of Development Services, residential building permits.

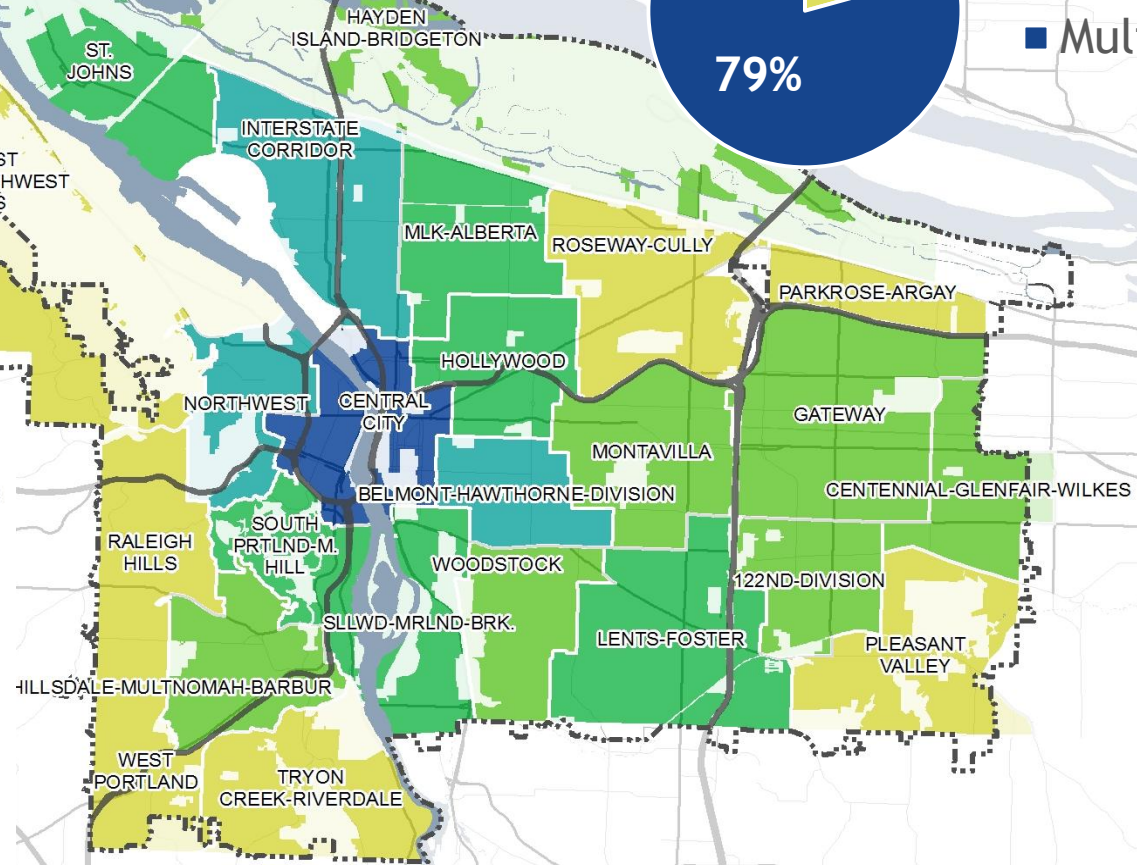
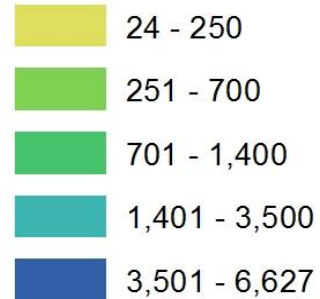
SFR-MFR split (2011-16)



----- Urban Service Boundary

Industrial and open space

Permits issued 2011-2016



September 19, 2017

City of Portland, Oregon ||
Bureau of Planning and Sustainability ||
Housing and Economic Planning

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

N:\work\comp_planning\comp_coord\Housing\Gentrification 2017\vulnerability\revised_methodology\vulnerability_mapping_revised_full_changes.mxd



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

City of Portland, Oregon
Ted Wheeler, Mayor • Susan Anderson, Director



Affordable Housing Strategy

Funding

- In November 2016, \$258 million affordable housing bond
- \$67 million in urban renewal resources dedicated to affordable housing thru 2024
- Short term rental lodging tax revenue of \$1.2 million per year
- Construction excise tax revenue of \$8-9 million per year

Renter Protections

- Landlords to provide 90-day notice prior to a no-cause eviction or a rent increase greater than 5% over a 12-month period.
- Mandatory relocation assistance for a no-cause eviction or rent increase of 10% or more within a 12-month period.

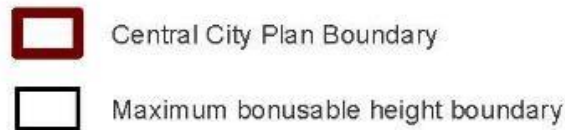
Inclusionary Housing

- Mandatory Inclusionary Requirement:
 - 20% of Units at 80% Area Median Income
- Deeper Affordability Option:
 - 10% of Units at 60% Area Median Income
- Incentives:
 - Density Bonus
 - 10 Year Property Tax Exemption
 - CET Exemption on Affordable Units
 - Parking Requirement Exemption
 - SDC Waivers on Affordable Units





Future Actions

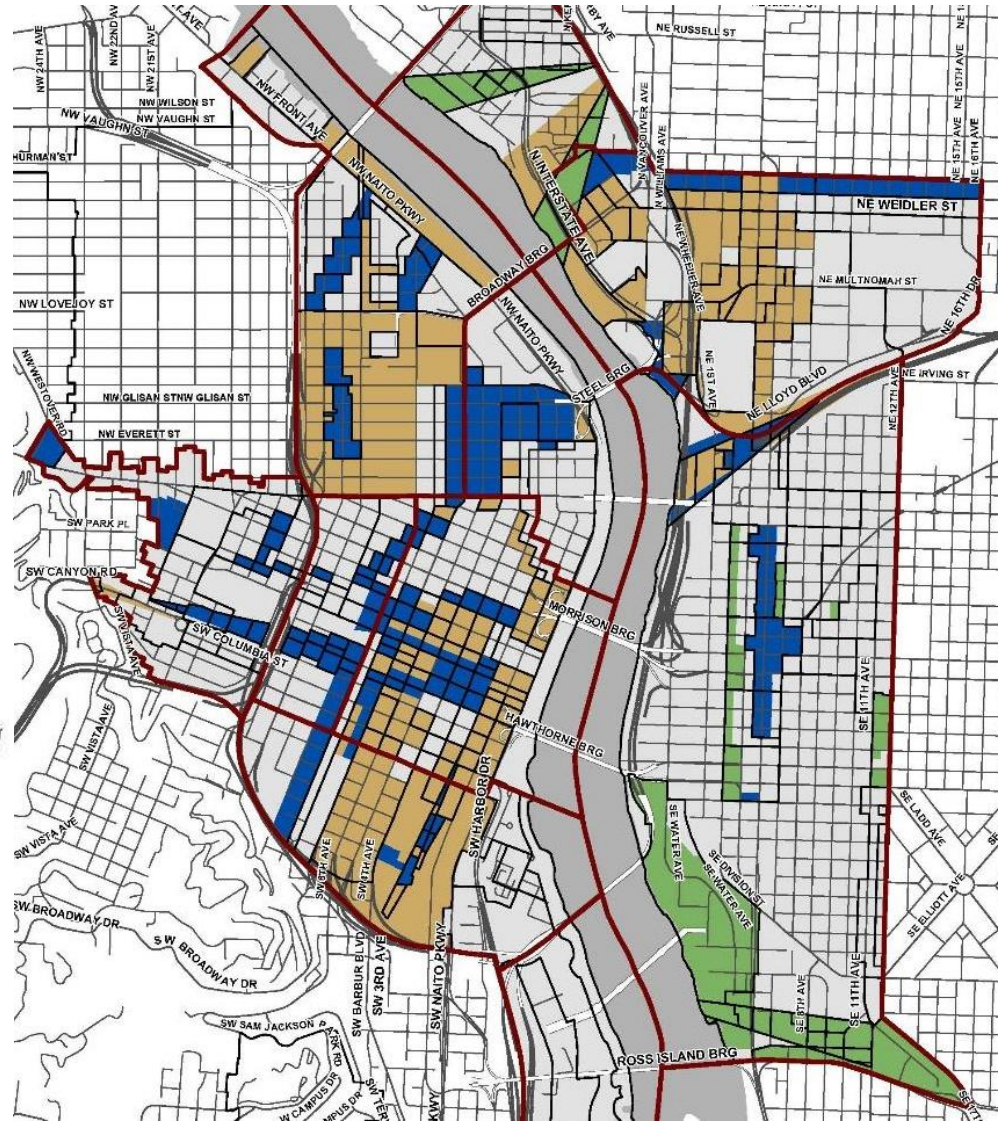
Central City

Building Heights



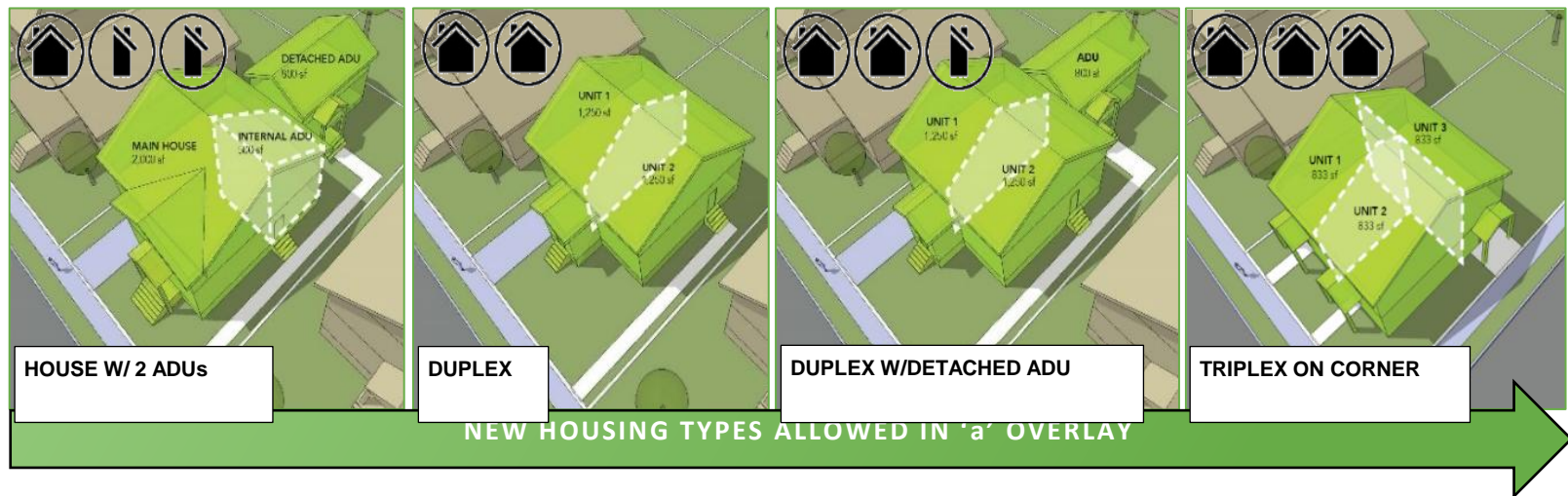
Maximum Heights Comparison

-  Increase in Maximum Height
-  Decrease in Maximum Height
-  Apply a Maximum Height
-  No Change in Maximum Height

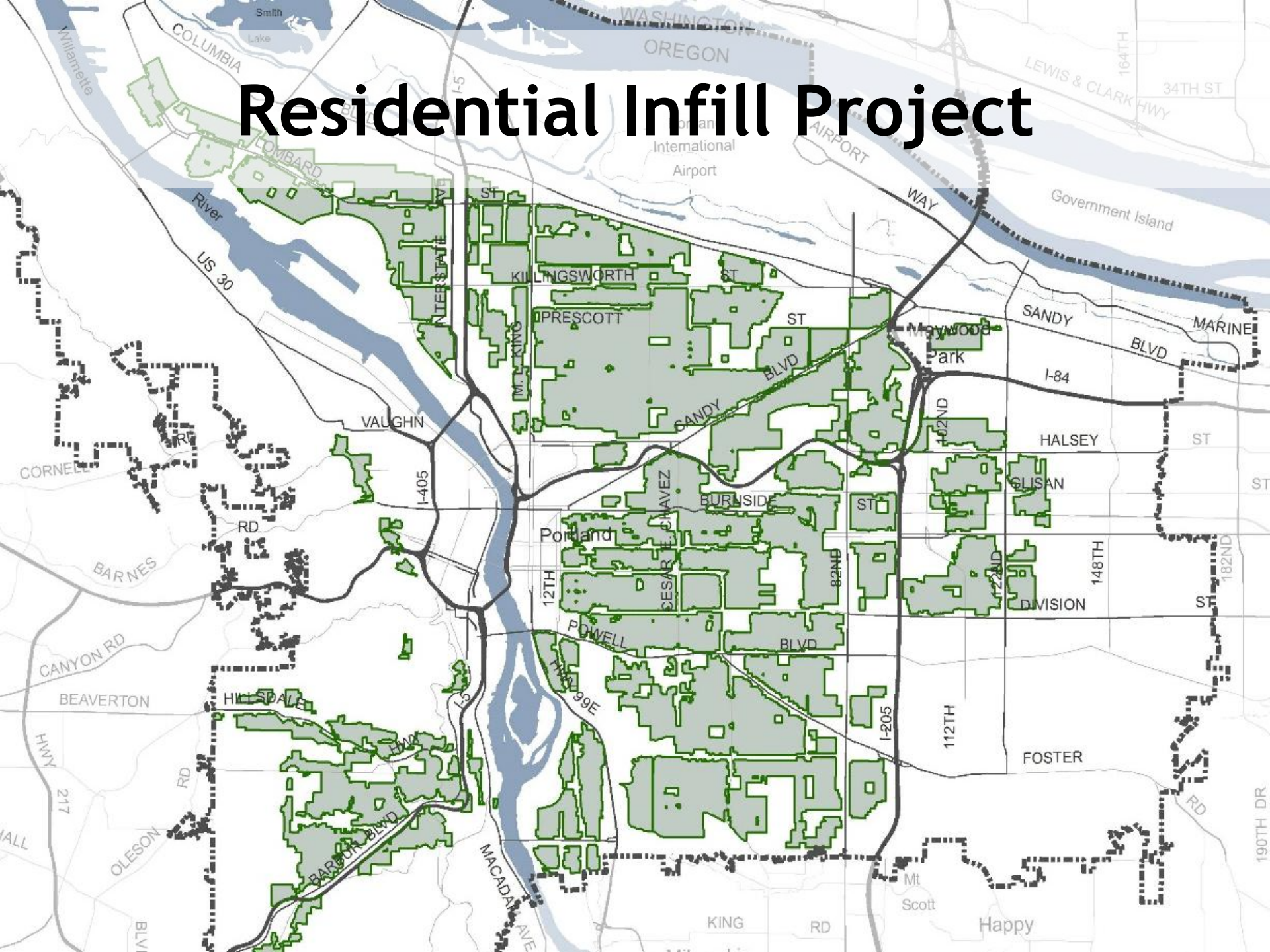


Residential Infill Project

- Limiting the size of single-dwelling houses
- Creating options for smaller housing units in single dwelling neighborhoods



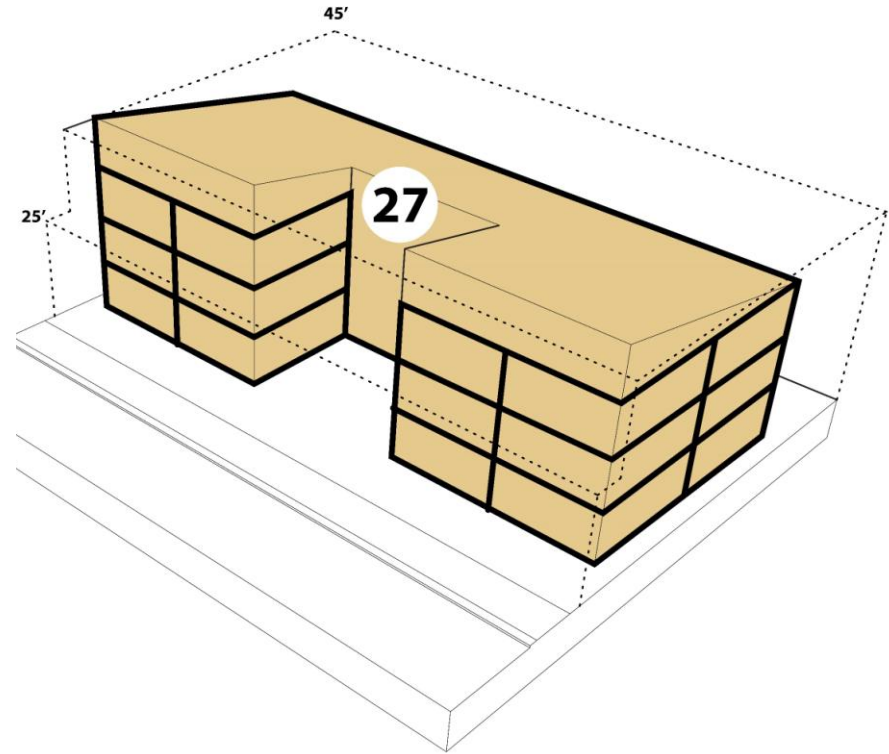
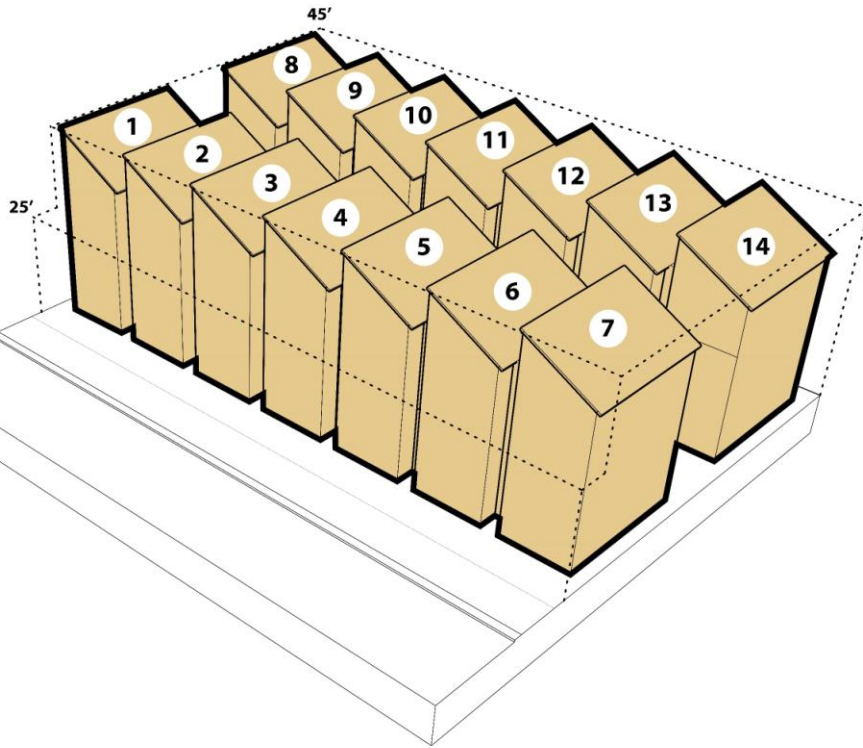
Residential Infill Project



Multi-Dwelling Zones

- Re-write Multi-Dwelling Zones
- Proposing scale (FAR and height) based zoning with minimum density but no maximum density standard.
- Building design and transitions that are clear and objective standards.
- Density bonuses for affordable housing, family-sized units and tree preservation.

Multi Dwelling Zones

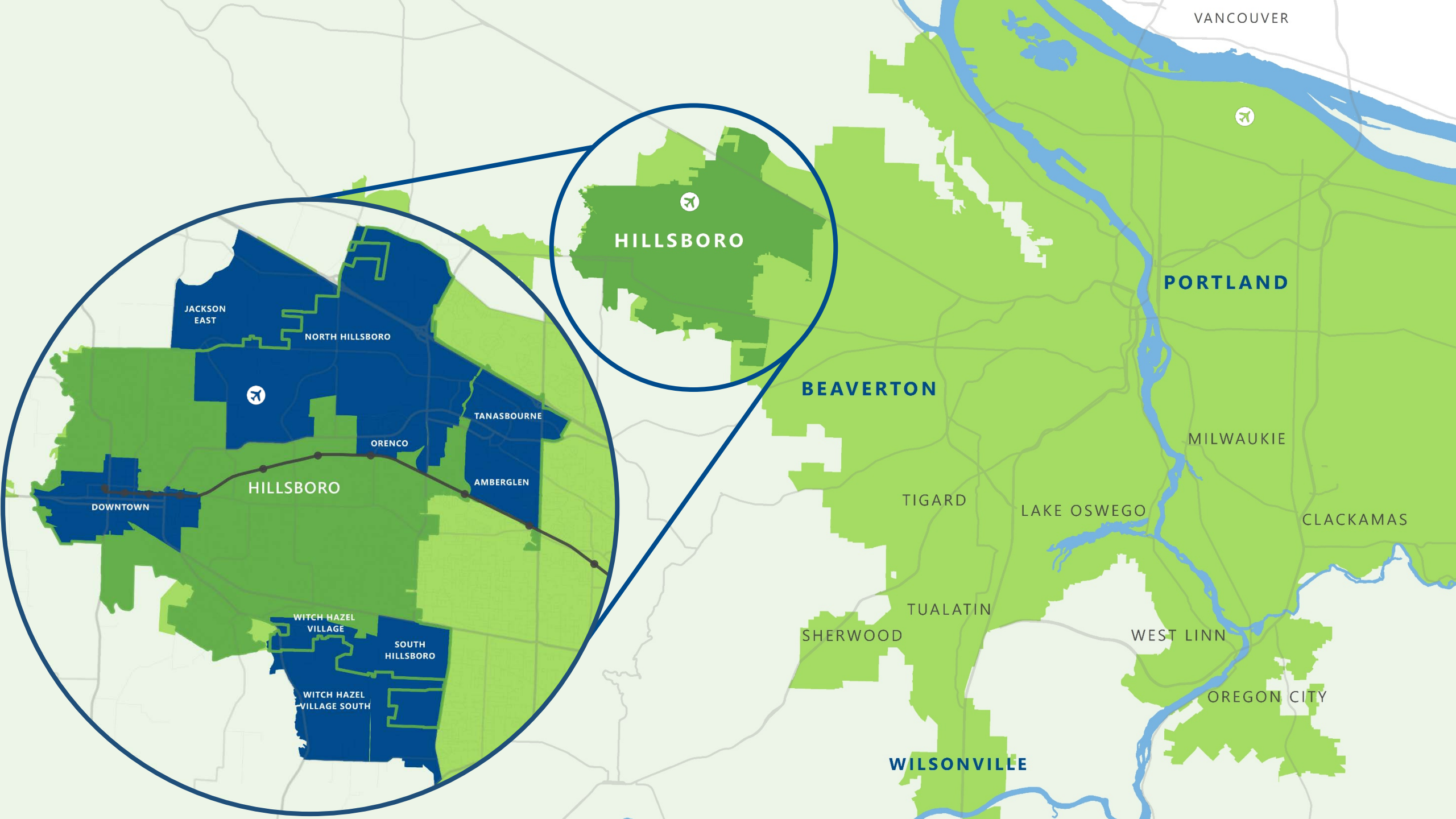


MPAC

METRO

September 27, 2017

Colin Cooper | Planning
Director



VANCOUVER



HILLSBORO

PORTLAND

BEAVERTON

MILWAUKIE

TIGARD

LAKE OSWEGO

CLACKAMAS

TUALATIN

SHERWOOD

WEST LINN

OREGON CITY

WILSONVILLE

JACKSON
EAST

NORTH HILLSBORO



TANASBOURNE

ORENCO

AMBERGLEN

HILLSBORO

DOWNTOWN

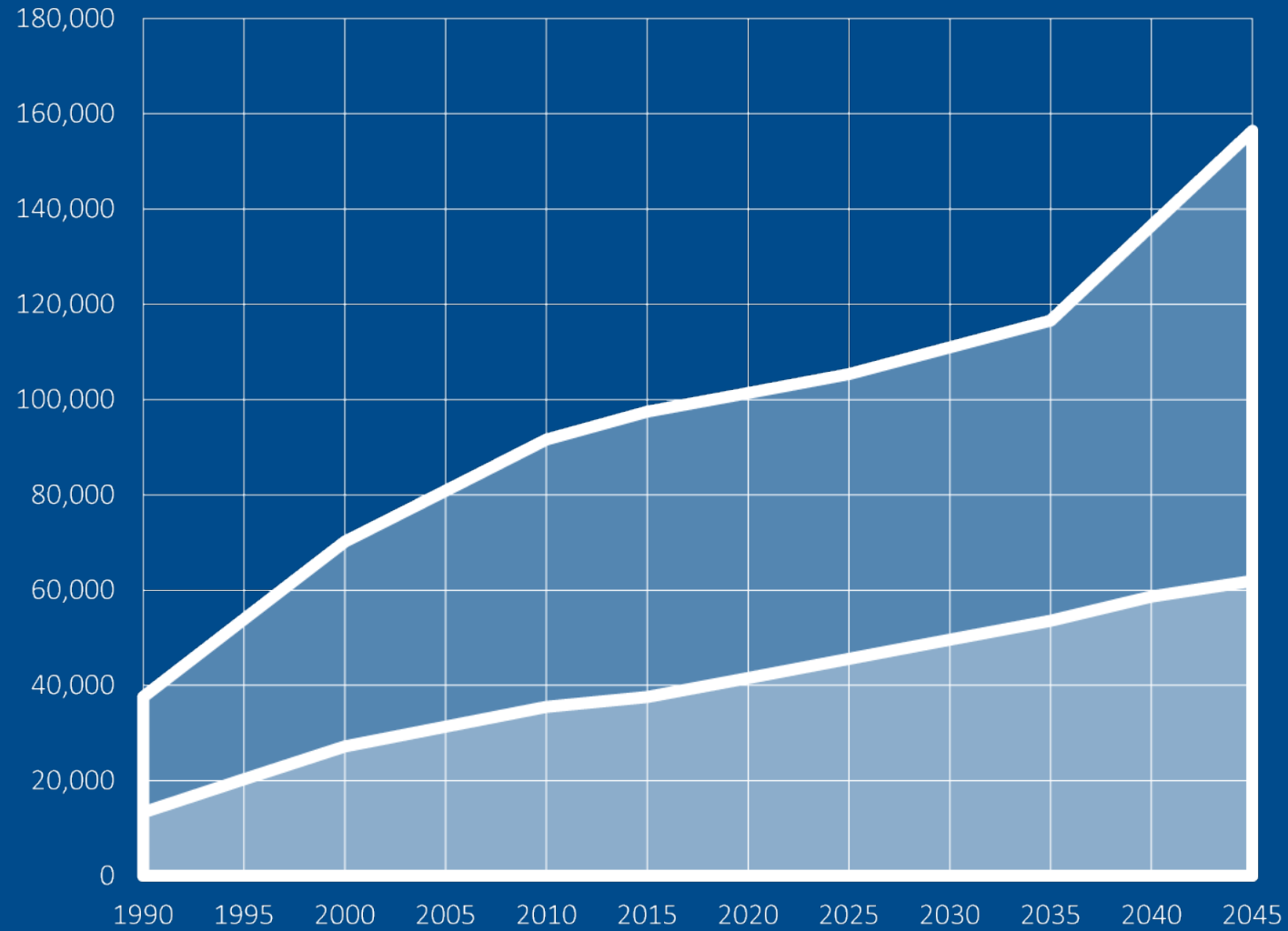
WITCH HAZEL
VILLAGE

SOUTH
HILLSBORO

WITCH HAZEL
VILLAGE SOUTH

THE

NUMBERS



POPULATION

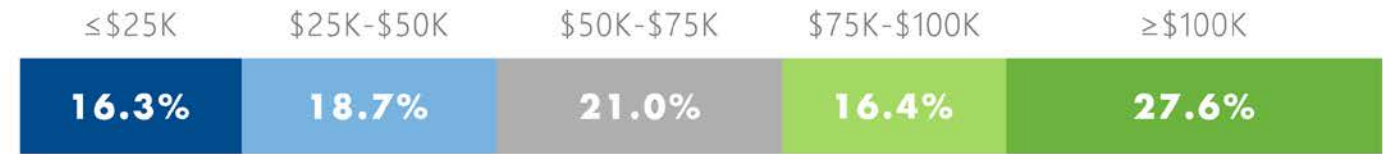
**HOUSING
UNITS**

MEDIAN HOUSEHOLD INCOME

\$67,757

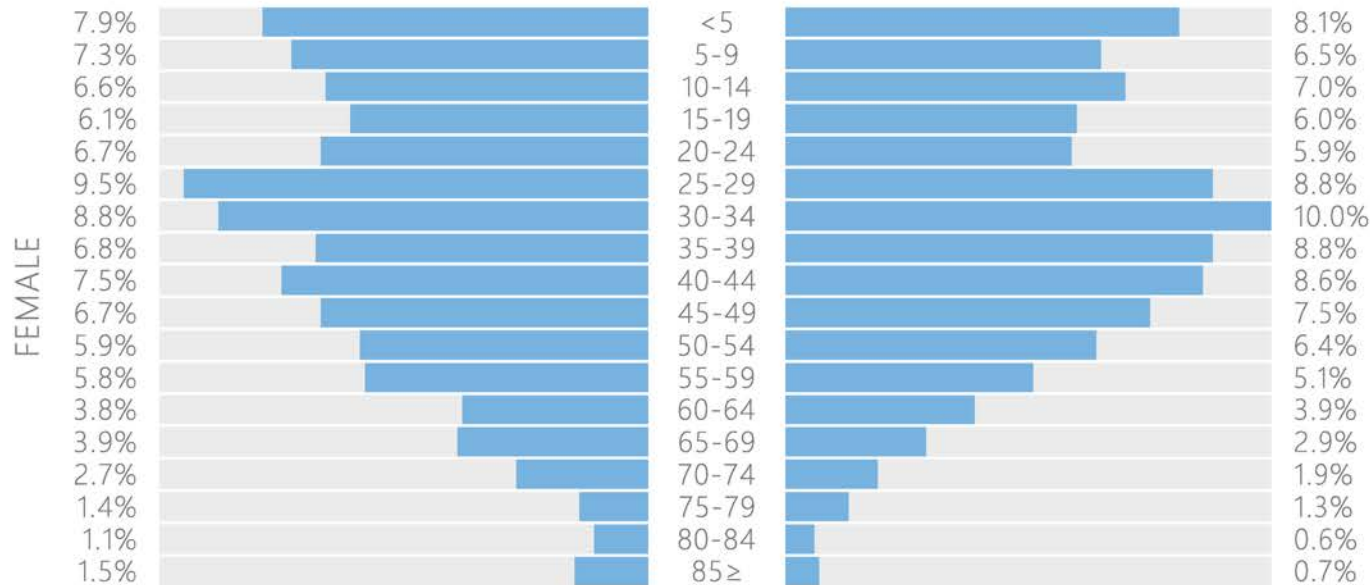
ACS 5-Year Population and Housing
Profile (2011-2015), U.S. Census Bureau

HOUSEHOLD INCOME DISTRIBUTION



ACS 5-Year Population and Housing
Profile (2011-2015), U.S. Census Bureau

AGE DISTRIBUTION



ACS 5-Year Estimates (2011-2015),
Table 101, U.S. Census Bureau

AVERAGE HOUSEHOLD SIZE

2.7

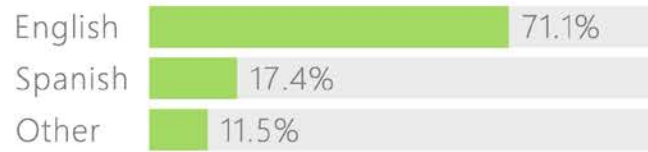
ACS 5-Year Population and Housing
Profile (2011-2015), U.S. Census Bureau

MEDIAN AGE

33.6

ACS 5-Year Estimates (2011-2015),
Table 101, U.S. Census Bureau

LANGUAGE SPOKEN AT HOME



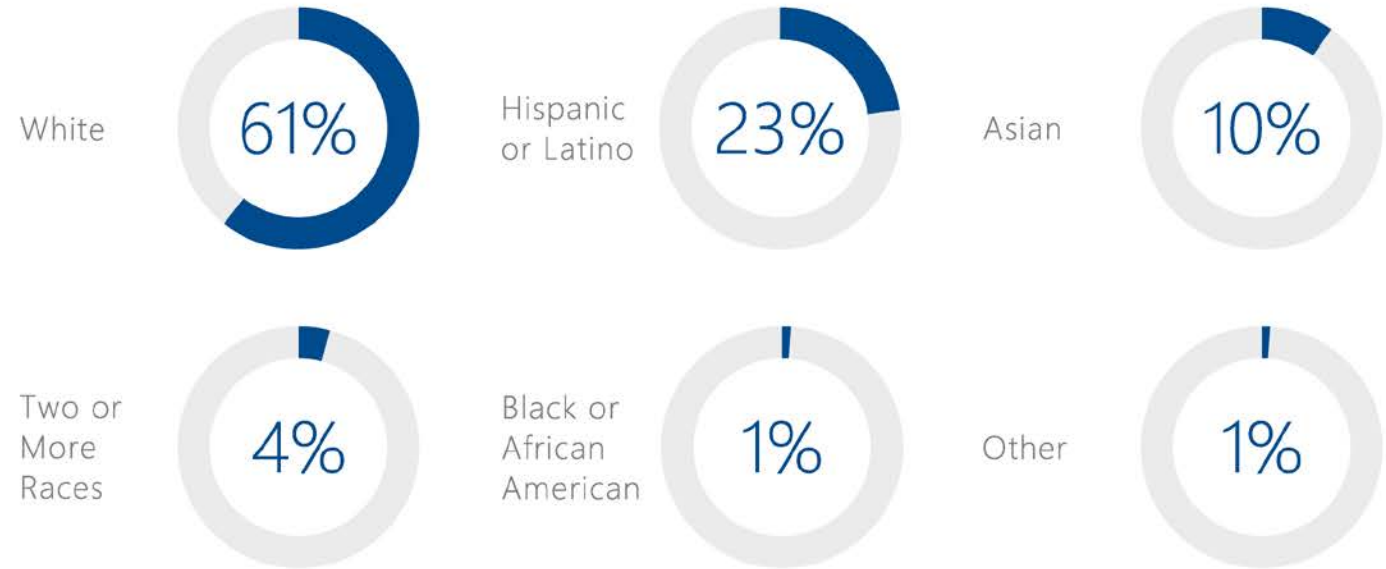
ACS 5-Year Estimates (2011-2015),
Table 1601, U.S. Census Bureau

EDUCATIONAL ATTAINMENT



ACS 5-Year Population and Housing
Profile (2011-2015), U.S. Census Bureau

RACE & ETHNICITY



ACS 5-Year Estimates (2011-2015),
Table DP05, U.S. Census Bureau

HOUSING STOCK



**70
PERCENT**



**25
PERCENT**



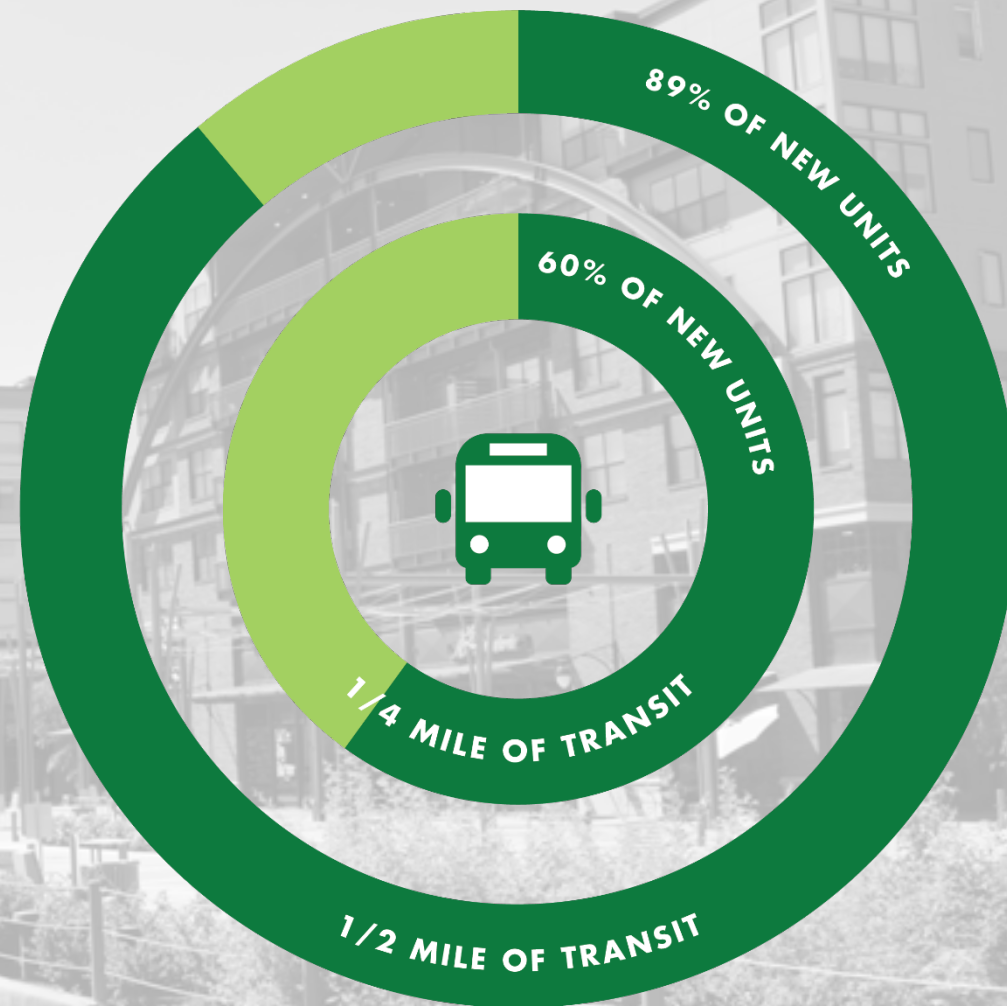
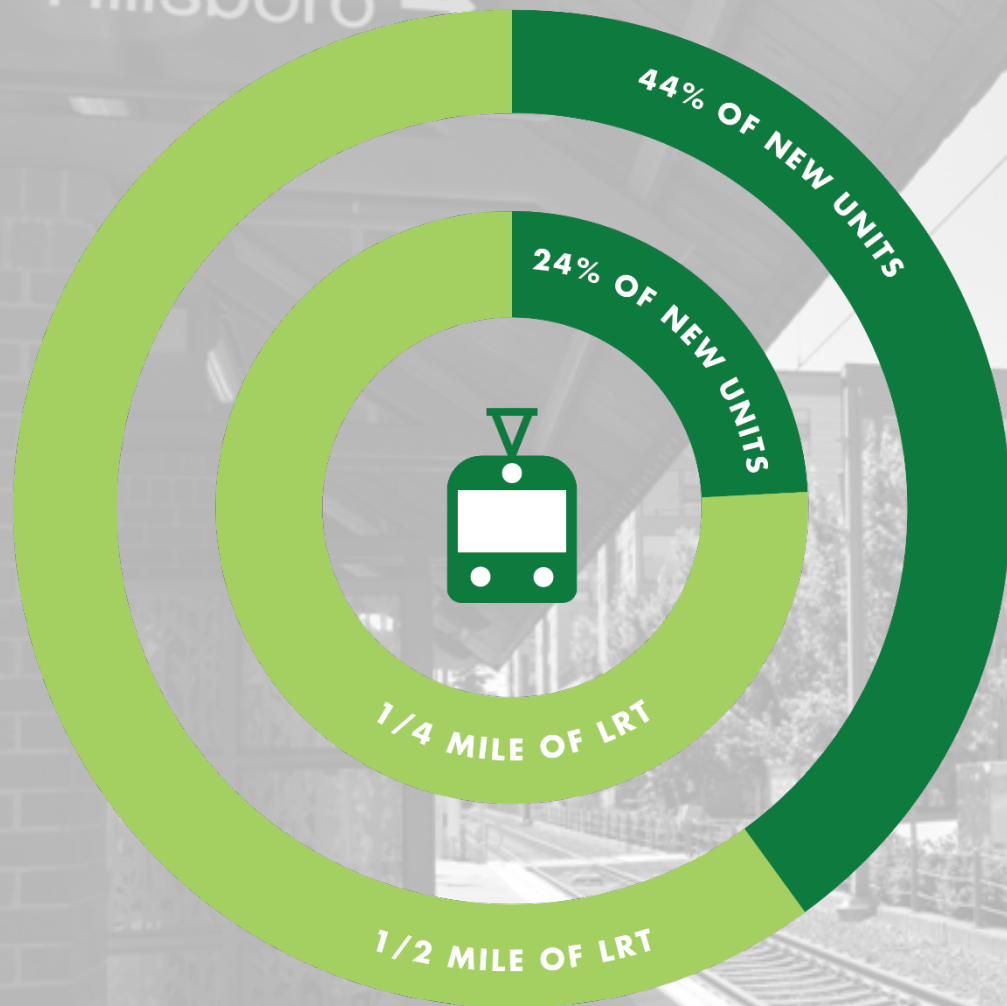
**5
PERCENT**

**FOCUSED
GROWTH**

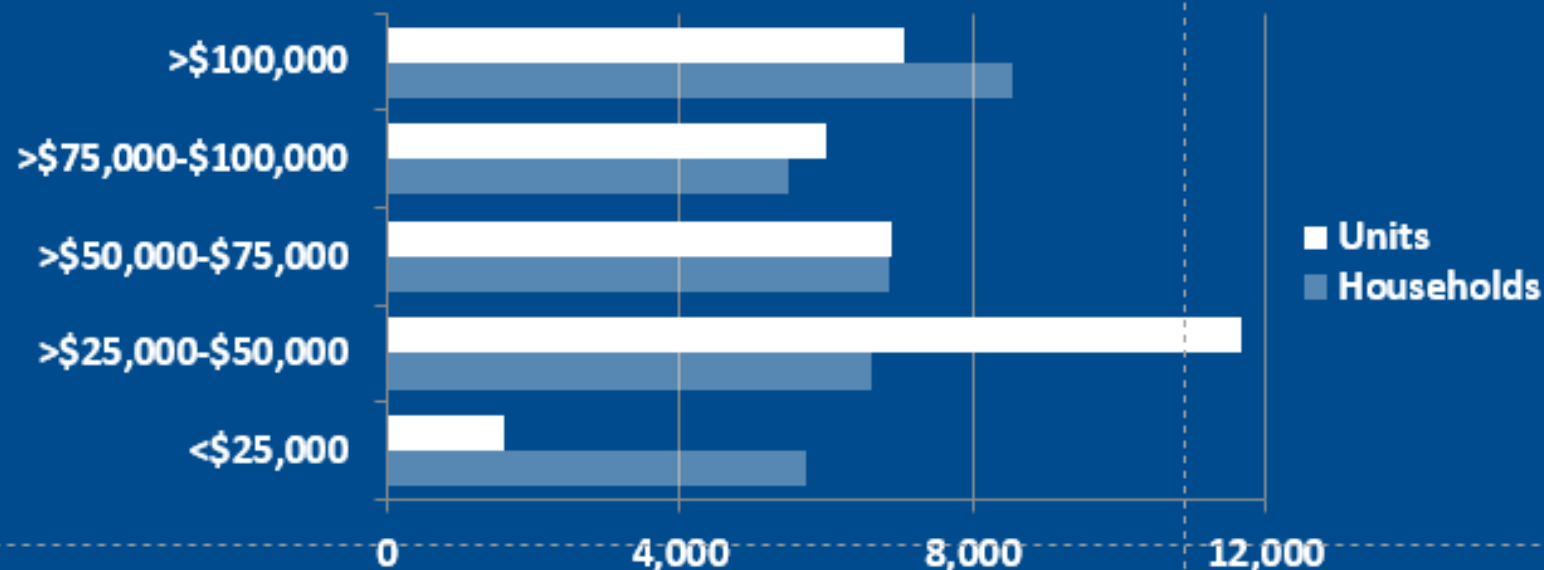


Residential Units
2000

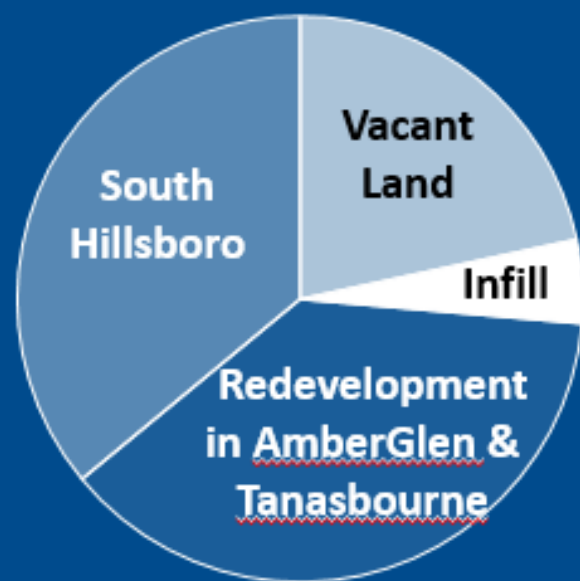
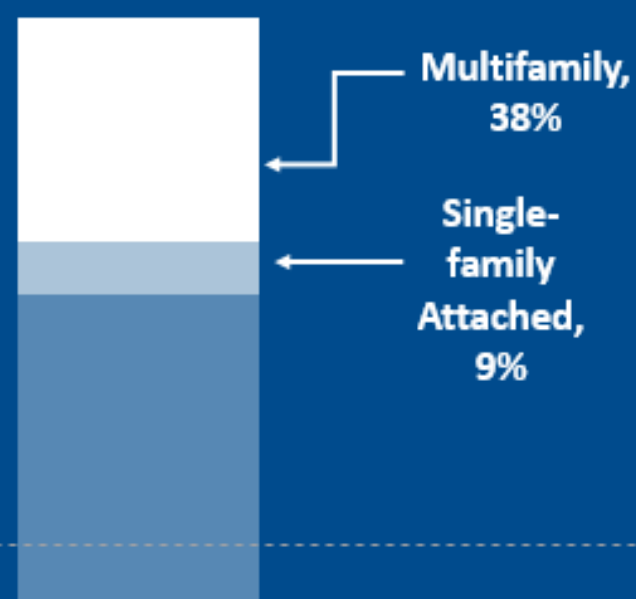
Hillsboro →



AFFORDABILITY

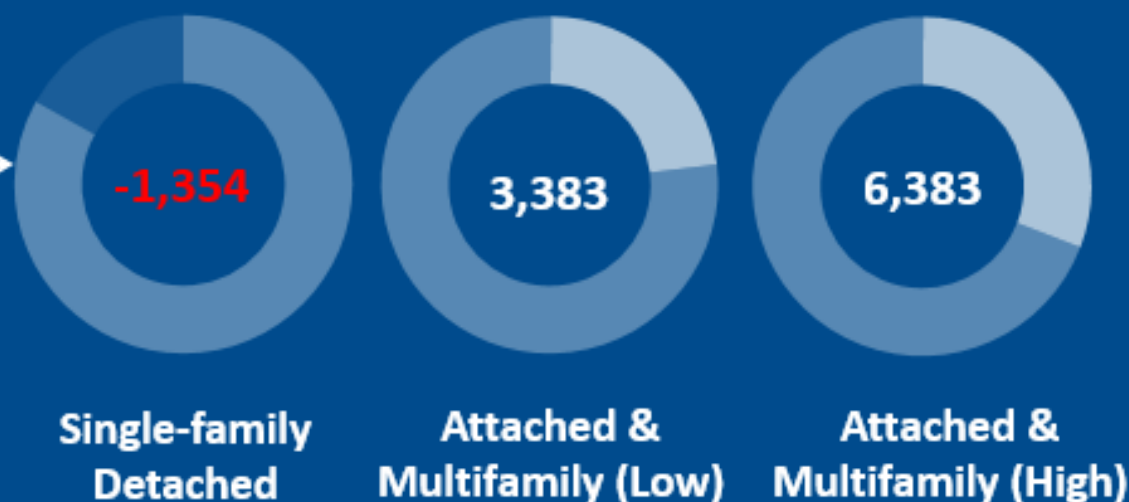


HOUSING MIX



CAPACITY

CAPACITY VS. DEMAND (2016-2036)





GOALS & POLICIES HOUSING

*4th Main mixed-use
development in
downtown Hillsboro*

HOUSING (H) GOAL 5

INNOVATION

Encourage innovative architectural and site design in planning and developing housing.

POLICY H 5.1 Innovative housing types. Support innovative design techniques that allow the opportunity for varied housing types such as, but not limited to, tiny houses, cottages, courtyard housing, cooperative housing, accessory dwelling units, single story units, and extended family and multigenerational housing.

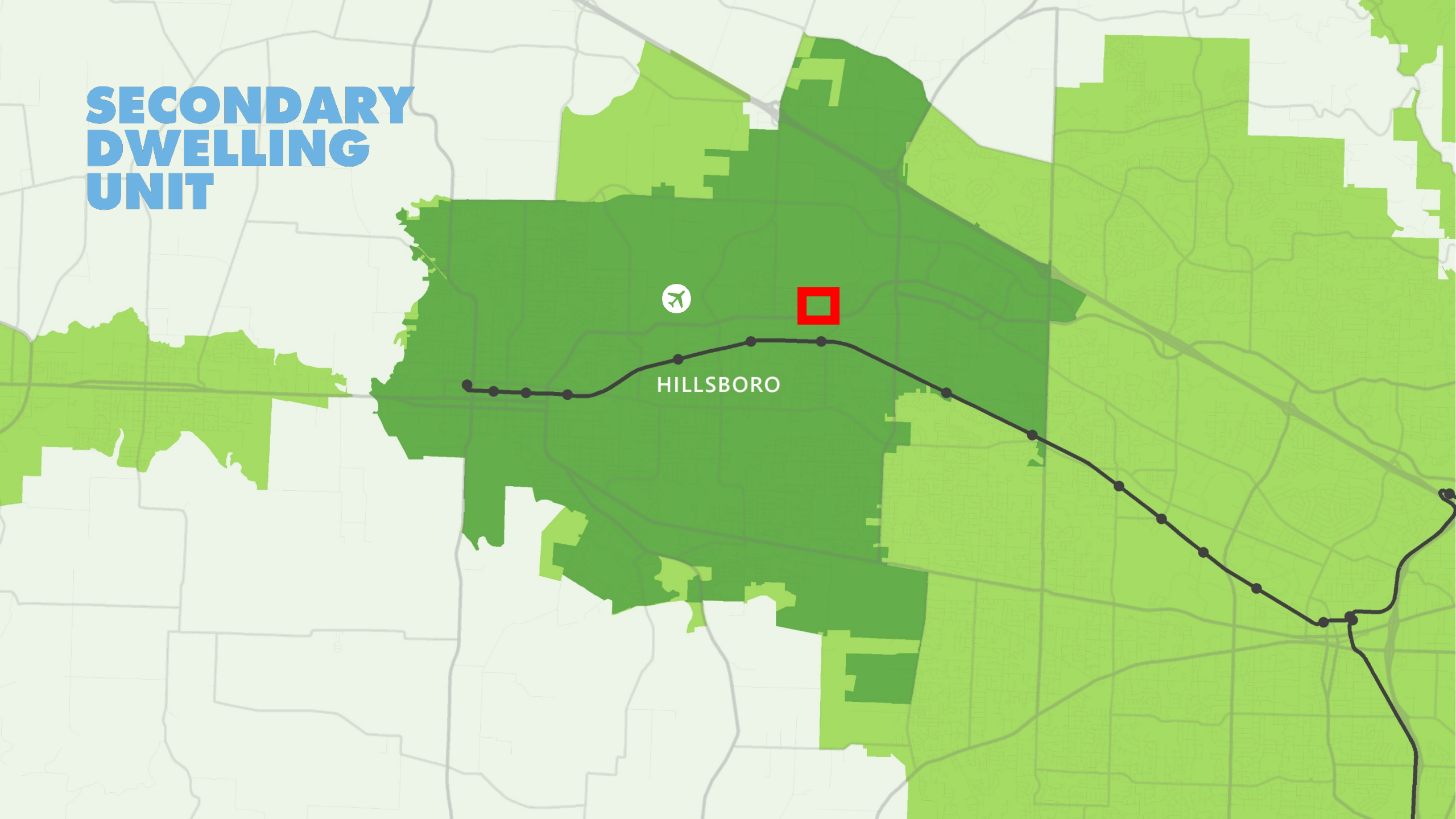
POLICY H 5.2 Innovative site design. Foster flexibility in the division of land and the siting of buildings and other improvements to allow for innovation.

POLICY H 5.3 Sustainable technologies. Promote the use of sustainable and efficient technologies and materials in housing construction that increase the quality and useful life of new and existing housing.

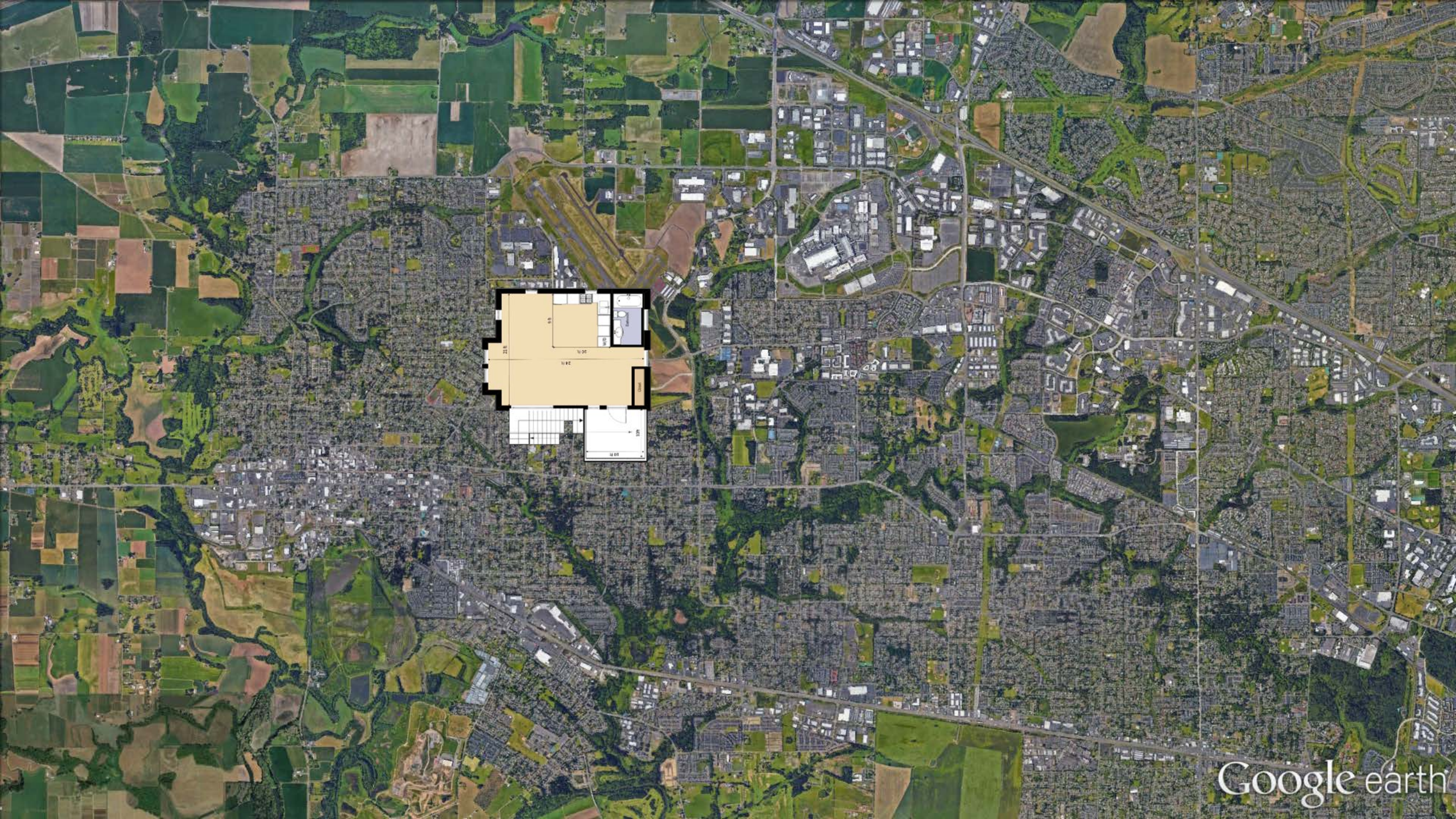
POLICY H 5.4 Allow variation based on public benefit. Ensure the quality and design of developments seeking adjustments or variation to established development standards are reflected through the provision of additional amenities or public benefit elements, such as sustainable building design, provision of additional usable open space, or higher quality architectural design.

INFILL DEVELOP MENT

SECONDARY DWELLING UNIT

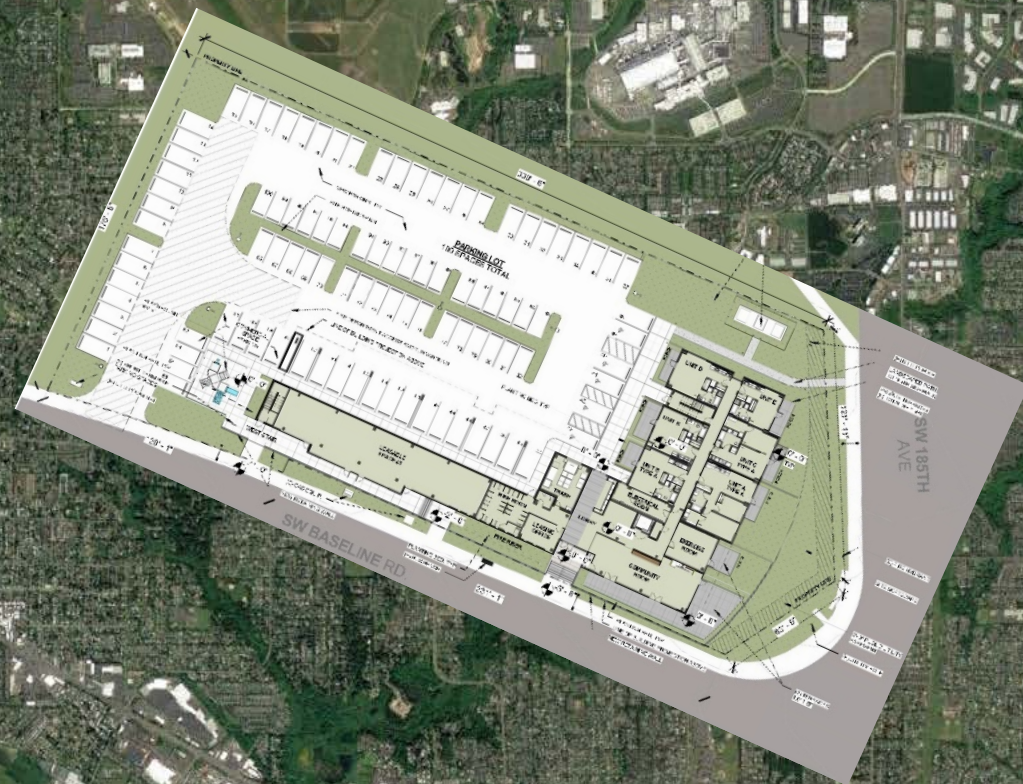


HILLSBORO



AFFORDABLE HOUSING

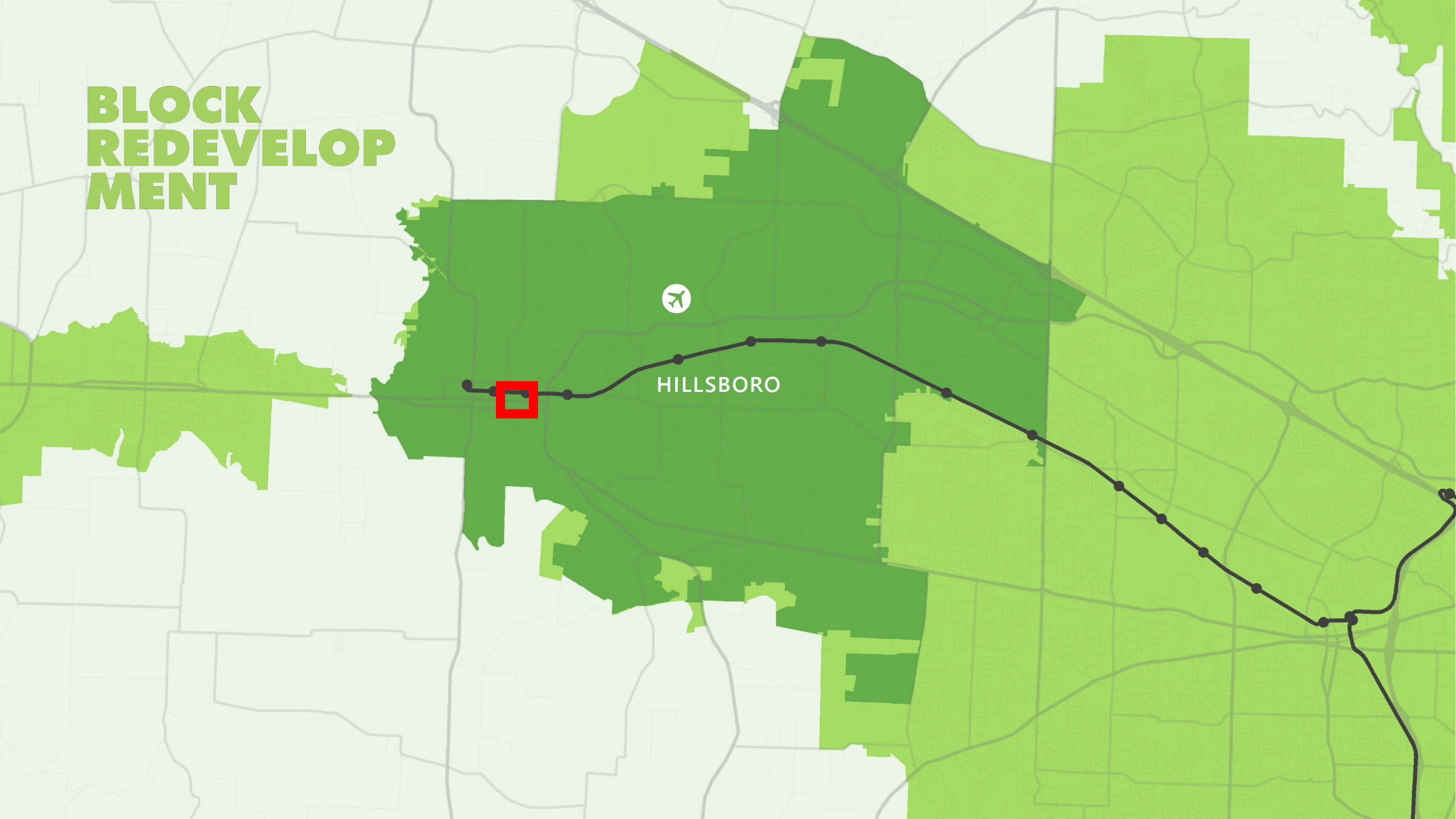






RE DEVELOP MENT

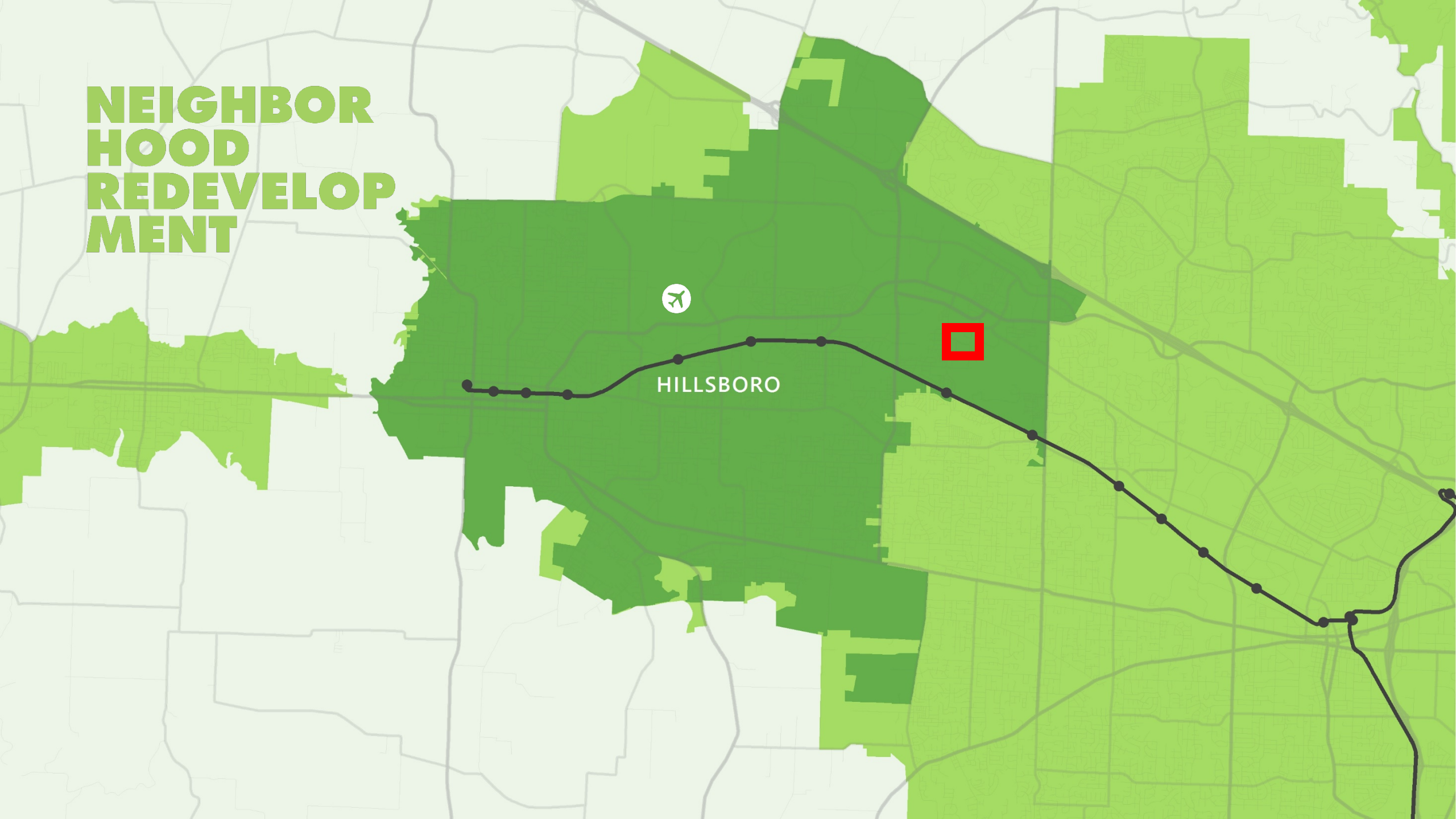
BLOCK REDEVELOP MENT







NEIGHBOR HOOD REDEVELOP MENT



HILLSBORO







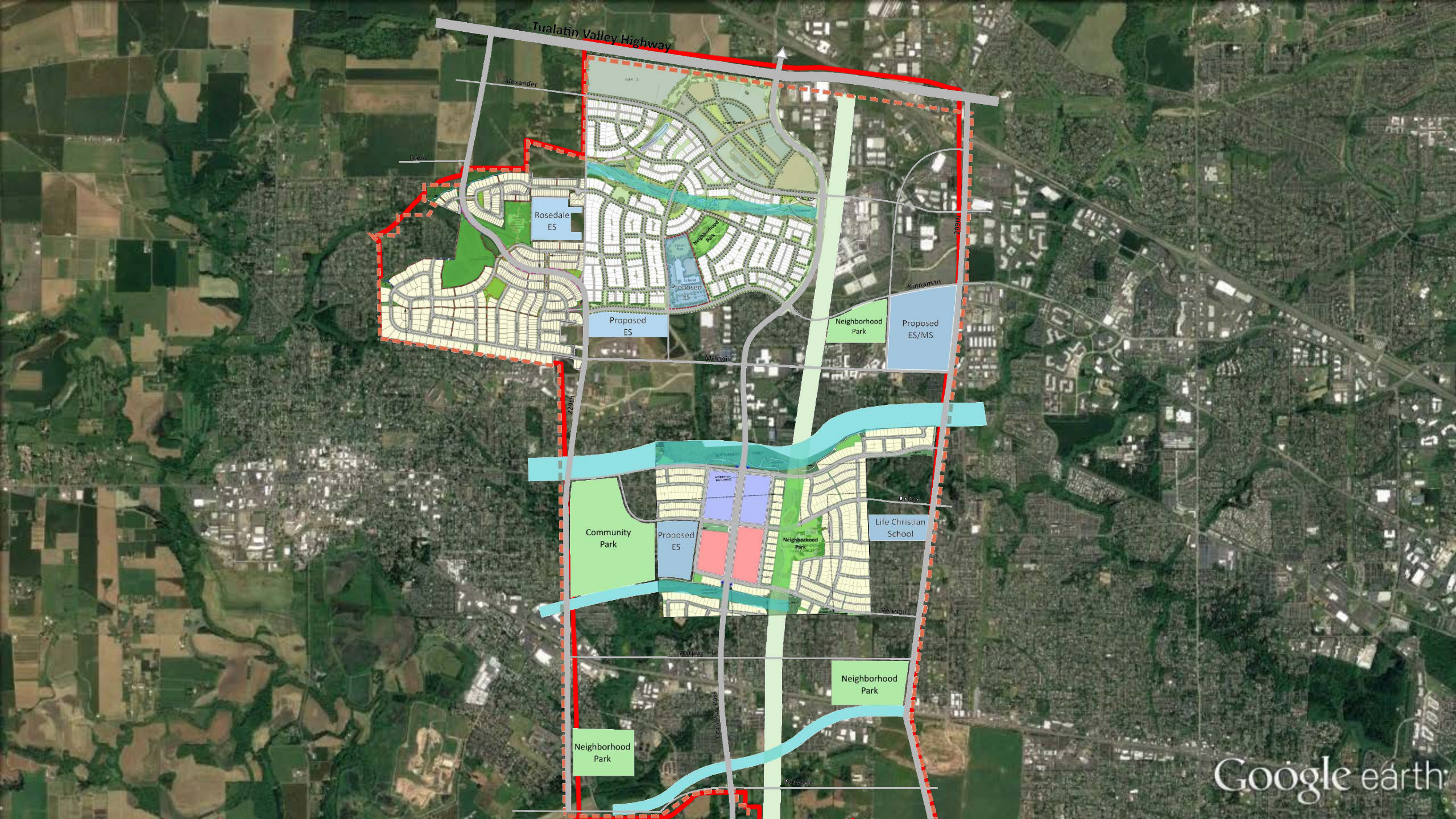
NEW DEVELOP MENT

NEIGHBOR HOOD DEVELOP MENT



HILLSBORO

South
Hillsboro



Tualatin Valley Highway

Alexander

Drain

Rosedale ES

Proposed ES

Proposed ES

Neighborhood Park

Proposed ES/MS

Community Park

Proposed ES

Neighborhood Park

Life Christian School

Neighborhood Park

Neighborhood Park





SEQUIOIA

1104 - 1107

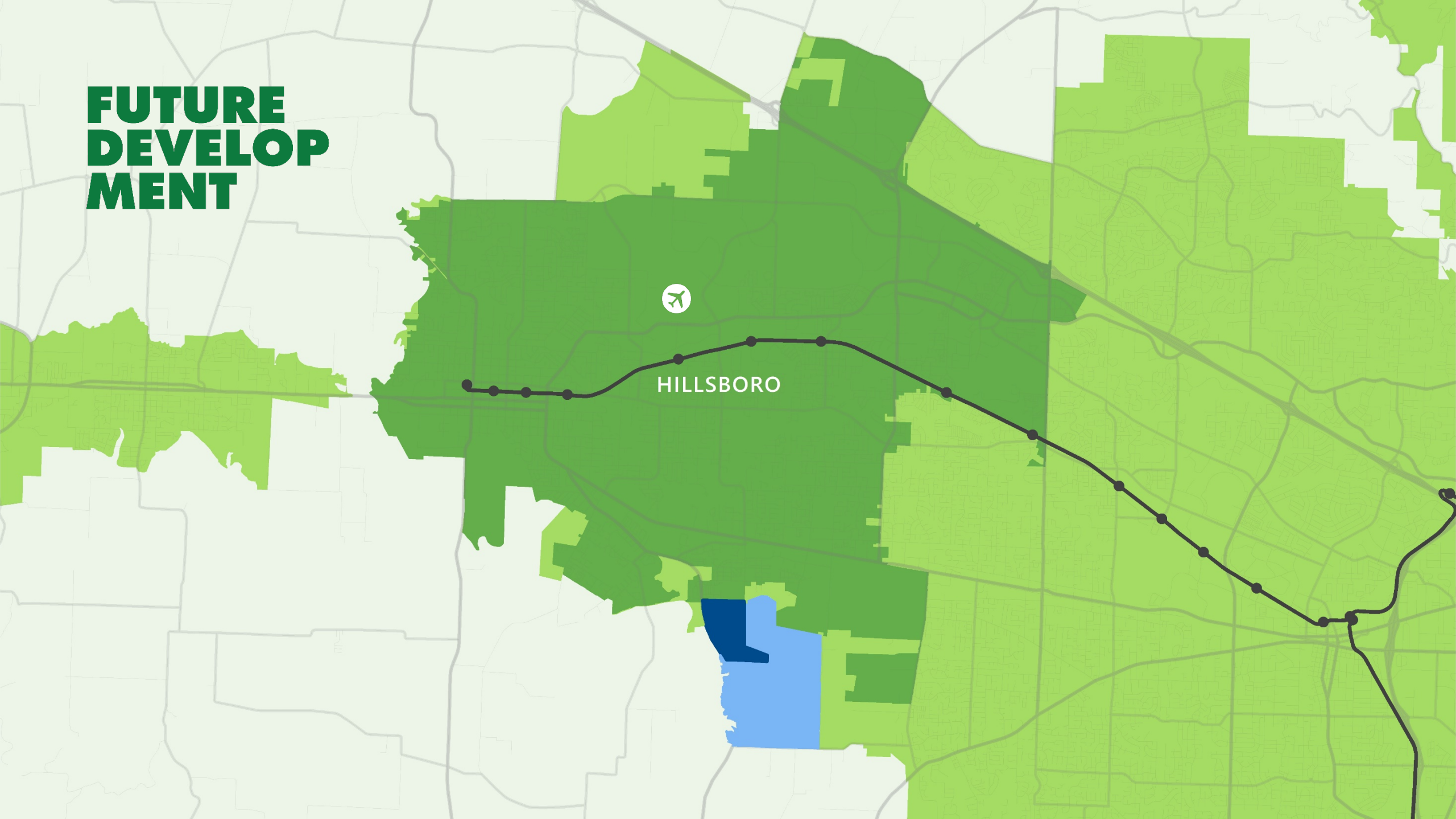
1108 - 1109

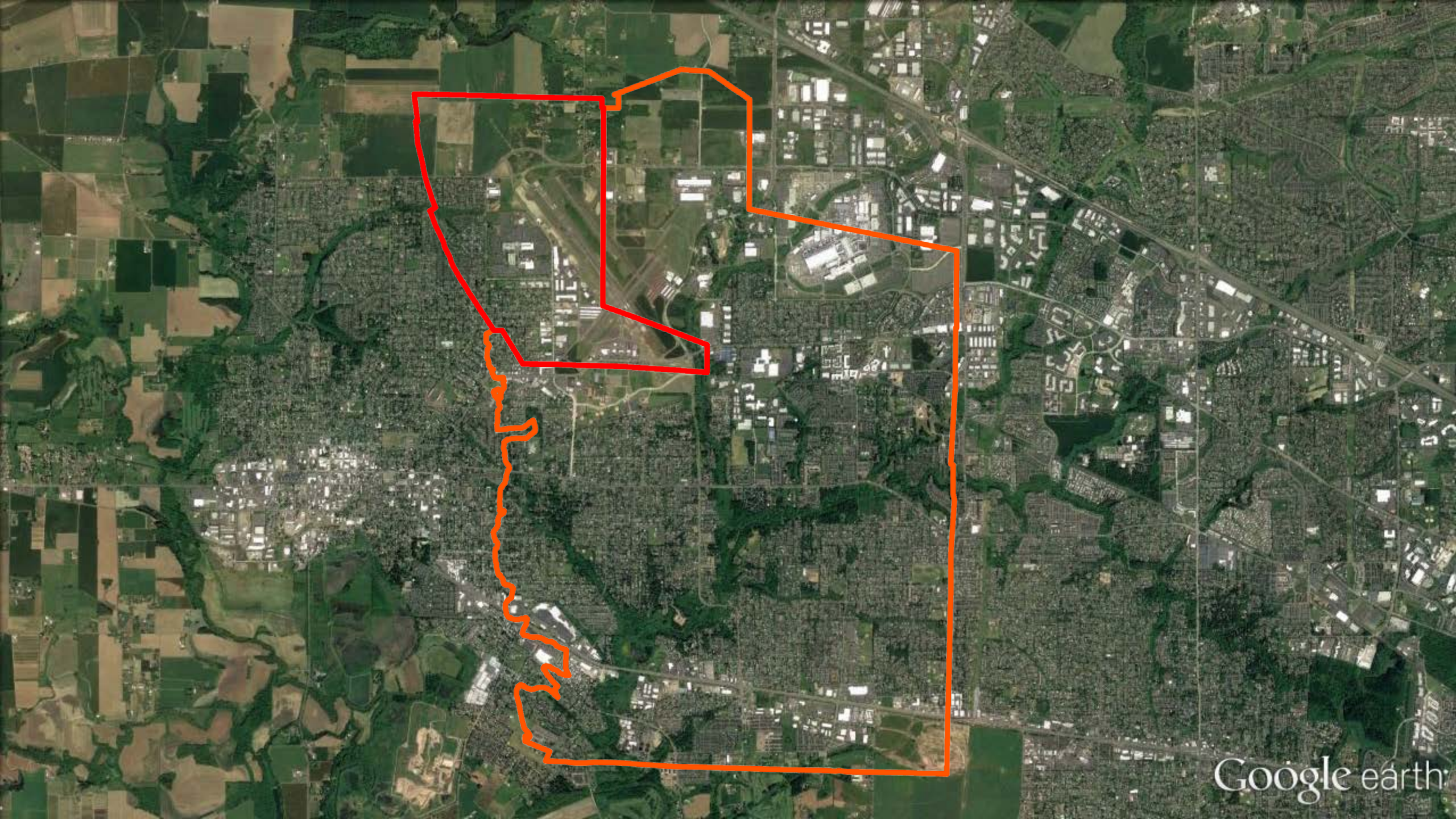
1110 - 1113

1114 - 1117




FUTURE DEVELOP MENT







An aerial photograph of a city, likely a university campus, with various buildings, streets, and green spaces. The image is covered with a semi-transparent blue filter. Overlaid on the left side of the image is the word "QUESTIONS?" in a large, bold, white, sans-serif font, arranged in two lines.

**QUEST
IONS?**