



Meeting minutes

Meeting: **Metro Technical Advisory Committee (MTAC) meeting**

Date/time: Wednesday, January 17, 2024 | 9:00 a.m. to 12:00 p.m.

Place: Virtual video meeting via Zoom

Members Attending

Eryn Kehe, Chair
Carol Chesarek
Victor Saldanha
Tom Armstrong
Anna Slatinsky
Laura Terway
Katherine Kelly
Jamie Stasny
Jessica Pelz
Gary Albrecht
Neelam Dorman
Laura Kelly
Manny Contreras
Gery Keck
Nina Carlson
Tara O'Brien
Bret Marchant
Brett Morgan
Nora Apter
Rachel Loftin
Preston Korst
Brendon Haggerty

Affiliate

Metro
Multnomah County Community Member
Washington County Community Member
City of Portland
Second Largest City in Washington County: Beaverton
Clackamas County: Other Cities, City of Happy Valley
City of Vancouver
Clackamas County
Washington County
Clark County
Oregon Department of Transportation
Oregon Dept. of Land Conservation & Development
Clackamas Water Environmental Services
Tualatin Hills Park & Recreation District
NW Natural
TriMet
Greater Portland, Inc.
1000 Friends of Oregon
Oregon Environmental Council
Community Partners for Affordable Housing
Home Builders Association of Metropolitan Portland
Public Health & Urban Forum, Multnomah County

Alternate Members Attending

Kamran Mesbah
Vee Paykar
Faun Hosey
Dan Rutzick
Martha Fritzie
Kevin Cook
Theresa Cherniak
Chris Faulkner
Scott Bruun
Aaron Golub
Jacqui Treiger
Craig Sheahan
Ryan Ames

Affiliate

Clackamas County Community Member
Multnomah County Community Member
Washington County Community Member
Largest City in Washington County: City of Hillsboro
Clackamas County
Multnomah County
Washington County
Clean Water Services
Oregon Business Industry
Portland State University
Oregon Environmental Council
David Evans & Associates, Inc.
Public Health & Urban Forum, Washington County

Guests Attending

Brian Moore
Jessica Numanoglu
Dakota Meyer
Greg Schrock
Bill Berg
Kevin Young
Marc Farr
Michael Veale

Affiliate

Prosper Portland
City of Lake Oswego
City of Troutdale
PSU
City of Beaverton
Dept. of Land Conversation & Development
Metropolitan Land Group

Metro Staff Attending

Andrea Pastor, Bryan Blanc, Carson Fehner, Clint Chiavarini, David Tetrick, Dennis Yee, Eliot Rose, Eryn Kehe, Glen Hamburg, Hau Hagedorn, Jeffrey Hood, Joe Gordon, John Mermin, Jon Williams, Laura Combs, Marie Miller, Patrick McLaughlin, Ted Reid

Call to Order, Quorum Declaration and Introductions

Chair Eryn Kehe called the meeting to order at 9:00 a.m. A quorum was declared. Introductions were made. Zoom logistics and meeting features were reviewed for online raised hands, renaming yourself, finding attendees and participants, and chat area for messaging and sharing links. An overview of the agenda was given.

Comments from the Chair and Committee Members

- **Survey results on MTAC meetings at MRC** (Chair Kehe) There were 49 responses received from the survey about in-person meetings. There were slightly more members than alternatives participating but almost 50/50. Further responses can be accepted. It was noted 80% of people want to have some number of in-person meetings over the course of the year. There were definitely some hard nos. Several people emphasized how important it would be for these meetings to be hybrid. That will always be an option offered at MTAC meetings. A few people shared ideas about potentially hosting a meeting rather than held at Metro Regional Center. If anyone has a facility for a large group and the ability to hold hybrid meetings, contact Chair Kehe. All this is work in progress. A reminder that the MTAC Feb. meeting will be online.
- **Updates from committee members around the region** (all)
- Neelam Dorman announced a job opening at ODOT Region 1 for a Senior Transportation Planner. A link was shared in chat: https://oregon.wd5.myworkdayjobs.com/en-US/SOR_External_Career_Site/job/Portland--ODOT--Region-1-Headquarters/Senior-Transportation-Planner_REQ-145635?hiringCompany=47688ccd4cac014f570a979ec2233d33 . A couple of responsibilities for this position would be working with local agencies on the Transportation System Plan updates, staffing county coordinating committees, and administering the Transportation Growth and Management Grant Projects.
- Jessica Pelz announced that Washington County is hiring for an assistant director at land use and transportation. The link was shared in chat: <https://www.governmentjobs.com/careers/cowashingtonor/jobs/4128514/assistant-director-of-land-use-transportation>

Public Communications on Agenda Items – none given.

Consideration of MTAC minutes December 20, 2023 meeting

Chair Kehe asked for a vote to approve MTAC minutes from December 20, 2023 meeting.

ACTION: Motion passed with no opposed, and 3 abstentions.

Urban Growth Management Functional Plan Title 4 Map and Amendments in 2023 (Glen Hamburg, Metro) Background information on the Functional Plan and Title 4 Map and amendments was given. Title 4, *Industrial and Other Employment Areas*, of the Urban Growth Management Functional Plan (UGMFP) seeks to improve the region's economy by protecting a supply of sites for employment with requirements for local jurisdictions to limit the types and scale of certain non-industrial uses in designated Regionally Significant Industrial Areas, Industrial Areas, and Employment Areas.

Title 4 purposes is to provide/protect sites for employment, promote industry clustering, promote capacity and efficiency of transportation system for movement of goods/services, encourage non-industrial uses to locate in 2040 Centers, Corridors, Main Streets, and Station Communities. Methods, criteria and pathways to amending the map were described.

Title 4 sets forth several avenues for amending the map, either through a Metro Council ordinance or through an order of the COO, depending on the circumstances. There were no amendments made to the Title 4 Map by the Metro Council in 2023, the map was amended at the request of the City of Happy Valley in 2023. The city's plan addressed 800 acres better suited for other uses (commercial, residential).

Comments from the committee:

- Laura Terway thanked Glen and Metro for working with Happy Valley on this project. It was designated long ago and really none of that foundational work or the dive into the context and the details of the site had been done. It was nice that we were finally able to adopt a comprehensive plan or a concept plan for this area and work with the community for over five years to come up with something that is suitable. The City of Happy Valley does still believe in a lot of industrial Title 4 lands that we have in the city and are looking forward to supporting their development over time.
- Jamie Stasny appreciated the presentation which was helpful for context and to ground everyone in the functional plan and what the sections are. Mr. Hamburg added we seem to be getting more interest in this particular title. So while this is a lot of information, I feel there is quite a bit of interest in what Title 4 is about and how it relates to cities and counties changing interests, and how to protect industrial lands, how to satisfy other needs that they have, for example, commercial development, residential development. If anyone has other questions about how this all works, contact Mr. Hamburg.

Economic conditions/trends (Ted Reid/ Dennis Yee/ Joe Gordon, Metro) Ted Reid provided the introduction to this agenda item. Dennis Yee would be discussing economic and demographic trends that inform our outlook looking forward. Joe Gordon would be discussing work from home trends that have been happening which influence the demand side of the question that we have been looking at. If a lot more people are working from home, then what does that imply about future demand for office space?

Dennis Yee presented information on new forecast mandates and expected deliverables. Population growth by decade was presented by Metropolitan Area (MSA) and Metro Counties. Death statistics and death rates decline was shown particularly evident in retirement-age cohorts.

The decline in birth rates was shown, partly due to delay in child rearing decisions. MSA population trends show that growth rates sharply slow as number of deaths exceed live births. MSA population growth data was given on migration vs natural change, rise in diversity by race and ethnicity, demonstrated by a population pyramid characteristic of a population growing very slowly.

Employment and population relationships were reviewed. Industry sector growth rankings sorted by NAICS code and by historic growth percent were shown. Household size, income and age draft forecast was shown with a decline in average household size in MSA, proportional increase in MSA lower income brackets, and aging of population / head of household in MSA.

In summary, population (MSA & US) is slowing due to underlying demographics & vital statistics. Payroll Jobs (MSA & US) are slowing with labor force participation topping out and lower population growth. There is a relationship between population and employment. We see there's a relationship between population and economic cycles and trends. There's a relationship between population and employment itself. And there's a relationship between population and employment regionally versus nationally versus Oregon and other MSAs. They are all tied together in some fashion. The national forecast is quite slower going forward, so imagining that forecast for the MSA.

Comments from the committee:

- Manuel Contreras noted it was hard to see the lines showing the periods of recession. Is there a point you're making of how the recession relates to either death outpacing births, net migration and employment dips, and employment population ratios? Mr. Lee noted the gray bars are these vertical bars at different year intervals. The width of it and the location of it indicates when and how long migration persisted. People make decisions about their life and their employment and businesses based on the state of economic affairs. It's not a hundred percent. People make migration decisions because of family or other social eco reasons. But largely economically people have children when they feel prosperity. These gray areas represent periods of economic downturns with some of the economic and population phenomena charted here going forward.
- Greg Schrock noted possible mention of a number of different factors that could potentially be playing in sources of variability. Could you boil it down to one or two things that you think are the biggest contingencies that may impact these sort of regional growth forecasts and the potential for where that's likely to happen?

Mr. Yee noted we're talking about the long-term. You notice I didn't talk much about interest rates, inflation, these really transitory economic factors. I can certainly talk about them because it does impact the near-term business cycle. And the near-term employment and economic trends because there is a relationship, but we're talking 25, 30 years down the line. A lot of these tend to flatten out. That is to say, they trend up or down. But if looking at smoothing out that trend they don't impact that much. So what does impact long term population growth and long-term employment? The reason I chose fertility and death rates is the death rates are pretty certain, we see a trend of them improving, but also have an age structure that can apply the death rate to.

We know what the population segment sizes of different generations are and can assert some kind of mortality rate to that. Those changes are obviously going to be factoring in as much as we can for life expectancy. So if life expectancies change dramatically and we become healthier in some dramatic sense that will cause us to rethink that trend. Same with fertility rates.

Then the relationship between population and employment is huge because of the labor supply being capped. Near-term you could probably affect some things through tax policy, through changing infrastructure investments. Because then that could boost employment. We're pretty close to being maxed out there to alter growth rates. But these are all short-term things that I find hard to see manipulating in long-term trends unless something major happens.

- Jamie Stasny was curious about context, how the work you're doing now is going to evolve. I believe you'll be back to talk about forecasting and how this will affect the larger Urban Growth Report process. From what you're telling us it looks like population will now be growing as we look forward. So what does that mean for the UGR process this year?

Mr. Yee agreed, population employment growth are much lower rates as we've seen from the national forecast. I think there's a carryover in my point for the MSA. I think there might be some questions around the CHIPS Act and how that might impact job growth. It does, we've seen that in the State employment forecast. But you'll note that the high tech employment sector doesn't boom. It edges up and then levels, and essentially there's been a movement towards reshoring or onshoring high tech and perhaps some of the other manufacturing sectors, but it's almost a little too late kind of thing. We're probably going to continue to see employment in the manufacturing sector perhaps level or hold its own.

The trend is for more service sector jobs. Machines fabricate things much more efficiently than people do. So we need smart people to run the machines in the manufacturing sector. But with an aging population some sectors make a lot of sense that will continue to grow, like the medical, healthcare, aging services and personal services as the population ages we expect to have more services like that. We've seen some obvious growth in artificial intelligence and computer related things but not necessarily the manufacturing of the hardware, but the software where growth is expected.

- Ted Reid noted Mr. Lee mentioned that we will be conducting a peer review of this forecast in the next month that will include economists and demographers from places like PSU, the State of Oregon Office of Economic Analysis and others that are going to look at these numbers and trends and give us their feedback. Then in terms of how it factors into the growth management decision, it was discussed some of the details around household demographics. That will work into our housing needs analysis that we're going to conduct for the Urban Growth Report. The model that Eco Northwest is developing for us to access housing needs using demographic factors will include what was presented. Likewise for the employment side, in the UGR we'll be doing some estimation of what those forecasts for job imply and land demand or space demand.

Joe Gordon was introduced, who has been doing some analysis on work from home trends in our region compared to other metropolitan areas. Mr. Gordon explained the Census Bureau call a metro area an urbanized area, but it's as close to our shape of the UGB or the metro jurisdiction on the Oregon side as you can get with a census geography. It does include Vancouver however, so a good proxy for the metropolitan regional area. Portland as a city is included in the comparison charts. The years displayed are for 2019, 2021 and 2022. The charts show the effects of pre-pandemic work from home rates, the drastic increase over two years to 2021, and then sort of a comeback a little bit in 2022. The information will be factored into estimations for demand side for

office space or land demand for employment area. The trend for remote work situations are roughly a third of us now and will be evaluated in the analysis.

- Jessica Pelz asked if this is showing any work from home such as hybrid or is it a hundred percent work from home on these responses. The question relates to means of transportation on the survey which is sent to your house, correct? Mr. Gordon noted there could be a fair amount of subjectivity and then the questions are very specific to your life experience in some certain amount of time that you've been living that life experience. So the question is literally last week how did you get to work the majority of the time. This could be answered working entirely remotely or using a hybrid situation. It's kind of all that that captured together, but the fact that you're seeing such a marked increase is showing that a good amount of this effect that we're seeing is relative to the pandemic and the change in work modes.
- Chair Kehe noted it does seem like this is a moving target, how without seeing 2023 results, how do we anticipate whether that decrease that we see in all of the cities between 21 and 22, if that continues or if we see more of a settling out at those percentages? Mr. Gordon noted he thought if we think back to 2022, I think maybe we were still on the tail edge effect of some of the pandemic related type issues. I would expect in 2023 it feels like fully out of it, and I think this trend will increase. But I also feel a lot of companies or agencies or society in general has identified a new form of normal work behavior, too. I'd be surprised if it went back to the way it was. Some agencies and types of work are going to keep being remote, and I would expect this trend would continue to come back in 2023 going forward. I think you'll start to see a leveling off, but who knows what the new normal is.

Adjournment

There being no further business, meeting was adjourned by Chair Kehe at 11:00 a.m.

Respectfully submitted,



Marie Miller, MTAC Recorder

Attachments to the Public Record, MTAC meeting January 17, 2024

Item	DOCUMENT TYPE	DOCUMENT DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
1	Agenda	1/17/2024	1/17/2024 MTAC Meeting Agenda	011724M-01
2	MTAC Work Program	1/5/2024	MTAC Work Program as of 1/5/2024	011724M-02
3	Minutes	12/20/2023	Draft minutes from MTAC 12/20/2023 meeting	011724M-03
4	Memo	1/10/2024	TO: MTAC members and interested parties From: Glen Hamburg, Associate Regional Planner RE: UGMFP Title 4 Map and Amendments in 2023	011724M-04
5	Presentation	1/17/2024	The UGMFP Title 4 Map and Amendments in 2023	011724M-05
6	Presentation	1/17/2024	Regional Forecast	011724M-06
7	Presentation	1/17/2024	Worked from Home by Metro Area and City	011724M-07