



METRO POLICY ADVISORY COMMITTEE (MPAC)

**October 8, 2014**

Metro Regional Center, Council Chamber

**MEMBERS PRESENT**

Ruth Adkins  
Edward Barnes  
Tim Clark, *2<sup>nd</sup> Vice Chair*  
Lise Glancy  
Kathryn Harrington  
Jerry Hinton  
Dick Jones  
Keith Mays  
Anne McEnery-Ogle  
Marilyn McWilliams  
Doug Neeley  
Wilda Parks  
Martha Schrader  
Loretta Smith  
Bob Stacey  
Peter Truax, *1<sup>st</sup> Vice Chair*  
Jerry Willey

**AFFILIATION**

PPS, Governing Body of School Districts  
Clark County  
City of Wood Village  
Port of Portland  
Metro Council  
City of Gresham  
Oak Lodge Water District  
Washington Co. Citizen  
City of Vancouver  
Tualatin Valley Water District, Washington Co. Special Districts  
City of Oregon City, Clackamas Co. 2<sup>nd</sup> Largest City  
Citizen, Clackamas Co. Citizen  
Clackamas County  
Multnomah County  
Metro Council  
City of Forest Grove, Washington Co. Other Cities  
City of Hillsboro, Washington Co. Largest City

**MEMBERS EXCUSED**

Jody Carson, *Chair*  
Denny Doyle  
Craig Prosser  
Carrie MacLaren  
Jeff Gudman

**AFFILIATION**

City of West Linn, Clackamas Co. Other Cities  
City of Beaverton, Washington Co. 2<sup>nd</sup> Largest City  
Trimet  
Oregon Dept. of Land Conservation & Development  
City of Lake Oswego

**ALTERNATES PRESENT**

Jackie Dingfelder  
Marc San Soucie  
Jeff Swanson

**AFFILIATION**

City of Portland  
City of Beaverton  
Clark County

**Staff:**

Alexandra Eldridge, Andy Cotugno, Alison Kean, Ramona Perrault, Ted Reid, Jessica Rojas, John Williams, Ina Zucker.

**1. CALL TO ORDER AND DECLARATION OF A QUORUM**

MPAC Vice-Chair Peter Truax called the meeting to order and declared a quorum at 5:07 p.m.

## **2. SELF INTRODUCTIONS & COMMUNICATIONS**

## **3. CITIZEN COMMUNICATION ON NON-AGENDA ITEMS**

No citizen communications on non-agenda items.

## **4. COUNCIL UPDATE**

Councilor Bob Stacey provided members with an update on the following items:

- Powell-Division Transit project: Councilor Stacey updated members on the steering committee' progress in guiding the study of transit in the Powell-Division corridor. Members of the project's steering committee voted Sept. 29<sup>th</sup> to focus on improvements to bus service as a high capacity transit option between downtown Portland and Troutdale via Gresham. Committee members said they want to see a project that can reduce traffic and commute times within the next 5 to 7 years. The emphasis is on ensuring access to Mt. Hood Community College and the PCC Southeast Campus.
- Climate Smart Communities Scenarios project: Councilor Stacey informed members that the public comment period is currently underway through Oct. 30<sup>th</sup>. Councilor Stacey informed members that Kim Ellis is scheduled to provide an update on the proposals at the Oct. 22<sup>nd</sup> meeting that will lead MPAC into the Nov. 7 joint meeting and in preparation for Dec. 10<sup>th</sup> scheduled recommendation to the Metro Council.
- Councilor Stacey reminded members of the joint MPAC and JPACT meeting on Nov. 7<sup>th</sup> to review public feedback on the draft approach and implementation recommendations, and begin shaping a final recommendation to the Metro Council who will consider adoption on Dec. 18<sup>th</sup>. The meeting is from 8am to noon at the World Forestry Center, like the last two joint meetings. Members should anticipate an RSVP email request to the Nov. 7 meeting in mid-September. It is a public meeting, so others may attend to listen. Please RSVP to help staff in their planning. Contact Kim Ellis [kim.ellis@oregonmetro.gov](mailto:kim.ellis@oregonmetro.gov) if you have further questions or want more information.

## **5. CONSENT AGENDA**

- Consideration of September 10, 2014 Minutes

**MOTION:** Moved by Jerry Willey and seconded by Doug Neeley.

**ACTION:** With all in favor, the motion passed.

## **6. GROWTH MANAGEMENT DECISION: DISCUSS RESIDENTIAL COMPONENT OF DRAFT 2014 URBAN GROWTH REPORT**

Vice-Chair, Forest Grove Mayor Peter Truax opened the discussion by reminding members of the upcoming meetings in relation to this topic.

John Williams of Metro reviewed the timeline leading to the council's urban growth management decision in 2015, including discussion of the draft Urban Growth Report (UGR) taking place through

2014. Mr. Williams indicated that Council will consider accepting the draft UGR by resolution on December 4, 2014, with MPAC scheduled to make a final recommendation to Council on November 12, 2014.

Mr. Williams reviewed the focus of the meeting, to discuss the residential component of the UGR. Next steps include reviewing the employment component on October 22. On Nov. 12<sup>th</sup>, MPAC will have an opportunity to make a recommendation to council on the draft Urban Growth Report (UGR). Mr. Williams reviewed policy questions and MTAC recommendations with the committee.

Ted Reid, Senior Regional Planner of Metro, requested input from MPAC on whether the UGR provides enough information to inform growth management discussions next year. Mr. Reid returned focus to the residential portion of the report and reviewed the findings on what the region can accommodate in terms of growth and the viability of the plans.

Takeaways included:

- The draft UGR is an assessment of how currently-adopted plans may play out over the next twenty years.
- The analysis concludes that currently-adopted plans can accommodate new housing at the low, middle or high ends of the growth forecast range.
- MTAC unanimously recommends that the seven-county population and employment range forecast in the draft UGR and that it has undergone an appropriate level of technical review and provides a reasonable basis for policy discussions.
- MTAC unanimously recommends that the residential buildable land inventory has undergone an appropriate level of technical review and provides a reasonable basis for policy discussions.
- The report's estimate is that 60% of new housing will be in the form of condominiums or apartments.
- While most new housing over the next 20 years is expected to be multifamily, most of the region's housing, in total, is expected to remain single-family housing.
- The shift in new housing is because of the types of households are forecasted as well as existing policy guidance. It is projected that 60 percent of new households will include 1-2 people.
- The other reason that we forecast that most new housing will be multifamily is that existing plans and policies focus on providing capacity for that type of growth.
- Unlike multifamily housing which can be built vertically or through redevelopment, single-family housing requires land. Achieving a greater share of single-family housing would require a different policy context where our focus is outward growth.
- Reviewed statewide, regional, and local policy contexts guide how the UGR's analysis defines housing needs. All of these policies express the intent to use land efficiently.
- Urban Growth Boundary currently contains 258,000 acres. Using all urban reserves would place the region on track for the "growing outwards" scenario that was rejected during the development of the 2040 Growth Concept in the early 1990s.

- Adopted policies focus growth in existing centers, corridors, main streets, station communities, and employment areas, with limited UGB expansions when there is a demonstrated need.
- Back-of-the-envelope calculations indicate that, going forward, ensuring that half of the new housing is single-family housing could require adding an area about the size of Forest Grove to the UGB every six years. Metro staff is not aware of there being cities interested in governing or financing UGB expansions of that scale.

Questions posed to MPAC to consider included:

- Is the real challenge land readiness or land supply?
- How can we encourage “family-friendly” housing in urban areas?
- What is the right mix of housing in UGB expansions?
- How should policy makers balance housing preferences with other concerns such as infrastructure provision and affordability?
- How much can we rely on growth capacity in Damascus? Are there other options that are more viable, either in existing urban areas or urban reserves?
- What are the risks and benefits of planning for higher or lower growth?

Mr. Williams described the intent behind the policy considerations posed in the draft UGR as they relate to the Council’s proposed action in December, reminding members that discussions of these policy considerations will continue in 2015.

Questions and comments included:

- Members asked clarifying questions about the slides and their specific geographic locations.

Mr. Reid responded that adopted policies call for most growth happening in existing downtowns and main streets, but that urban reserves are the areas that the Council will consider if they decide there is a need to expand the UGB.

- Members offered comments on this subject of adding land to UGB, and the challenges and the market forces.
- Members asked questions pertaining to planning for single and multifamily housing.
- Members asked questions about the potential to extend the boundary more in particular areas.
- Members offered opinions on adopted plans and the potential mix of housing.
- Members offered comments and asked questions in regards to the incentives used to encourage development.
- Members asked questions in regards to Damascus, its acreage and the ability of the state to encourage progress in Damascus.

Mr. Williams responded there are resources that have been provided to Damascus to assist in developing their plan, and it’s up to their citizens to make those decisions.

Councilor Stacey provided context on the state’s ability to withhold funds from Damascus.

- Members referenced a law allowing de-annexation from Damascus. Issues regarding infrastructure needs, challenges, the assumptions about what is viable were mentioned. Comments were brought forth on the employment needs and assessing whether the employment lands are in supply.
- Member offered comments of concern for Damascus, their employment situation, the prospect of people commuting across the region and referred to the Climate Smart Communities Project efforts and possible conflicts.

Councilor Stacey offered comments in regards to the land that is adjacent to Happy Valley that may be annexed to that city.

- Members commented on the need for a variety of family friendly and affordable housing options near schools.
- Comments were also made that single family housing is what people want.
- Comments were also offered regarding the potential for growth leaking outside the UGB due to policies set at Metro, on people's willingness to drive, and what is affordable.
- Members asked questions about the slides regarding 1-2 person households and offered comments in regards to the difference between the kinds of housing that people may prefer and what they can actually afford.

Mr. Reid referred to areas in the report that could address those topics and indicated that the topic of affordability could be added to the list for future decision opportunities.

- Members commented on the preference study, regarding what people could afford versus what they prefer.
- Members offered comments as to how much of the region wants single family housing and stressed concern that those who can afford to buy it will, creating more shortage.
- Members asked about the policy discussion and when it's anticipated.

Mr. Williams responded that those policy discussions have begun, but that they will continue after the Council considers accepting the draft UGR in December.

- Members expressed that we should consider if there are equal opportunities across the region for employment and growth. Members asked if Metro could consider a policy question regarding subregional needs.
- Members offered comments on perspectives and asked how well represented the low income segment of the population was in the housing survey? Offered comments about who may have been overrepresented or underrepresented in this survey.
- Members referred to page 4 of the memo included in the packet regarding regional versus local perspectives and offered comments regarding the need to travel far for jobs. Members reiterated concerns about jobs/housing balance and long commutes.
- Members asked if there were sub-regional needs that could be addressed.

Mr. Williams reminded MPAC that, according to relevant laws and rules, Metro must complete a regional analysis and that any UGB expansion must be based on regional needs.

Mr. Reid cited the state's efforts in 2005 to create administrative rules for conducting a subregional analysis. Rules were adopted by the Oregon Land Conservation and Development Commission, but the courts subsequently found that the commission had overstepped its statutory authority in creating those rules. Mr. Reid reiterated that Metro is charged with conducting a regional analysis.

Mr. Williams offered a review of comments heard, referred back to the timeline and reviewed next steps, including further discussion in 2015.

Councilor Stacey expressed his interest in making land ready instead of focusing on raw land supply.

**7. MPAC MEMBER COMMUNICATION**

Mayor Neeley spoke to a planning commission meeting that approved the master plan for the Willamette Falls Legacy project and will be coming to the Oregon city commission next week, a long process and thanked Washington County and the 3 mayors present from MPAC who have been involved.


Lise Glancy announced that the Port of Portland welcomed Volaris, featuring nonstop trips from PDX to Guadalajara.

Ruth Adkins updated members on Promise of Oregon. Increase awareness at the public as it the moves up the legislature.

Jerry Hinton announced that on October 16<sup>th</sup> Nissan Leaf electric cars will be gathered from the west coast and available in Wood Village this month for their inaugural sale.

Vice Chair Truax adjourned the meeting at 6:28 p.m.

Respectfully Submitted,  
Jessica Rojas



Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR OCTOBER 8, 2014**

ITEM	DOCUMENT  TYPE	DOC  DATE	DOCUMENT DESCRIPTION	DOCUMENT  No.
6.	Memo	10/8/14	MTAC recommendations on components of the draft 2014 Urban Growth Report	100814m-01

6.	PPT	10/8/14	2015 growth management decision: Residential Component of the draft 2014 Urban Growth Report	100814m-02
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