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Ogeysiiska takooris la'aanta ee Metro

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

إشعار بعدم التمييز من Metro

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Metro txoj kev ntub ntuxaug daim ntawv ceeb toom

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600 NE Grand Ave.
 Portland, OR 97232-2736
 oregonmetro.gov

2019 MPAC Work Program *as of 10/9/2019*

Items in italics are tentative

<p><u>Wednesday, October 9, 2019</u></p> <ul style="list-style-type: none"> • 2040 Growth Concept: Employment Trends Panel (David Howitt, Meriwether Group, Lauren Golden Jones, Capstone Partners, Nita Shah, Micro Enterprise Services of Oregon and Stephen Green, Pensole Design Academy; 90 min) 	<p><u>Wednesday, October 23, 2019</u></p> <ul style="list-style-type: none"> • Mobility Policy Update (Kim Ellis, Metro; 15 min) • 2040 Growth Concept Refresh: Growth and Climate Change (TBD; 75 minutes)
<p><u>Wednesday, November 13, 2019</u></p> <ul style="list-style-type: none"> • 2040 Planning and Development Grants: Updates to Grant Program (Lisa Miles, Metro; 15 min) • Housing Bond and Communications Update (Jes Larson and Emily Lieb, Metro; 45 min) • Transportation Regional Investment Measure Update (Andy Shaw and Tyler Frisbee, Metro; 20 min) <p><u>November 19-21</u>: Association of Oregon Counties Annual Conference, Eugene, OR</p>	<p><u>Wednesday, November 27, 2019</u> – Cancelled</p>
<p><u>Wednesday, December 11, 2019</u></p> <ul style="list-style-type: none"> • Designing Livable Streets (Lake McTighe, Metro; 10 min) • Missing Middle Housing Legislation (HB 2001) Implementation Panel (TBD; 90 min) 	<p><u>Wednesday, December 25, 2019</u> – Cancelled</p>

Parking Lot:

- 2020 Census Follow Up
- Community Partnerships Program
- Regional Data Strategy
- Community Driven Planning and Development Panel

4.1 Consideration of September 11, 2019 Minutes
Consent Agenda

Metro Policy Advisory Committee
Wednesday, October 9, 2019
Metro Regional Center, Council Chamber



600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov

METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

September 11, 2019

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Susheela Jayapal
Christine Lewis
Sam Chase
Ed Gronke
Don Trotter

Rachel Lyles Smith
Amanda Fritz
Denny Doyle

Theresa M. Kohlhoff
Gordon Hovies
Luis Nava
Steve Callaway
Pam Treece
Kathy Wai
Terri Preeg Riggsby

Mark Watson

ALTERNATES PRESENT

Gretchen Buehner

MEMBERS EXCUSED

Peter Truax
Juan Carlos Gonzalez
Jerry Hinton
Dick Schouten
Kirstin Greene
Darren Riordan
Martha Schrader (Chair)

AFFILIATION

Multnomah County
Metro Council
Metro Council
Citizen of Clackamas County
Clackamas County Fire District #1, Special Districts in Clackamas County
City of Oregon City, Second Largest City in Clackamas County
City of Portland
City of Beaverton, Second Largest City in Washington County
City of Lake Oswego, Largest City in Clackamas County
Tualatin Valley Fire & Rescue, Special Districts in Washington County
Citizen of Washington County
City of Hillsboro, Largest City in Washington County
Washington County
TriMet
West Multnomah Soil & Water Conservation District, Special Districts in Multnomah County
Hillsboro School District Board of Directors, Governing Body of a School District

AFFILIATION

City of King City, Other Cities in Washington County

AFFLIATION

City of Forest Grove, Other Cities in Washington County
Metro Council
City of Gresham, Second Largest City in Multnomah County
Washington County
Oregon Department of Land Conservation and Development
City of Fairview, Other Cities in Multnomah County
Clackamas County

OTHERS PRESENT: Laura Terway, Adam Barber, Ryan Wells, Anna Slatinsky, Leslie Hamilton and Jeff Gudman

STAFF: Sara Farrokhzadian, Lisa Miles, Marlene Guzman, Elissa Gertler, Carrie MacLaren, and Ernest Hayes

1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS

Vice Chair Susheela Jayapal called meeting to order at 5:05 PM.

2. PUBLIC COMMUNICATIONS ON AGENDA ITEMS

There were none

3. COUNCIL UPDATE

Vice Chair Jayapal noted that the September 25th MPAC meeting was cancelled and the next scheduled meeting was October 9th.

Councilor Sam Chase provided an update on Metro's partnership with Pamplin Media to support the Amplify program, which aimed to elevate the voices of student journalists from historically underrepresented groups. He also noted that the Regional Flexible Funds Allocation (RFAA) public comment period was underway from September 6th to October 7th to help determine how an estimated \$43 million would be allocated to transportation projects. Councilor Chase announced that the Oregon Zoo was granted three awards, including an award for their conservation work on Taylor's Checkerspot butterflies. He also shared that TriMet was hosting a workshop on September 25th to discuss their strategic plan to increase ridership.

4. CONSENT AGENDA

MOTION: Mayor Denny Dole moved and Ms. Terri Preeg Riggsby seconded, to approve the consent agenda.

ACTION: With all in favor, motion passed.

5. INFORMATION/DISCUSSION ITEMS

5.1 Update on 2040 Planning and Development Grant Award (2019/Cycle 7)

Vice Chair Jayapal introduced the presenter Ms. Lisa Miles, Principal Regional Planner, to provide an update on the 2040 Grant Development Grant program.

Key elements of the presentation included:

Ms. Miles highlighted the successful grant recipients in Metro's seventh cycle of grant awards. Ms. Miles noted that grants were funded through Metro's Construction Excise Tax since 2005. Ms. Miles highlighted that these grant awardees were recommended by Council because of their alignment to Metro's mission.

Ms. Miles organized the 2019 grant requests into three categories including, equitable development, development within the urban growth boundary and new urban areas. She noted that 2019 was the first year Metro allowed private organizations to apply. Ms. Miles added that the grant requests were reviewed by a nine member screening committee, which included individuals from the private and public sectors. She explained that in July 2019 Council approved funding for seven projects.

Ms. Miles briefly described several projects that were funded in the equitable development category: the Albina Vision Trust, Prosper Portland and Clackamas County. She mentioned that the Albina Vision Trust was the first grant that was awarded to a private entity. Ms. Miles explained that the Albina Vision Trust aimed to transform the area into a diverse and inclusive neighborhood, while healing the wounds inflicted by previous urban renewal development.

Ms. Miles noted that the City of Tigard received a grant under the development within the urban growth boundary category. She added that the City of Tigard used the grant to focus on the Washington Square Regional Center Update. Ms. Miles noted that the City of Beaverton and Washing County collaborated on the Washington Square Regional Center Update.

Ms. Miles discussed the three cities that were awarded grants under the new urban area planning category, including the City of Beaverton, the City of King City and the City of Tigard. She highlighted that the City of Beaverton received a large grant to implement the Cooper Mountain Community Plan. Ms. Miles explained the timeline for the 2040 Planning and Development Grant's programmatic review.

Member discussion included:

- Vice Chair Jayapal expressed her appreciation for the presentation.

5.2 Cornelius Urban Renewal Plan, Town Center Plan and Conceptual Site Planning

Vice Chair Jayapal introduced Mr. Ryan Wells, Community Development Director, to present on the Cornelius Town Center Plan.

Key elements of the presentation included:

Mr. Wells explained that Metro funded an Economic Opportunity Analysis (EOA) in 2017 through the 2040 Planning and Development Grant Program. He noted that this analysis determined major recommendations, including the Town Center Plan, Urban Renewal Plan and Opportunity Site Planning for the City of Cornelius. Mr. Wells mentioned that in 2017 Metro awarded the City of Cornelius a grant to fund the Cornelius Town Center Plan.

Mr. Wells provided a project schedule and project approach, which consisted of a competitive process to determine the project plan. He noted that the kick off for the Cornelius Town Center Plan was in 2018. Mr. Wells expanded upon the project's community outreach strategy, including the City of Cornelius's work with Centro Cultural de Washington County to provide culturally specific outreach services. Mr. Wells shared key findings based on community outreach efforts, such as the need to build on existing assets, diversifying amenities and improve congestion.

Mr. Wells shared the design approach and design concepts based on the key findings from community outreach efforts. He stated that the City of Cornelius held a design week at Centro Cultural to garner community input. Mr. Well noted design week concepts, such as the need to cluster town center activities and prioritize the development of the Town Center Core.

Mr. Wells discussed the Town Center Plan vision and its aim to create a walkable place focused on access to civic, cultural and recreational uses. He highlighted that the Cultural District Overlay in the Town Center would highlight businesses that reflected Cornelius' history and diversity. Mr. Wells remarked that the Cultural District Overlay was implemented through a variety of city programs and incentives.

Mr. Wells discussed the three sub-districts within the town center, including the Core Neighborhood and the Town Center Corridor. He added that the Core Neighborhood was an extension of the Core with a more residential character. Mr. Wells explained that the Town Center Corridor demarcated the noticeable transition from auto-oriented businesses to a variety of commercial uses. He shared that in order to make the Town Center more desirable the City of Cornelius named it the Tenblock District.

Mr. Wells explained that as part of the Urban Renewal Plan the City of Cornelius invested in downtown alleyway improvements, provided developer incentives and created community spaces. Mr. Wells concluded with the project status of the Town Center plan as well as the Urban Renewal Plan, the TMT Inc. /Fred Meyer Site Planning and the

Hank's Grande Food Site Planning.

Member discussion included:

- Mr. Ed Gronke expressed his appreciation for the plan and asked whether they had received any opposition from the community. Mr. Wells stated that they had not received push back from the community.
- Commissioner Rachel Lyles Smith asked Mr. Wells if the City of Cornelius had considered any zoning changes to protect mobile home parks. Mr. Wells noted that the new town center boundary had not include any portions of mobile home parks. He also noted that the City of Cornelius had not plan to make any zone changes.
- Mr. Luis Nava expressed his appreciation for the City of Cornelius' work surrounding the plan. He asked about the number of members in the project advisory committee and the amount of Latinx representation on the committee. Mr. Wells noted that the last few meetings had 12-15 members. He also explained that staff worked closely with Adelante Mujeres and other culturally specific organizations. Mr. Nava raised concerns about the online survey and barriers to internet access. Mr. Wells noted that the survey was available in Spanish and that Centro Cultural provided free access to computers. Mr. Nava discussed the lack of Latinx representation in the City of Cornelius' new affordable housing units for seniors. Mr. Wells stated that the City of Cornelius assessed affordable housing needs and reached out to Centro Cultural to develop appropriate strategies.
- President Gordon Hovies asked Mr. Wells to explain the City of Cornelius' efforts to address traffic and congestion. Mr. Wells noted that the City of Cornelius planned to improve alleyways and conduct frontage improvements.
- Councilor Chase emphasized Mr. Nava's comments and urged Mr. Wells to report back on the City of Cornelius's efforts to develop screening strategies for affordable housing.

5.3 Oregon City Equitable Housing Strategy

Vice Chair Jayapal introduced Ms. Laura Terway, Community Development Director, to present on Oregon City.

Key elements of the presentation included:

Ms. Terway provided an overview of the available housing supply in Oregon City, noting that single-family detached homes dominated the housing market in Oregon City. She explained that 55 percent of households had one to two people and only 37 percent of

households had children. Ms. Terway added that 35 percent of households in Oregon City were cost burdened.

Ms. Terway stated that in response to Oregon City's housing supply issues the community convened to review local regulations and processes. She noted that the community aimed to remove barriers and provide incentives for equitable housing in Oregon City. Ms. Terway shared that this included providing affordable housing choices with access to services and amenities.

Ms. Terway explained the project approach and its efforts to provide greater flexibility in zoning and development regulations. She added that it also aimed to create educational materials and mapping resources. Ms. Terway discussed the project process, including its desire to leverage existing resources, make new connections and conduct community outreach. She remarked that community outreach included conducting surveys, open houses, interviews and meeting with advisory groups. Ms. Terway expanded on the Project Advisory Team's (PAT) process and its consensus approach.

Ms. Terway reviewed several of the policy updates that were adopted in response to the project. She explained that the standards in single family detached home were made clearer and allowed for more flexibility. Ms. Terway noted that the zoning designations for duplexes were expanded. She discussed the communities support for internal conversions as an attempt to retain neighborhood character and housing affordability in Oregon City.

Member discussion included:

- Vice Chair Jayapal expressed her appreciation for the project.
- Councilor Lewis noted that she attended one of the Council meetings in Oregon City. She added that she was impressed with the level of community engagement at the Council meetings.
- Councilor Gretchen Buehner mentioned that King City was in the initial stages of creating a master plan for a new urban growth area. She noted King City's high senior population and the lack of computer literacy. Councilor Buehner asked about Oregon City's outreach efforts to seniors. Ms. Terway noted that they mailed several outreach materials and interacted with seniors at churches and neighborhood associations.
- Ms. Kathy Wai raised concerns about the community engagement process and its failure to properly incorporate communities of color. She asked the presenter to clearly describe Oregon City's demographics and culturally specific outreach efforts. Ms. Wai shared that as a North Clackamas resident she had witnessed involuntary displacement in Happy Valley. Ms. Terway explained that Oregon City had reached

out to organizations to include communities of color and provided materials in Spanish. She agreed that Oregon City could improve community outreach efforts.

- Ms. Wai drew attention to the disproportionate amount of renters who were people of color and were also cost burdened. She noted that there was a disconnect between Oregon City's project purpose and implementation strategies.
- Mr. Ed Gronke asked if Oregon City received interest from developers as a response to recent zoning changing. Ms. Terway noted that Oregon City was in the process of reviewing development applications. She shared that home owners had expressed interest on Accessory Dwelling Units (ADU) code amendments. Mr. Gronke raised concerns about the incentives Oregon City was offering and its failure properly to encourage developers to build affordable housing. Ms. Terway expressed Oregon City's interest in looking into a Construction Excise Tax as potential revenue source to help subsidize various projects.

6.0 ADJOURN

Vice Chair Jayapal adjourned the meeting at 7:01 PM.

Respectfully Submitted,



Marlene Guzman
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF SEPTEMBER 11, 2019

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
5.1	Presentation	9/11/19	2040 Planning and Development Grants	091119m-01
5.2	Presentation	9/11/19	Cornelius Town Center Plan Presentation	091119m-02
5.3	Presentation	9/11/19	Equitable Housing Planning and Development Grant: Oregon City Case Study	091119m-03

Materials following this page were distributed at the meeting.

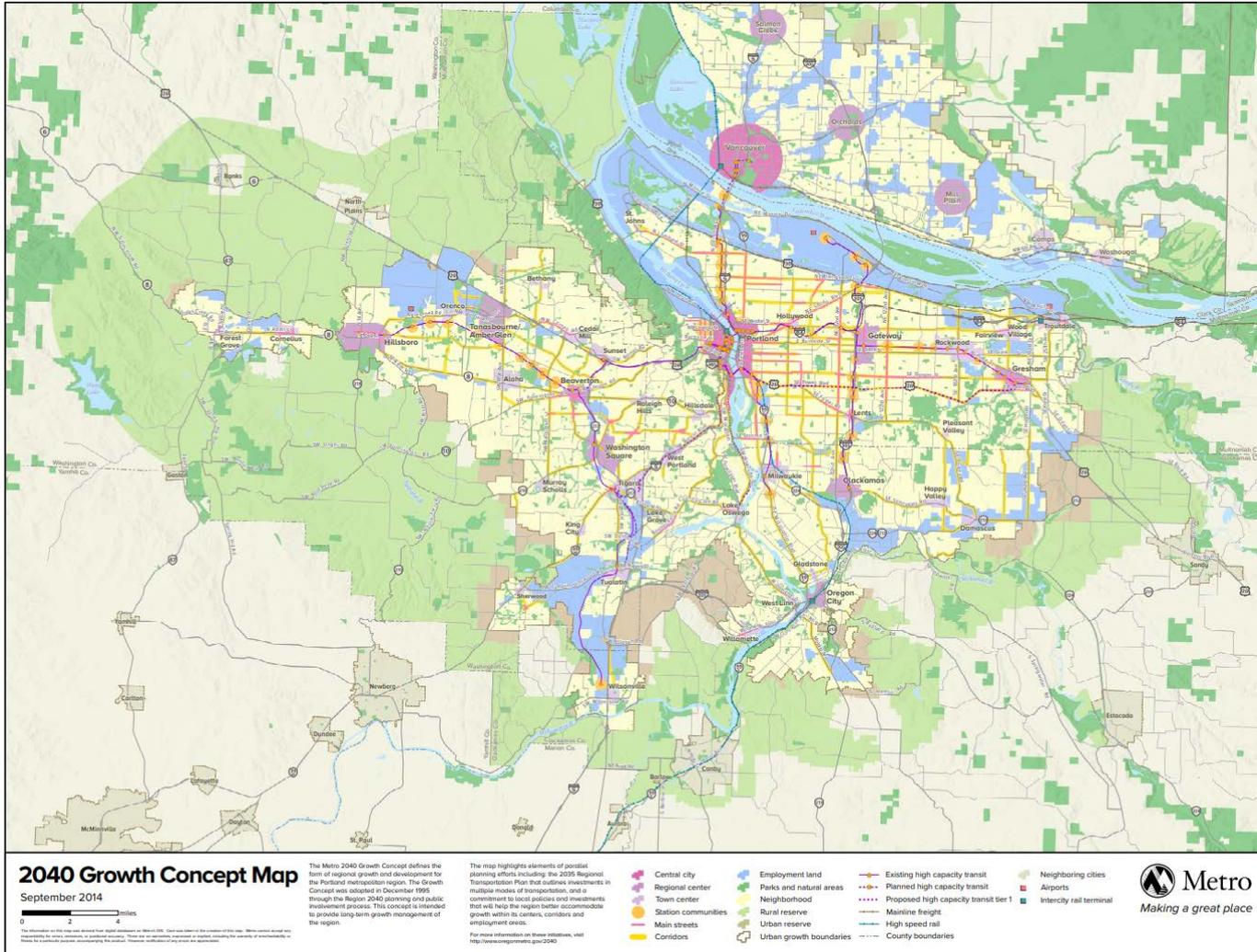


Metro

Planning for Our Future Economy

October 9, 2019

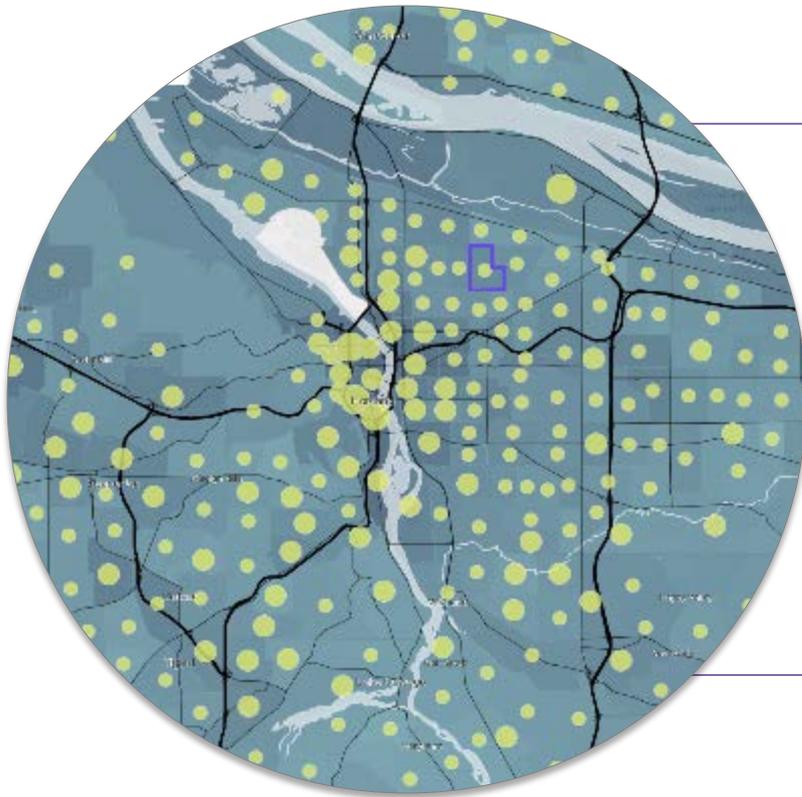
Project Background



Why are we launching this project?

- **Build on growing partnerships to better align planning, economic development, and investment to strengthen our regional economy (Economic Value Atlas)**
- **Update to Greater Portland 2020: Comprehensive Economic Development Strategy**
- **Metro Council direction to advance our understanding of the link between land use, transportation, and economic activities.**
- **Fast-pace and unpredictability of economic disruptions that impact our region's economic future**

Establishing Shared Economic Values



Business: job activity, market connectivity, target industries, and labor access



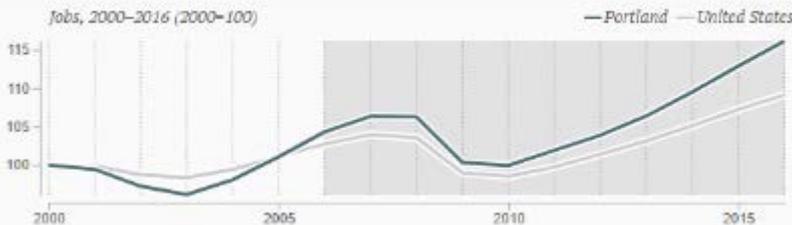
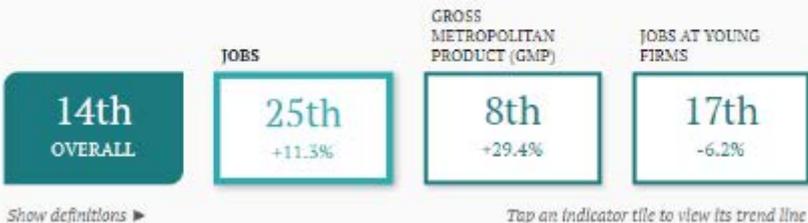
People: diversity, inclusivity, and job access



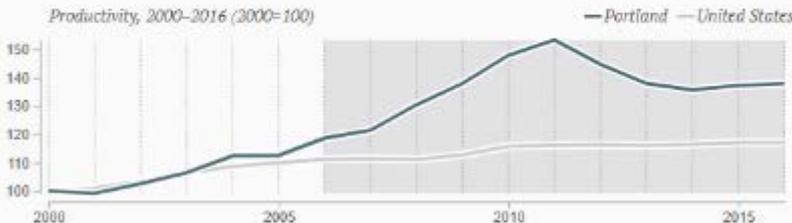
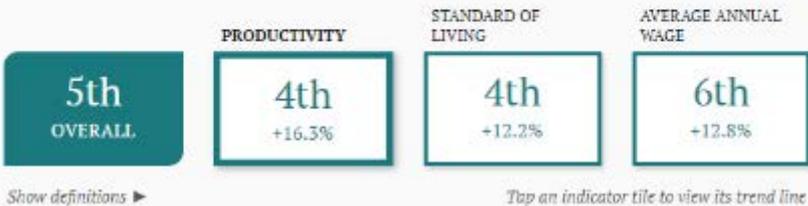
Place: developability, livability, affordability, and market activity

Our economy is strong, but we struggle to advance inclusive economic growth

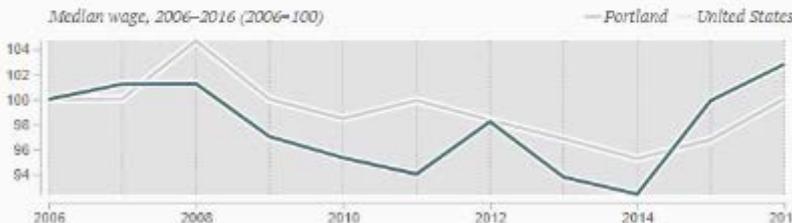
Growth in the Portland metropolitan area, 2006–16



Prosperity change in the Portland metropolitan area, 2006–16



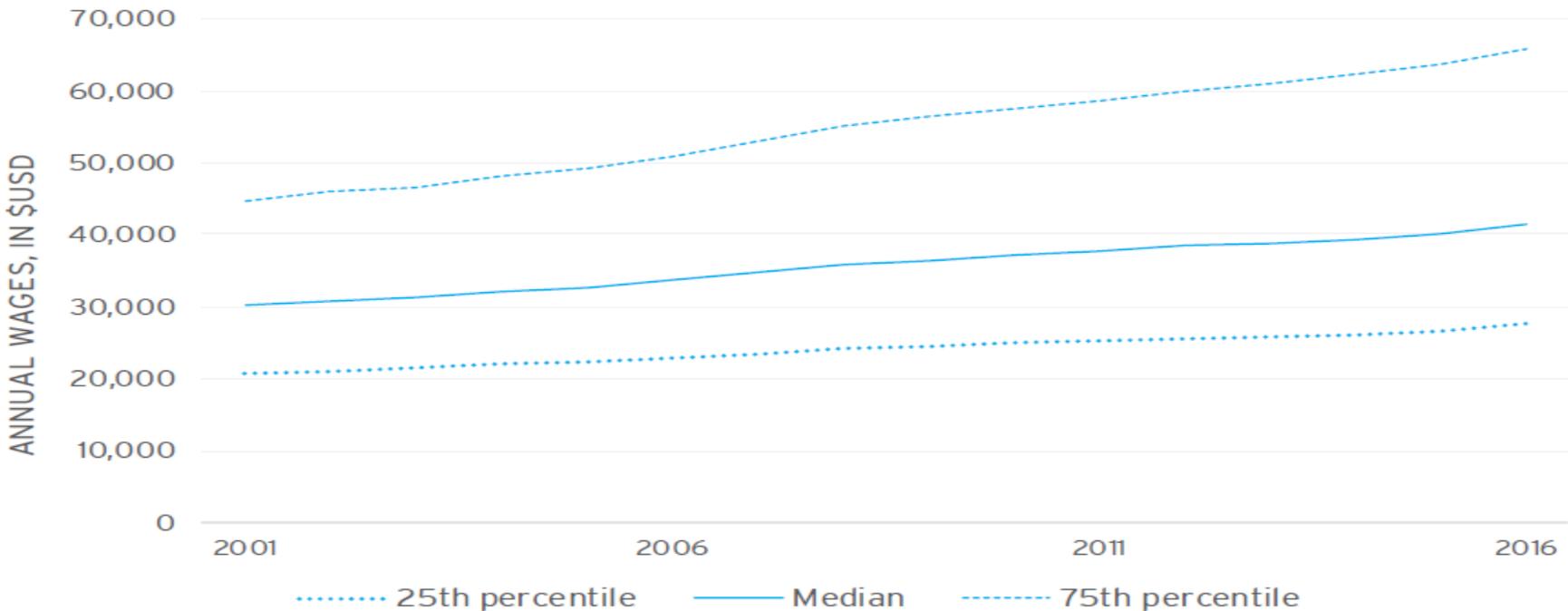
Inclusion change in the Portland metropolitan area, 2006–16



Fewer opportunities for the middle class

FIGURE 5

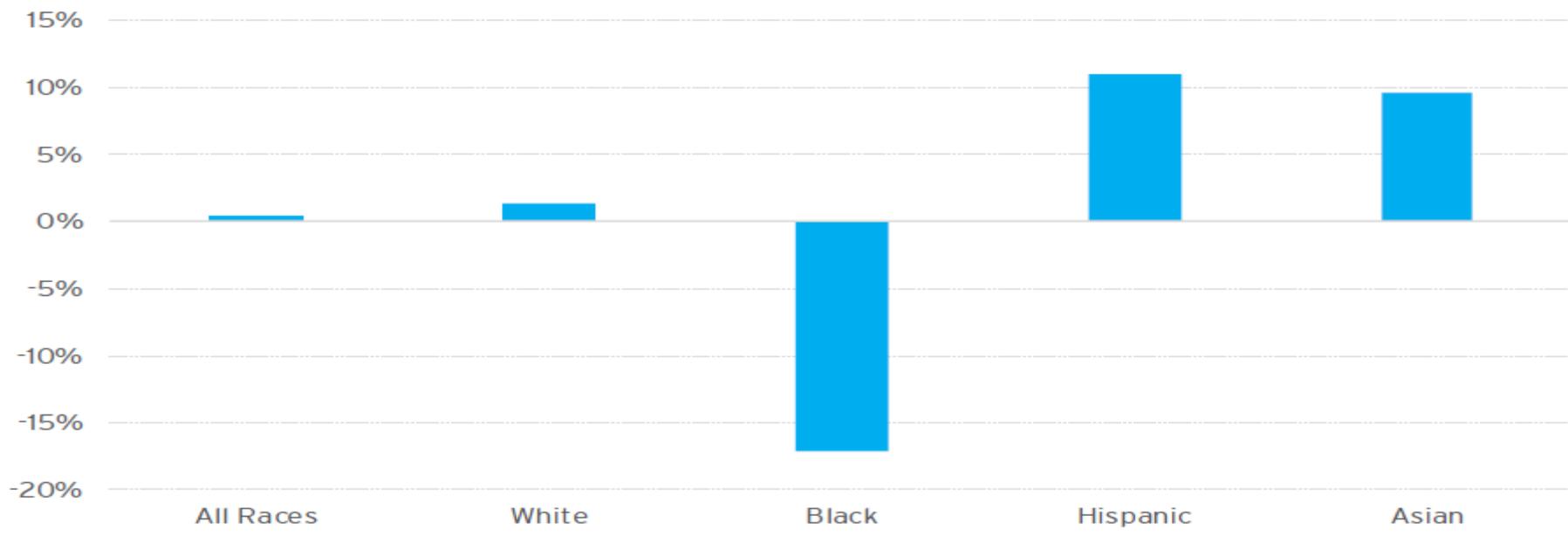
Nominal wage growth by income bands in the Portland metropolitan area, 2001-2016



Source: Brookings analysis of OES data

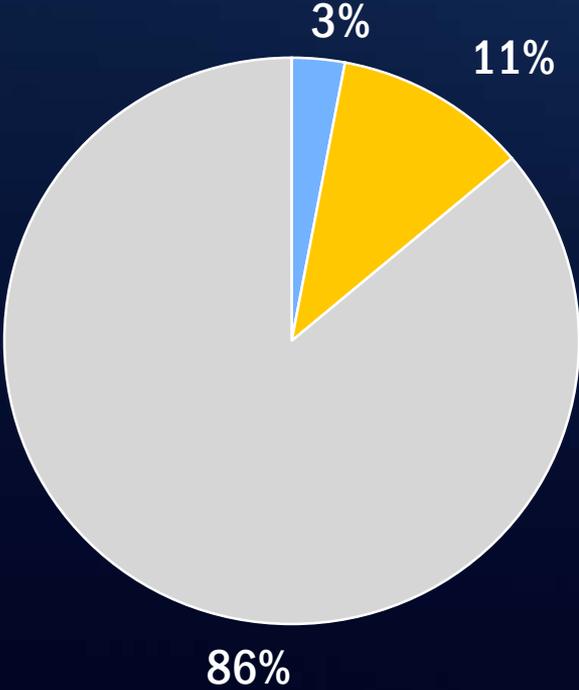
Wage Disparities – Particularly for Black/African American Population

Inflation-Adjusted median wage growth by race in the Portland metropolitan area, 2000-2015



Source: Brookings analysis of American Community Survey (ACS) data

A small fraction of jobs are attracted from out of state



3%

from out-of-state relocations

11%

from out-of-state expansions

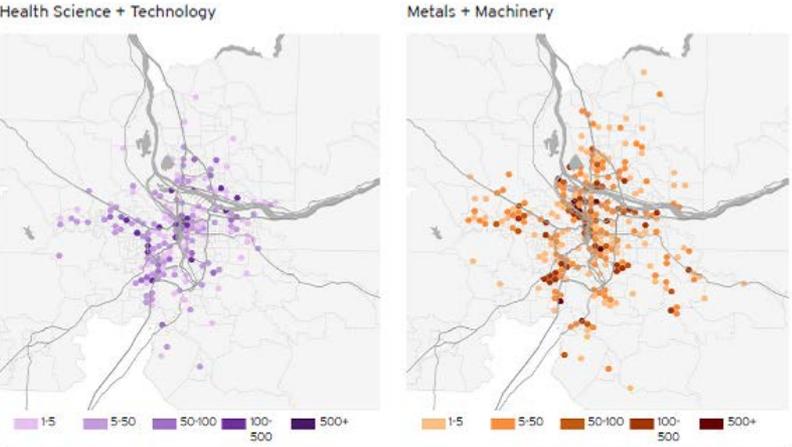
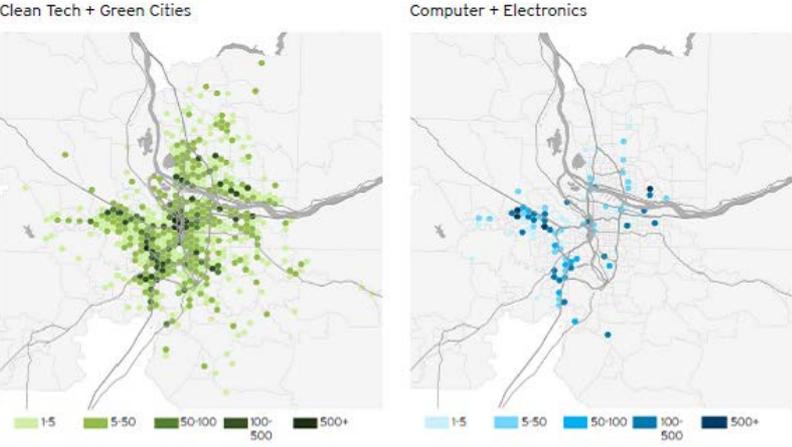
86%

from in-state startups and expansions

Source: Center on Budget and Policy Priorities, 2016

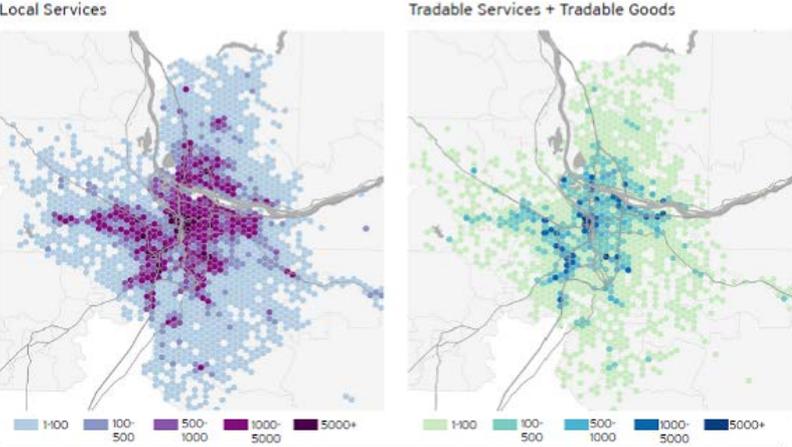
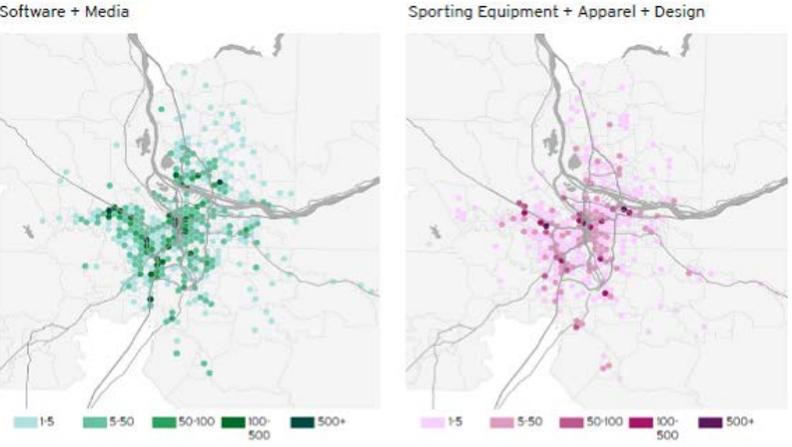
Mapping of Industries

Six focus clusters and other major industries, employment by area, METRO counties, 2015



Source: Brookings analysis of InfoUSA data

Six focus clusters and other major industries, employment by area, METRO counties, 2015



Source: Brookings analysis of InfoUSA data

Improving Our Ability to Visualize Economic Conditions + Values

<http://evatool.oregonmetro.gov/>

Welcome to the Economic Value Atlas

This decision-support tool enables you to exhibit economic conditions among communities in the Portland-Vancouver region and it provides a data picture of the regional economy to align investments that achieve the coordinated vision of [Greater Portland 2020](#), the [2040 Growth Concept](#), the [Regional Transportation Plan](#), and Metro's [six desired outcomes](#), focused on ensuring current and future residents benefit from the region's sustained economic competitiveness and prosperity.

Basic Instructions:
Click an area on the map to compare it to the regional average for all selected values.

Use the buttons on the menu above to:

- Open a menu to select your own set of measures or values.
- Open a menu to add other data overlays to the map.

Tool Overview:
The opening map displays a selection of all values for business, people, and place. The radar chart to the right shows the orientation of the average census tract in the region and the map displays how different areas compare to each other when it comes to selections among a set of [economic values](#) identified by a taskforce and technical work group made up of planners, economists, economic and workforce development professionals, and other stakeholders working to advance economic prosperity for all.

Background:
The vision of the Economic Value Atlas is to establish tools and analysis that aligns planning, infrastructure, and economic development to build agreement on investments to strengthen our regional economy. This means growing new industries, supporting area businesses, creating communities with access to family-wage jobs and building opportunity for all.

Region vs. Tract

Regional Average Selected Tract

Average: On

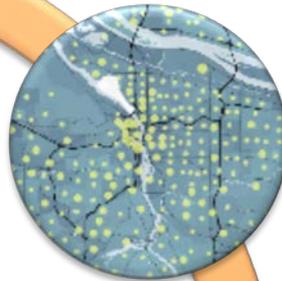
BUSINESS **PLACE** **PEOPLE**

Measure Value	Regional Avg
Job Activity	
Goods-producing jobs	273.03
Other tradable industry jobs	649.02
Service industry and government jobs	1,350.14
Change in total jobs, 2005-2015 (% change)	33.87
Market Connectivity	
Average auto travel time in/out of 4-County region (minutes)	47.18
Average travel time to PDX airport (minutes)	27.68
Target Industries	
Athletic & Outdoor Jobs	50.46

Esri, HERE, Garmin, NGA, USGS, NPS | Esri, HERE, NPS Powered by Esri

Exploring the Future of Our Regional Economy

Charting A New Approach To Land Use + Planning For Our Future Economy



How are we using our land today and what do we expect our economy to look like?



How do disruptive economic trends change these expectations?



What can we test now? How can we advance a more strategic approach?

Prospective Economic Disruptions

- Intensive demographic shifts
- Income polarization + disparities - focus on racial equity
- Industrial disruption: new paradigms in global trade, off-shoring, automation and micro-scale manufacturing
- Retail disruption: e-commerce
- Gig/sharing economy + new financial structures
- Remote work and co-working
- Resilience: Climate adaptation/mitigation, community resilience, disaster response and preparedness
- Lack of economic diversification

Panel Introduction



Lauren Golden Jones
Development Manager | Capstone Partners

In the real estate industry, interpersonal details are equally important as business details. Meticulous, pragmatic, and empathetic, Lauren pays attention to all. To do real estate development well demands a delicate dance between business and social imperatives. Lauren guides that dance and informs our overall direction with precise grace.



Stephen Green
Director of Operations | Pensole Footwear Academy

Stephen got the entrepreneurial itch early on, starting his first business as a junior in college. His career has been spent in finance in Portland, Oregon helping firms big and small figure out the stuff they don't know, that they don't know. PitchBlack is a pitch competition he started in 2015 to highlight black founders in regions across the country.

Panel Introduction



Nita Shah

Co-Founder and Executive Director | MESO

Micro Enterprise Services of Oregon (MESO) is a leading microfinancing and technical assistance organization serving entrepreneurs in Oregon and SW Washington. She established MESO as a CDFI, a SBA microlender and a community advantage lender, providing \$8,500,000 in loans to credit challenged entrepreneurs with a default rate of less than 1%.



Charley Wheelock

Co-Founder | Woodblock Chocolate

Bean-to-bar chocolate maker Charley Wheelock has a passion bordering on obsession for sourcing, importing, small-batch roasting, and aging single-origin cacao beans until they are at their apex at his Northeast Manufactory & Cafe. He is grateful for the local encouragement and acceptance: “without Portland’s love for creative expression, food, design and entrepreneurship we wouldn’t be where we are.”

oregonmetro.gov





Arts and events
Garbage and recycling
Land and transportation
Oregon Zoo
Parks and nature

oregonmetro.gov

Getting around greater Portland is harder than it used to be.

Let's make it easier.

Join us for an evening of conversation about what we can do to make our transportation system work better for everyone, whether you drive, take transit, walk, roll or bike.

Connect with neighbors, elected leaders and transportation experts and learn about projects that could be part of a potential 2020 regional transportation funding measure.

Light refreshments will be served.

Printed on recycled-content paper. 20061

Join us.

Washington County
Monday, Oct. 21, 6 to 8 p.m.
Walters Cultural Arts Center
527 E Main St., Hillsboro
Sponsored by PGE and the Westside Economic Alliance

Clackamas County
Tuesday, Oct. 22, 6 to 8 p.m.
The Abernethy Center
606 15th St., Oregon City
Sponsored by PGE and the Clackamas County Business Alliance

Multnomah County
Thursday, Oct. 24, 6 to 8 p.m.
The Orchards of 82nd
8118 SE Division St., Portland
Sponsored by PGE and NW Natural

Let's get moving.



Metro

getmoving2020.org

2019 Build Small LIVE LARGE

An Innovative Small Housing Summit

Nov. 7 & 8 | Portland Oregon

Portland State University
Smith Memorial Student Union



The Build Small Live Large Summit is where innovators share what's working in their cities, and promote the best strategies to regulate, design, build, and finance smaller homes and "Missing Middle" housing options.

SEE THE FULL PROGRAM AND

REGISTER NOW

buildsmall-livelarge.com

- Get inspired by the cutting edge small housing designs, bold policy changes, and smart legislation that cities across the country are using to create more inclusive neighborhoods. Plus, how to track the impact of new housing policies in our communities.
- Learn how the resurgence of co-housing, tiny home communities and creative infill development projects are helping communities to construct more affordable solutions.
- Discover the latest in adding value to your property. From recent ADU developments in cost and valuation, to expert advice on how to finance your ADU build, and ADA-accessible design for all.
- Hear keynote speaker Richard Rothstein, author of *The Color of Law*, talk about the history of housing and race... and a whole lot more!

2019 Build Small LIVE LARGE SPONSORS



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Top photos from left: ADU: Giulietti / Schouten AIA Architects; Accessible neighborhoods: Disabled And Here; Infill housing: Urbsworks