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oregonmetro.gov

METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

July 11, 2018

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Sam Chase
Denny Doyle (*Chair*)
Ed Gronke
Jerry Hinton
Gordon Hovies
Don Trotter
Mark Watson

Carrie MacLaren
Loretta Smith
Kathy Wai
Steve Callaway
Mark Gamba
Gretchen Buehner
Martha Shrader
Gretchen Buehner

AFFILIATION

Metro Council
City of Beaverton, Second Largest City in Washington County
Citizen of Clackamas County
City of Gresham, Second Largest City in Multnomah County
Tualatin Fire and Rescue, Special Districts in Washington County
Clackamas County Fire District #1, Special Districts in Clackamas County
Hillsboro School District Board of Directors, Governing Body of a School District
Oregon Department of Land Conservation and Development
Multnomah County
TriMet
Largest City in Washington County
City of Milwaukie, Other Cities in Clackamas County
City of King City
Clackamas County
King City, Other Cities in Washington County

ALTERNATES PRESENT

Theresa Kohlhoff
Jennifer Donnelly

AFFILIATION

City of Lake Oswego, Largest City in Clackamas County
DLCD

MEMBERS EXCUSED

Andy Duyke

AFFILIATION

Washington County

OTHERS PRESENT: Adam Barber, Miranda Bateschell, Santhan Schlueter, Brian Marti, Laura Weiner, Jennifer Hughes, and Anne Buzzini

STAFF: Miranda Mishan, Ted Reid, Elissa Gertler, Sara Farrokhzadian, Megan Gibb, Jim Middaugh, and Sima Anekonda

1. CALL TO ORDER, SELF INTRODUCTIONS, CHAIR COMMUNICATIONS

Chair Denny Doyle called the meeting to order at 5:03 PM.

2. PUBLIC COMMUNICATIONS

Commissioner Greg Malinowski provided a handout entitled “State of Oregon Employment Department” which was created in October 2017. He stated that the handout looked at commuting patterns of low income individuals in Washington County. He stated that half of the workers in Washington County are making 60% or less of the federal median income. He mentioned that of the 170, 000 commuters that enter Washington County, half live elsewhere.

Commissioner Malinowski pointed out a family would need to make \$100,000 a year to obtain a standalone house. He emphasized that people were being priced out of ownership. He also said that building 3,500 new units would not be enough to accommodate the population, but rather 20,000 units.

Commissioner Malinowski brought up homelessness issues in the area and expressed the importance of rezoning acreage. He said that there are many rundown buildings and identified 209th street as an area that would need to be rezoned. He expressed that if this area was rezoned, it would accommodate residential needs.

Councilor Sam Chase expressed gratitude for the information provided as it was a new perspective on the housing crisis in Washington County.

Mayor Mark Gamba asked about the following argument: building at the higher end would relieve pressure from the lower end. Commissioner Malinowski disagreed with that argument. He stated that not enough was being done to relieve issues with the lower end. He said that marketing was attracting individuals from other areas to reside in Oregon, however others already in the area were struggling to find affordable houses. He said that rezoning was crucial to making residential areas a possibility.

Mr. Ed Gronke acknowledged that cities across the county were struggling to address the affordable housing issue. Mr. Gronke asked what suggestions Commissioner Malinowski could provide to better mitigate this problem. Commissioner Malinowski warned that subsidies would not be enough to create 20,000 units. He emphasized the importance of rezoning dilapidated lots. He also recommended to further analyze how mixed use and commercial areas would affect the market. Commissioner Malinowski

suggested that any building with more than two floors needed to contain an elevator so it would be accessible to differently abled individuals and senior citizens. He discussed building lower houses needed to be incentivized.

3. MPAC UPDATE

Councilor Chase updated MPAC on the Career Construction Pathway Project. He described the project aimed to address workforce diversity by bringing together different jurisdictions. He stated that the project would: increase the pool of individuals applying to jobs and analyze how public projects could be used to create apprenticeships and pathways that motivate consistent employment. He said that there was a reception on July 12th, 2018. He also mentioned that the group leading this project would begin their work the morning after the reception.

Councilor Chase stated that Metro approved fourteen grants for \$800,000. He said that those grants were nature and neighborhood grants. He said that this would help maintain natural spaces and open areas. He identified one community group receiving a grant that would: protect natural areas, create opportunities for seniors, and help youths develop life skills.

Councilor Chase the steering committee for the SW Corridor would hold a public hearing on the Draft Environmental Impact Statement on July 19, 2018. He mentioned that Metro would provide a presentation there.

Councilor Chase brought up the Columbia Levy, which would protect 12,000 acres of land. He said it was a multijurisdictional effort and ensured that the levy system along the Columbia River was ready for flooding and natural disasters. He announced that the Army Core of Engineers would conduct a study of the flood protection system in the Portland region.

4. MPAC MEMBER COMMUNICATIONS

There were none.

5. CONSENT AGENDA

No quorum.

6. INFORMATION/DISCUSSION ITEMS

6.1 Overview of Draft 2018 Urban Growth Report

Key elements of the presentation:

Mr. Ted Reid expressed that the Council will be looking for advice on the UGB expansion and that he would provide more information to support the recommendation. He drew upon the regional plan from the mid-1990s, which considered job choices, environment, and housing. He stated that part of the vision of the plan was to focus growth in downtown and main streets and make UGB expansions in the urban reserves.

Mr. Reid continued to discuss population growth and utilized various maps to demonstrate new housing developments and expansion over time. He remarked that expansions could produce jobs and housing, however without an eye for governance that would not happen. He stated that systems which only produced expansions were slow to develop. Mr. Reid emphasized the importance of expanding based on numerical figures and soil types. He noted that soil that was not good for agriculture was also not good for urbanization. Mr. Reid stated the analysis outlined which areas would not be urbanized for the five decades. He mentioned a grant program that would help cities with concept planning required before an expansion.

Mr. Reid addressed how MPAC helped develop factors that would be considered during the decision. He summarized MPAC required the following factors from the proposals: viable development, expansions occur in existing downtowns, supply of affordable housing, and spoke to the 6 desired outcomes.

Mr. Reid detailed Metro's findings during the regional analysis wherein a population forecaste was utilized. He expressed that the forecasting tool could identify where growth would happen with 95% certainty. He also stated that there was growth in all age groups for the larger county area. Mr. Reid also estimated that 60% of households would have one or two individuals living in them.

Mr. Reid highlighted the relationship between job growth and population growth. He summarized the Population and Employment Range forecast and stated that it underwent a peer review process. He stated that the most likely outcome was the midpoint of that forecast. Mr. Reid expressed the area had an aging population in the larger seven county area. He also mentioned that there would be growth in all age groups. Mr. Reid detailed that about 60% of all houses would contain one or two inhabitants.

Mr. Reid said he expected healthy job growth. He mentioned that the analysis projected that employment growth would occur in sectors which support population growth. He

also stated that the area would experience losses in industrial jobs. He ensured that the area still had more industrial jobs compared to other areas in the country. Mr. Reid pointed to one diagram which depicted the commute workers within the county endured in 2015. He noted that the diagram depicted individuals that had to travel across the region. He mentioned that 61% household growth and 82% of jobs came within the Metro UGB.

Mr. Reid discussed the buildable land inventory where they looked at develop land and infill potential. He said that a Technical Land Use Advisory Group helped develop the methods and review the results of the inventory. He said that since much of the supply is redevelop and infill supply, market factors can influence the results. Mr. Reid said that due to the uncertainty, the inventory was expressed as a range.

He expressed that from 2007-2016, three-quarters of housing were redevelopment and infill. He emphasized that this was a big shift which was not supported by previous forecasts. He revealed a steady upward climb in density which indicated that land was being used efficiently.

Mr. Reid asked how buildable land, inventory and forecasts interacted. He used metro scope to simulate a number of scenarios and underwent a peer review process. He stated that the group used a model to test different assumptions, including the following: the four expansion proposals versus no expansion and a range of population growth rates. He argued that the region needed to boost housing production to keep up with the population, especially for those with lower incomes. He described that the combined number of houses outlined in each of the four proposals totaled to 9,200 units. He restated that growth would happen through redevelopment and infill so newer houses would be apartments and condominiums.

Mr. Reid described that expansion areas could lead to modest increases in homes, primarily single family housing. He stressed the point that housing affordability was a persistent issue and that the proposals from the four cities did not affect affordability significantly. He stated that housing prices would still increase, however there could be plans that would reduce the amount of increase. Mr. Reid brought up that most of the proposal dealt with single family housing and did not center on apartment rents. He said that the proposals had a little effect on apartment housing and added that Metro needed to ensure that growth would not push out other communities.

Mr. Reid outlined the decision timeline for MPAC, stating that this discussion would be brought to MPAC on July 25th. He said that would then led to a Chief Officer Operating recommendation that would be present at the Metro Council Work session on

September 4th. He said that they are looking for MPAC's recommendation on September 12th, or a hedge date on September 26th if more time was required. He said that the Council would consider the resolution at a hearing on September 20th and 27th. Mr. Reid instructed that technical questions should be forward to the Technical Advisory Committee.

Mr. Reid asked the MPAC to consider whether the proposals were viable if they were doing enough to promote equity.

Member discussion included:

- Mayor Gamba asked if there was a forecast going forward between average incomes and housing costs. Mr. Reid said that there was initial information in the Urban Growth Report, however a housing needs analysis in Fall 2018 would provide more detail. Mayor Gamba then asked if the job projections also took into account automation. Mr. Reid said that the projection took those details to the extent that could be observed, however he stated that there was uncertainty. Mr. Reid reiterated that there was a shift away from manufacturing into personal service economy. Mayor Gamba then asked whether spill-over was a threat and he also mentioned Estacada's circumstance. Mr. Reid expressed that population growth was not dramatic.
- Mr. Gronke expressed that Metro discussed affordable housing for many years, however never came up with a practical approach to addressing the problem. Mr. Gronke wondered if a state mandate would be more effective and stated that Metro had mostly provided advocacy. Mr. Gronke mentioned that Wilsonville's proposal still contained expensive housing units and asked if Metro could realistically deal with this issue. Ms. Elissa Gertler said that Metro created the equitable housing program wherein state, local and regional entities all had a role. Councilor Chase referred to the housing bond and argued that it would significantly help with the housing problem. Councilor Chase said that the problem would not be solved with subsidy alone and that the bond dedicated a large amount of resources to affordable housing. Councilor Chase explained that the bond would \$650 million would be the largest amount of resources dedicated to affordable housing ever passed in Oregon.
- Councilor Gretchen Buehner required clarification on employment growth and asked if the modeling indicated whether there would be more growth in the green forest. Mr. Reid stated that economists could not forecast decisions of individual firms. Mr. Reid stated that the jobs were shifting away from infrastructure and more to technical opportunities. Councilor Buehner noted that Newberg had doubled in population and this growth was creating spill over and contributing to traffic issues. Mr. Reid said that communities are growing

and should not be stopped. Councilor Buehner asked if growth would continue and where that change would occur. Mr. Reid stated that research had come to general conclusions and that the UGB would attract more growth.

- Ms. Kathy Wai stated that the 65 and over age group would increase over the next 20 years. She inquired about the housing options for the aging population. Mr. Reid stated that retirees were moving back to downtown and accessory dwelling units. Mr. Reid encouraged suggestions on other solutions. Ms. Wai asked how data was collected for different modes of transportation. Mr. Reid said it was hard to serve the proposed expansions areas with the proposed transit. Ms. Gertler referred to the 2018 Regional Transportation Plan as it would address this question. Ms. Gertler added that there were interesting trends about what transportation people used included in the report. Mr. Reid stated that growth would likely happen through infill and redevelopment. Ms. Gertler added that there are more individuals choosing to telecommute.
- Ms. Carrie MacLaren referred to PSU's population forecasting which detailed out-migration and noted that the UGR showed that out-migration was minimally increasing. She asked if there were any missed opportunities that were not considered in this expansion proposal and if they might be better served by transit. Mr. Reid said that there was good information in appendix seven which looked at all the urban reserves around the region and whether they would be efficient. Mr. Reid noted that the report coordinated with PSU's findings.
- Mayor Steve Callaway noted that that Transportation Plan indicated that there would be 350,000 more jobs in greater Portland. Mayor Callaway then stated that the report there would be a net loss of 9,000 industrial jobs. Mayor Callaway deduced that there would be about a 200,000 net growth of jobs. Mr. Reid referred to the report and affirmed that there would still be losses in industrial jobs. Mr. Reid also stated that those were two different forecasts. Mayor Callaway mentioned that he would prefer to have MPAC make their decision using the hedge date Mr. Reid previously mentioned.
- Mr. Mark Watson stated that younger generations were not interested in single family homes until later in life. Mr. Watson asked if home creation was focused on apartment and condominiums would be putting off the problem. Mr. Reid stated that housing choices is a major debate and reiterated the four city plan only deal with single family housing.
- Mayor Gamba addressed the difference between individual desire and income relative to housing options. Mayor Gamba asked how to refrain from building larger homes in areas within the UGB which do not require that type of development. Chair Doyle referred to density and how single families live closely together. Chair Doyle stated that Portland struggled with affordable housing. Mayor Callaway stated that South Hillsboro was attaining their highest

density. Chair Doyle said that more housing choices were needed throughout the region. Chair Doyle said that the proposals were modest in their ability to provide the options, however they were all viable options.

- Councilor Buehner stated that King's City was at a higher density and that housing would be high rise for low income people. She also mentioned that most of King City's population lived below the median income.

6.2 Elected Officials Survey Results

Key elements of the presentation included:

Chair Doyle mentioned that Metro conducted an independent survey of greater Portland area every two years. He stated the goal of the survey was to understand how to better serve the needs of elected officials and provided a chance to learn about how colleagues view Metro.

Mr. Jim Middaugh introduced himself and Ms. Anne Buzzini and offered his gratitude to Metro. He said that he valued the opinions of Metro's elected officials and thought it was beneficial to share these transparently.

Ms. Buzzini described the purpose of the 2018 Elected Officials Survey Results as a way to assess awareness and perceptions of Metro's issues. She stated that 70 people responded, which was a response rate of 45%. Ms. Buzzini added that the survey was conducted in May 2018 and had a margin of error of 8.7%. She stated that an online survey was utilized and mentioned that individuals could also participate over the phone.

Ms. Buzzini reported that city councilors, commissioners, mayors, and county commissioners participated. She also stated that the responses were representative with everyone about equally likely to respond.

Ms. Buzzini provided insight as to whether people believed Metro provided helpful services. She determined many individuals had positive responses because Metro provided a number of natural resource protections and infrastructure. She detailed that infrastructure mainly referred to transportation and roads. She did not see a huge number of responses on facilities management.

She addressed the negatives opinions individuals had with Metro, and stated that those respondents pointed to poor transportation management, a perception of unnecessary level of government, and housing.

Ms. Buzzini found that most people felt that Metro's communication outreach to elected officials was effective. Most agreed that Metro's communications were useful, timely, and trustworthy. She mentioned that more people have found Metro's communication trustworthy over the last few years.

Ms. Buzzini provided a high level analysis of Metro's different services. She stated that Metro seemed to perform well at maintaining natural areas and entertainment venues. She mentioned that most respondents characterized Metro services as "very good".

Ms. Buzzini clarified that the following venues and service areas were viewed positively: Oregon Zoo, arts and entertainment, Convention Center, and access to natural area. She mentioned that the Expo Center was also viewed as satisfactory. She stated that regional trail planning, natural areas, and equitable access to natural areas all received positive responses.

Ms. Buzzini highlighted negative perceptions of transportation planning and revealed that this is a concern for most of the region. She pointed to population growth as a major reason for this increased frustration. She included there could be better communication with elected officials regarding affordable housing issues.

Ms. Buzzini assured that officials were pleased with Metro's solid waste management. Ms. Buzzini also mentioned that many elected officials do not know if Metro was doing a good job with the regional dumping program because they were not aware of what it was or that it existed. She indicated that there should therefore be communication on this issue.

She raised questions around racial equity and managing taxpayer dollars. Ms. Buzzini expressed that equity was viewed positively in terms of working with different partners, however 1 in 3 elected officials stated they were unsure of the progress on this service. Ms. Buzzini stated that managing taxpayer dollars was not viewed highly among elected officials and indicated that this could be to the growing distrust of government.

She said that survey asked how Metro could improve parks and natural resources. She summarized that there was not a specific area within this sector of Metro which required great improvement. Ms. Buzzini identified the following areas of improvement: engaging with and sharing control with local jurisdictions and improved transportation management. She noted that 51% of respondents did not provide a response to this question. She also referred to the comments provided in the survey and indicated that officials would like Metro to collaborate more to be a more effective resource.

Ms. Buzzini stated how communication with elected officials could be improved according to the survey results. She informed that Metro could solicit input from and working with local officials, host community listening session, and increase overall collaboration with other areas. She also noted that about half of respondents did not complete this question.

She summarized that most authorities agreed that Metro was providing valuable services. Ms. Buzzini said that Metro was given its highest rating around entertainment venues and natural resource protection. She said that there was increased concern with land use management and transportation planning. She noted that people would like the opportunity to collaborate more with Metro.

Member discussion included:

- Councilor Buehner asked how Metro staff and Metro councilors viewed communication with local leaders differently. Mr. Middaugh agreed this information was important to observe.
- Councilor Chase stated collaboration with local jurisdictions was a challenge for most governments. He specifically mentioned the pressure sharing decision making processes. Councilor Chase wondered Metro how compared to other jurisdictions on this issue. Ms. Buzzini stated that they did not have a direct comparison since the survey is unique to Metro. She also stated these responses were impactful since they were open ended questions. Mr. Middaugh pointed out that city councilors wanted to engage with Metro as a commission or city council rather than as an individual.
- Ms. Wai suggested that the survey should reach out to school boards as they have played an important role in the community. She discussed that many schools were continuously acquiring or selling property and often considered affordable housing issues. Mr. Middaugh stated that the survey did not include school boards and agreed that this was a helpful suggestion.
Commissioner Martha Schrader stated that special districts be represented in the survey. She said that the issue was the size of the table and how to manage that. She added that often it was up to the person acting as the delegate to report back to their commissioners.

7. ADJOURN

Chair Doyle adjourned the meeting at 6:37 PM.

Respectfully Submitted,



Sima Anekonda
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JUNE 27, 2018

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
2.0	Handout	7/11/18	State of Oregon Employment Department	071118m-01
6.1	Presentation	7/11/18	2018 Urban Growth Management Decision: Draft 2018 Urban Growth Report	071118m-02
6.1	Presentation	7/11/18	Metro Elected Officials Survey	071118m-03