



proud past, promising future

**PUBLIC WORKS
DEVELOPMENT ENGINEERING PROGRAM**

**AGENDA
DEVELOPMENT and ENGINEERING ADVISORY BOARD**

Thursday, October 2, 2014

2:30 – 4:30 p.m.
Public Service Center
6th Floor, Training Room

<u>ITEM</u>	<u>TIME</u>		<u>FACILITATOR</u>
	<u>Start</u>	<u>Duration</u>	
1. Administrative Actions <ul style="list-style-type: none"> • Introductions • DEAB meeting is being recorded and the audio will be posted on the DEAB’s website • Review/Adopt minutes • Review upcoming events • DEAB member announcements 	2:30	15 min	Odren
2. Fall Bi-annuals Preview/Q&A	2:45	15 min	Snell
3. Infrastructure Percent Deduction/Follow up	3:00	15 min	Golemo
4. Population Growth-Buildable Land Supply/Q&A	3:15	20 min	Howsley
5. Final Plat Process /Q&A	3:35	15 min	Wriston
6. SWI Fees/ Update/Q&A	3:50	15 min	Golemo/Gunther/ Shafer/Nutt
7. Residential Impact Fee Delays/Follow Up	4:05	15 min	Howsley/Snell
8. Public Comment	4:20	10 min	All

Next DEAB Meeting:

Thursday, November 6, 2014
2:30 – 4:30 p.m.
Public Service Center
6th Floor, Training Room

Agenda:

Wetland and Habitat/Fall Biannuals - Tyler
Update to Tidemark replacement – Snell
Shoreline Permit/Exemption/Updates - Hardy



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BOCC Work Sessions and Hearings

BOCC Hearing – Routine Matters – Tuesday, October 7, 6:00 p.m.

BOCC Work Session – Budget and Economic Outlook – Wednesday, October 15, 9:30 a.m.

BOCC Work Session – Alternatives Maps – Wednesday, October 22, 10:30 a.m.

BOCC Work Session – 3rd Quarter of 2014 Financial Report – Wednesday, October 29, 10:30 a.m.

PC Work Sessions and Hearings

PC Work Session – Rural Industrial Land Bank-Introduction, CPZ2014-00001 Steigerwald Commerce Center (Port of Camas-Washougal) and CPZ2014-00005 Arterial Atlas: Fifth Plain Creek Area – Thursday, October 2, 5:30 p.m.

PC Hearing – CPZ 2014-00001 Steigerwald Commerce Center, CPZ2014-00005 Arterial Atlas: Fifth Plain Creek Area – Thursday, October 16, 6:30 p.m.

Note: Work sessions are frequently rescheduled. Check with the BOCC's office to confirm date/time of scheduled meetings.

PC – Planning Commission

BOCC – Board of Clark County Commissioners

Development and Engineering Advisory Board Meeting
September 4, 2014
2:30 p.m.-4:00 p.m.
Public Service Center

Board members in attendance: Steve Bacon, Don Hardy, Ott Gaither, Eric Golemo, Andrew Gunther, James Howsley, Mike Odren, Terry Wollam

Board members not in attendance: Jeff Wriston

County staff: Gary Albrecht, Chuck Crider, Gordy Euler, Jim Muir, Ali Safayi, Marty Snell, Nicole Snider, Ron Wierenga

Public: Stephanie Frish (BIA), Carolina Alilat (Clark County Title)

Administrative Actions

- Introduction of Audience Members
- DEAB meeting is recorded and posted to the county's website.
- Review/Adopt Minutes: Correction to July minutes, correct spelling on the last page; CESCL. Minutes from July were approved and adopted.
- Reviewed Upcoming Events:
 - PC Work Session, Rural Industrial land bank – September 18th, 5:30 p.m.
- Correspondences – none
- DEAB Member announcements: none

Shoreline Permit/Exemption/Updates

Don Hardy gave a presentation on the exemption process. The activities that occur most often are Single Family Residences and repair and maintenance. Repair and maintenance includes; power pole replacements, repair on a residence, or on a dock.

Don Hardy discussed Clark County vs. City of Vancouver. The City's process is much simpler and they do not charge a review fee. The City's review is a type 1. Just an application form is required.

Discussion – what is needed to process the exemption? What do you need for statement of exemption?

DEAB would like to simplify the exemption process. Is there a way to save clients and citizens in submittal and consultant fees? There should be a simpler form, similar to the flood plain inquiry application process.

Gordy Euler explained that the City of Vancouver and the County processes are different due to urban vs. rural shorelines. Marty Snell would like to see a side by side comparison of County vs. City processes. Gordy Euler and Marty Snell pointed out that any activity must comply with the program, including activities that are exemptions.

Don Hardy will contact other jurisdictions that are rural in nature for example Cowlitz County and Woodland for their process and fees. He will bring back to DEAB in November.

Mike Odren asked staff to consider a predetermination or an inquiry process for shoreline exemption.

Jamie Howsley discussed a case he is currently working on. Property owner removed trees that he felt were a hazard in the shoreline and riparian area. Permit process will cost more than the mitigation.

Residential Impact Fee Delay/ Follow Up

James Howsley polled the BIA members; they propose to push it back to closing if possible. The County, building industry, banks, title companies all need to get together to work on this issue. They will have that meeting and come back to DEAB. They are trying to create something that works for all the parties involved. Ott Gaither pointed out that not everyone gets a bank loan, there should be two processes.

Combining Building Permits

Ott Gaither was tasked with reviewing opportunities within County Building department to combine certain permits, plumbing, mechanical, and electrical. Ott Gaither presented with Chuck Crider and Jim Muir. See Handout provided. He discussed the work group that Marty Snell put together. The work group included Ott Gaither, his site superintendent, Kevin Billups, Chuck Crider, Permit Services manager, Jim Muir, Building Official, and Susan Davidson, Department Information Systems Coordinator.

Chuck Crider thanked DEAB for the opportunity to speak. There are a lot of positive things currently happening in the Permit Center and the Building inspection process. For example the LEAN process, now able to get permits out within 13 days and often less. See handout for more examples. Jim Muir said we currently do have combination permits, except we do not issue electrical permits they are handled by Labor and Industries. We are looking at combining commercial and multi-family permits.

Ott thanked staff and said he had some real aha moments. He was not aware of all the things that were happening and is impressed with how progressive the County has become.

Marty Snell gave a brief update of the Tidemark replacement project. He would like to return in November and provide DEAB with an update. The county may have this under contract by the end of the year. There will be an 18 to 24 month implementation period.

Question regarding electronic plan submittal. It is currently not available for building plan review. It is going well in Development Engineering. Close to 70% of the plans are submitted this way now.

Permit Center Wait/Service Times

Chuck Crider provided DEAB with a report from the Q flow system, this is the program for queuing the customers. The report was random dates within the last 60 days. The average wait time is currently usually under 45 minutes. This does not take into account the appointments.

There was discussion regarding wait times, new employees, vacations, lunches, and training.

The desired wait time would be 20 minutes or less. Appointments are still encouraged. They can easily do 8 to 16 appointments per day. Currently they average 5 appointments per day. Permit Center wait times are on line, it is an average wait time.

Marty Snell brought up for example; Mybuildingpermit.com online permitting service currently in use in Puget Sound area. This has cut back on counter visits by 30%. In a few years with our new permit system this could happen here.

Suggestion made to develop a one page handout to make people aware of the services to provide to realtors and BIA. Suggestion made to have a display in Permit Center as you walk in that displays the wait time and have staff ready to offer to make an appointment.

James Howsley announcements

He has sent the power point on population growth to DEAB, will bring back to DEAB next month

He will be participating in a panel on buildable lands supply, main concern is lack of building inventory for residential construction, coupled with the GMA update.

He wanted to mention Steve Schulte retiring want to say how much DEAB has appreciated all of his work with us, this will be a huge hole to fill; he was a good public servant. He was with the County for 20 years, he will be greatly missed.

Public Comment

Ron Wierenga reminded us that the municipal general stormwater permit that the County is covered under is out for public comment now for some modification's that were made to incorporate the pollution control board hearing's ruling. Take a look at the changes, ecology will present September 24th at 2 pm in Vancouver, contact Ron Wierenga or Rod Swanson if you have comments or concerns.

Meeting adjourned at 4:27

Meeting minutes prepared by: Nicole Snider

Reviewed by: Greg Shafer

Board Adopted: October 2, 2014



PREPARED FOR:

METRO

Residential Preference Study

DRAFT

May 2014

PREPARED BY:

DHM RESEARCH

(503) 220-0575 • 239 NW 13th Ave., #205, Portland, OR 97209 • www.dhmresearch.com

1. | INTRODUCTION AND METHODOLOGY

Between April 18 and May 9, 2014, Davis, Hibbitts & Midghall, Inc. (DHM Research) conducted an online survey of respondents living in Clackamas, Multnomah, Washington and Clark counties about their current and preferred residential and neighborhood preferences. The objective of the survey was to assess general opinions and preferences around housing and neighborhood choices and factors that may influence those choices. Portland State University and Metro developed the questionnaire with input from DHM.

Research Methodology: The study was administered in two tracks. Track 1 consists of an online survey conducted with respondents through a managed panel. Enough surveys were completed in each of the four counties to permit statistically reliable analysis at the county level. The research design used quotas and statistical weighting based on the U.S. Census to ensure a representative sample within counties by age and tenure. The regions were then weighted proportionally by population per the U.S. Census to yield regional results. A total of 813 surveys were completed through Track 1.

Track 2 was a public involvement process; residents were invited to complete the survey from outreach partners including Home Builders Association of Metropolitan Portland, Northwest Natural, Portland Metropolitan Association of Realtors, Clackamas County, Washington County, City of Hillsboro, City of Portland, Metro, and Opt In. No quotas were set for the public involvement track. However, statistical weighting was applied to bring demographic variables in line with census data for the region. A total of 5,783 surveys were completed through the public involvement track.

Altogether, over 6,500 respondents participated in the Residential Preference Study.

Questionnaire design: The survey was primarily designed by Portland State University and Metro with input from DHM and included three sections:

- **Revealed Preference (RP)** – The revealed preference section of the survey focused on respondent's current housing and neighborhood decisions. Questions were asked to determine current neighborhood type, housing type, tenure, and home value. The combination of these variables was used to direct the respondent to the appropriate set of paired choices in the stated preference section of the questionnaire.
- **Stated Preference (SP)** – The stated preference section of the questionnaire presented respondents with 12 pairs of housing and neighborhood types. Statistical analysis of this data can be found in the complimentary document.
- **Attitudinal** – The third section of the survey presented respondents with a more traditional series of attitudinal questions, including their priorities and values.

This report contains analysis for the revealed preference and attitudinal sections of the questionnaire. All graphics and initial analysis is based on Track 1 sample with supporting analysis coming from Track 2.

Statement of Limitations: Any sampling of opinions or attitudes is subject to a margin of error. The margin of error is a standard statistical calculation that represents differences between the sample and total population at a confidence interval, or probability, calculated to be 95%. This means that there is a 95% probability that the sample taken for this study

would fall within the stated margins of error if compared with the results achieved from surveying the entire population.

For a sample size of 813, the margin of error would fall within +/-2.1% and +/-3.4% at the 95% confidence level. The reason for the difference lies in the fact that when response categories are relatively even in size, each is numerically smaller and thus slightly less able--on a statistical basis--to approximate the larger population.

DHM Research Background: DHM Research has been providing opinion research and consultation throughout the Pacific Northwest and other regions of the United States for over three decades. The firm is non-partisan and independent and specializes in research projects to support public policy making. www.dhmresearch.com

2. | SUMMARY & OBSERVATIONS

A majority of respondents currently live in a single-family detached home, which is also the most preferred type of housing.

- 65% currently live in a single-family detached home and 80% prefer to live in a single-family detached home.
 - It should be noted that respondents were not asked to take any other variables into account when choosing their preferred housing type (i.e. commute time, price, etc.)
- 8% live in a single-family attached home and 7% prefer a single-family attached home.
- 28% live in a condo or apartment and 13% prefer a condo or apartment.

In general, respondents currently live in their preferred neighborhood type.

- 56% currently live in a suburban neighborhood.
 - 51% who currently live in a suburban area prefer this type of neighborhood.
 - Those who prefer suburban living tend to be from Clackamas and Washington counties, aged 35-54, and have a household income of \$150,000 or more.
- 25% currently live in an urban neighborhood or town center.
 - 62% who currently live in an urban neighborhood or town center prefer this type of area.
 - Those who prefer urban neighborhood living tend to be from Multnomah County, aged 18-34, and have a household income of \$25,000 to \$50,000.
- 11% currently live in an urban central or downtown neighborhood.
 - 59% who currently live in an urban central or downtown area prefer this type of neighborhood.
 - Those who prefer urban central living tend to be from Multnomah County and have a household income of less than \$25,000.
- 8% live in a rural neighborhood.
 - 70% who currently live in rural area prefer this type of neighborhood.
 - Those who prefer rural living tend to be from Clackamas and Clark counties, and have household incomes of between \$25,000 and \$50,000.

All other things being equal, people are most likely to choose to live in their current neighborhood type. To understand the importance of neighborhood type when people make housing choices, statistical analyses were conducted on the Stated Preference data. If respondents could pay the same price, have the same type of housing, same commute distance, etc. but in different neighborhood types, they are most likely to choose the neighborhood type that they currently live in.

- 44% who currently live in an urban central or downtown neighborhood are likely to choose that same type of area, all other factors held constant; the highest percentage of any neighborhood type.
- 39% who currently live in an urban neighborhood or town center are likely to choose that same type of area.
- 31% who currently live in a suburban neighborhood are likely to choose that same type of area; the lowest percentage of any neighborhood type.

- 38% who currently live in a rural neighborhood are likely to choose that same type of area.

People’s neighborhood type preferences can change when faced with making tradeoffs.

Generally, when faced with tradeoffs that prompt them to reconsider their neighborhood preferences, those living in urban neighborhood or town center locations are split on whether to go more towards more or less density. Those living in suburban neighborhoods are twice as likely to go towards more density rather than less as opposed to rural).

- Neighborhood preferences change for some based on an increase in current housing price.
 - Residents of outer Portland or suburban neighborhoods are most sensitive to increased housing prices.
 - Residents of rural neighborhoods are least sensitive to an increase in housing price.
- Neighborhood preferences change for some if commute times increase:
 - Residents of the urban neighborhood or town centers are most sensitive to an increase in commute times.
 - Residents of rural neighborhoods are least sensitive to increased commute times.
- Neighborhood preferences change for some if the size of the residence decreases.
 - Residents of the urban central or downtown neighborhoods are most sensitive to decreases in residence size. This is likely because they are already living in relatively smaller residences.

Aside from price, safety of the neighborhood and characteristics of the house have the largest influence on where respondents choose to live.

- 44% rank housing price as their top influencer when choosing a home.
- Safety of the neighborhood (19% choosing this as their top priority) and characteristics of the house (19%) are the next most influential factors.
 - Quality of public schools was the number one influencer for just 3% of respondents and was ranked in the top three by 11%.

Respondents prefer a moderate amount of foot and vehicle traffic in their preferred neighborhood and a medium sized yard for their home.

- 55% prefer moderate foot and vehicle traffic during the day with some activities within a 15 minute walk.
 - 27% prefer less traffic.
 - Those living in Clackamas, Clark, and Washington counties are more likely to prefer "very light foot and vehicle traffic," than those in Multnomah County.
 - 18% prefer more traffic.
 - Those living in Multnomah County were twice as likely to desire "heavy foot and vehicle traffic" than those in Clackamas, Clark, and Washington counties.

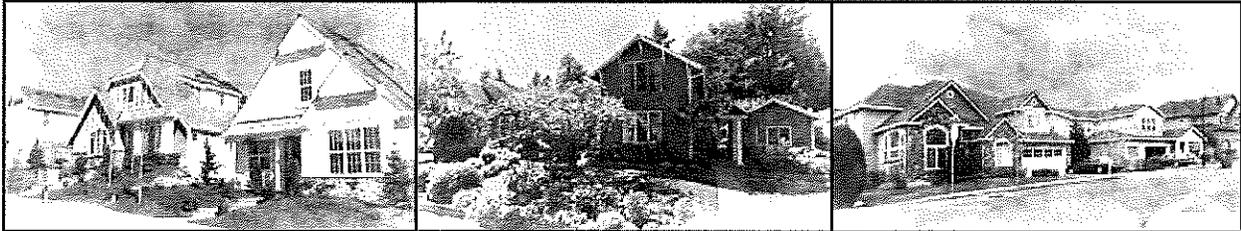
- 32% prefer a medium sized yard separating their home from a neighbor.
 - 39% prefer a smaller yard (small private yard: 22%; small private courtyard: 14%).
 - 29% prefer a larger yard (large private yard: 16%; acreage: 13%).

3. | KEY FINDINGS

3.1 | Current/Preferred Housing Types

Respondents were given detailed descriptions and shown representative images of three different housing types.

Single Family Detached - These homes have a yard or patio, and do not share walls with other homes.



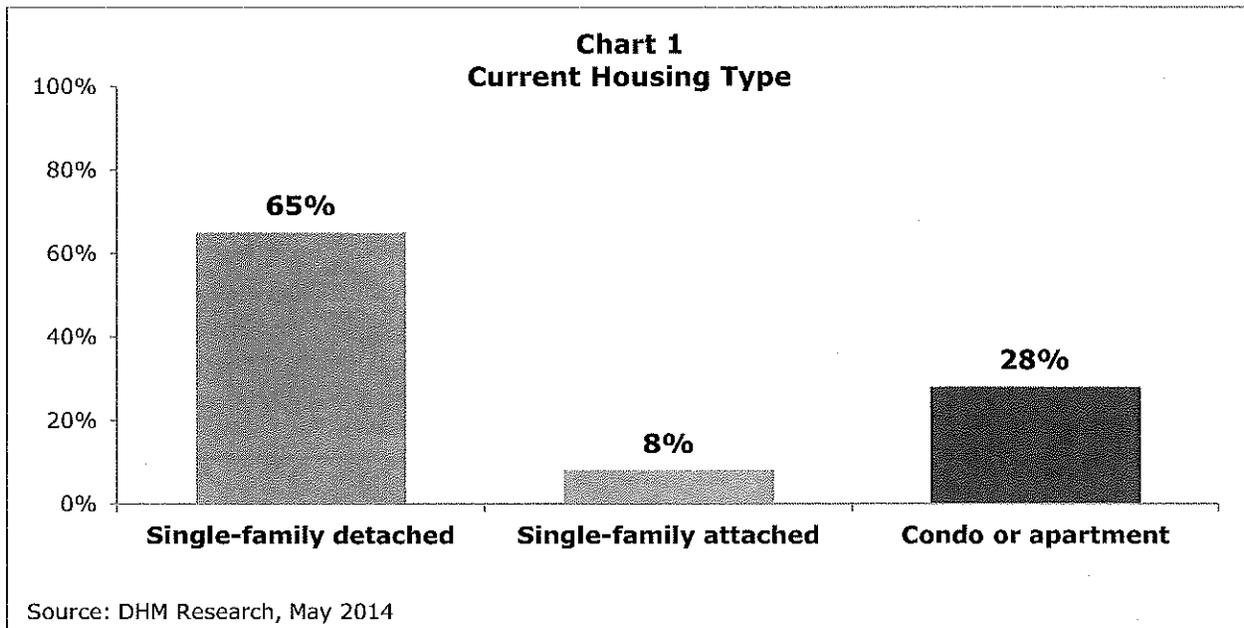
Single Family Attached - These homes share walls with other homes, but have their own private ground floor entrance. They are normally part of townhomes, row houses, duplexes, or triplexes and share a common yard or have a small private yard.



Condo or Apartment - These homes are in multiple story buildings with other units. There are often shared common areas and recreation facilities.



They were then asked what type of home they currently live in and what type of home they would prefer to live in.



Overall, two in three (65%) currently live in a single-family detached home. This is followed distantly by a condo or apartment (28%). Just one in ten currently live in a single family attached home (8%).

Demographic Differences: A majority of respondents in all four counties currently live in a single-family detached home. However, demographic differences in current housing type do exist.

Single-family detached home (65%)

- Clackamas County respondents (77%) vs. Multnomah (59%) and Washington (66%) counties
- Respondents age 35 and older (67-74%) vs. those younger (49%)
- Households making \$100K or more (88-93%) vs. lower income households (47-76%)

Condo or apartment (28%)

- Multnomah County respondents (35%) vs. Clackamas (19%), Washington (23%), and Clark counties (19%)
- Respondents age 18-34 (41%) vs. those older (20-26%)
- Households making \$50K or less (42-44%) vs. higher income households (7-25%)
- Renters (58%) vs. those who own their home (7%)

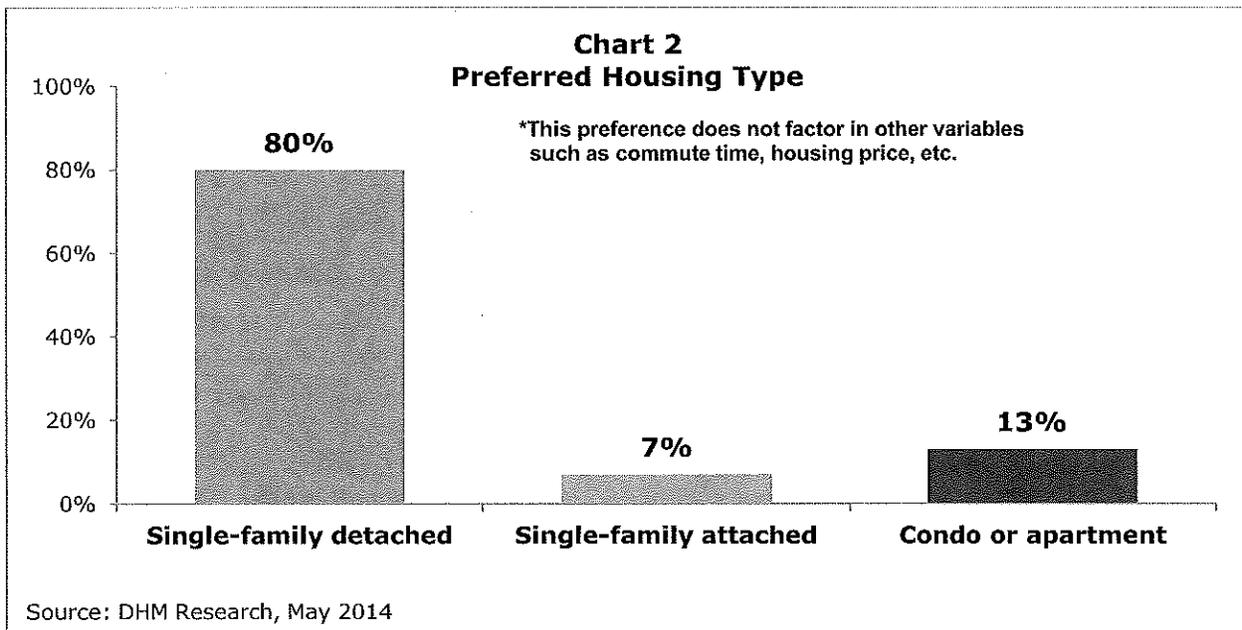
Single-family attached home (8%)

- Washington County respondents (11%) vs. Clackamas (4%) and Multnomah (6%) counties
- Renters (11%) vs. those who own their home (6%)

Public Engagement: Similar results are seen in terms of current housing type in the public engagement data. Seven in ten (68%) live in a single-family detached home; just under one in ten (7%) live in a single family attached home; and one in four (25%) live in a condo or apartment. Nearly all of the same demographic differences from the representative sample also exist.

3.2 | Preferred Housing

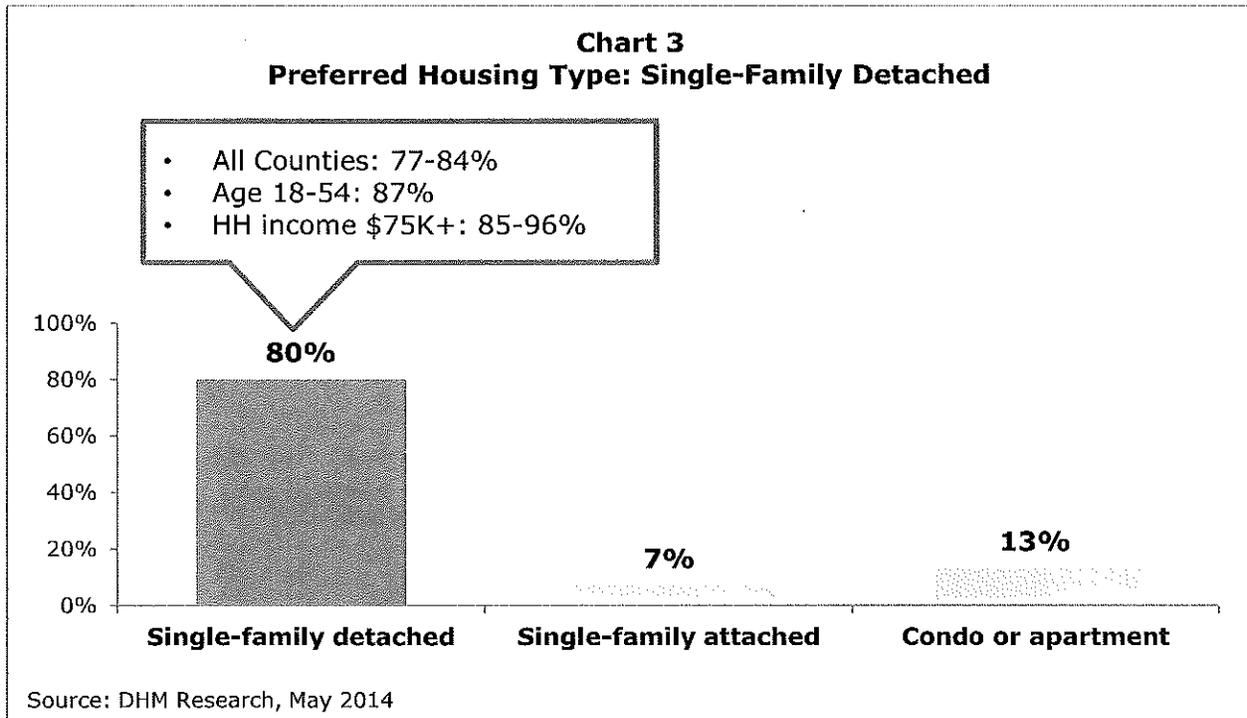
Not considering other variables, respondents were asked what their preferred housing type would be.



Overwhelmingly, the most preferred housing type among respondents is the single-family detached home (80%). This is followed distantly by a condo or apartment (13%) and a single-family attached home (7%). It should be noted that respondents were not asked to take any other variables into consideration such as price, neighborhood type, commute time, etc.

Single-family detached

A strong majority of all subgroups prefer single-family detached housing. Those most likely to prefer single-family detached housing include those under the age of 55 and higher income households.



Demographic Differences:

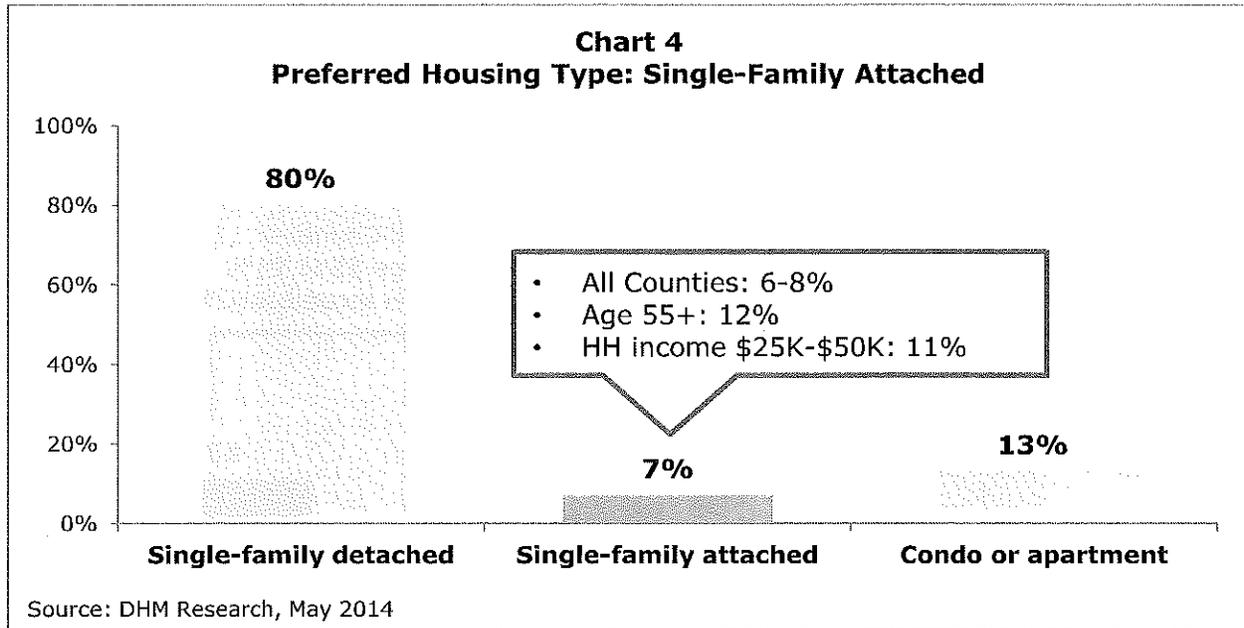
- Age 18-34 (88%) and 35-54 (87%) vs. age 55 and older (68%)
- Household income of \$100K to \$150K (87%) and \$150K and higher (96%) vs. households with incomes less than \$75K (73-75%)

Public Engagement: Similar preference is seen in the public engagement data. Eight in ten (81%) prefer a single-family detached home. This was the most preferred housing type across all counties, though some demographic differences do exist:

- Clackamas (88%), Washington (86%) and Clark counties (94%) vs. Multnomah County (73%)
- Household income of \$50K and higher (83-86%) vs. households making less than \$50K (70-74%)
- Those who own their home (87%) vs. renters (71%)

Single-family attached

Preference for single-family attached housing is fairly low across all subgroups, though there is higher preference among lower income and older respondents.



Demographic Differences:

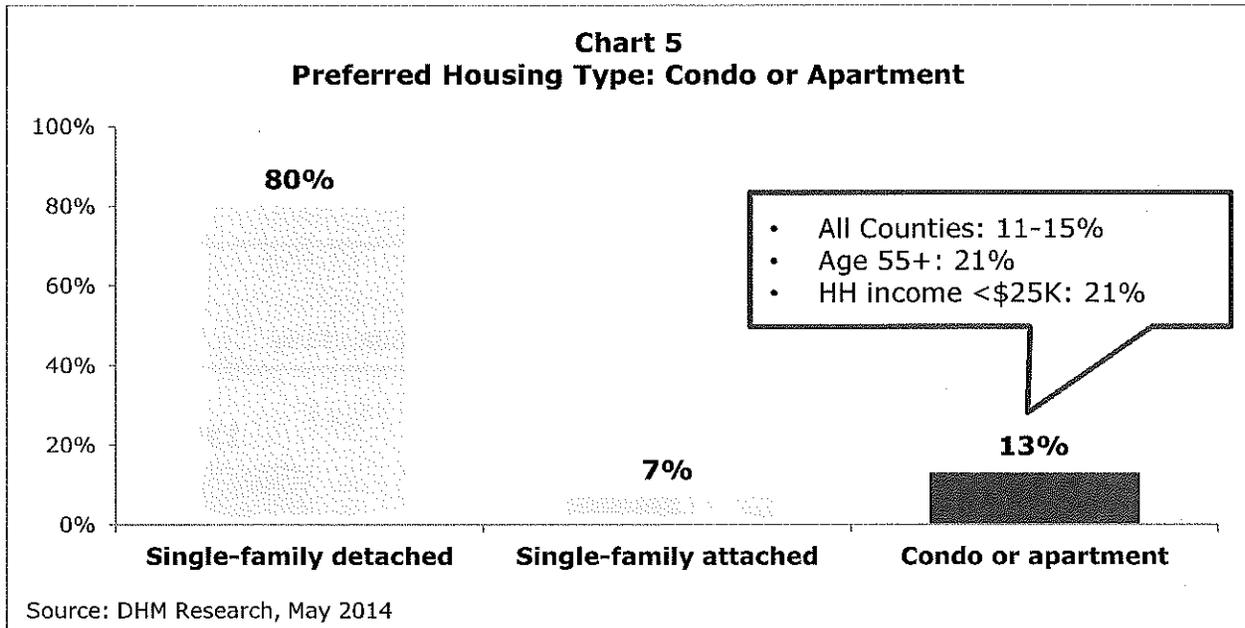
- Respondents age 55 and older (12%) vs. those younger (4%)

Public Engagement: Again, similar preference is seen in the public engagement data. One in ten (9%) prefer a single-family attached home. However, some different demographic differences emerge:

- Multnomah (11%) and Washington (8%) counties vs. Clackamas County (5%)
- Respondents age 18-34 (13%) vs. those older (6-9%)
- Households making \$25K-\$50K (13%) vs. higher income households (6-8%)
- Renters (12%) vs. those who own their home (6%)

Condo or apartment

Overall, about one in ten (13%) prefer to live in a condo or apartment. Higher preference for this type of housing is seen among older and lower income respondents.



Demographic Differences:

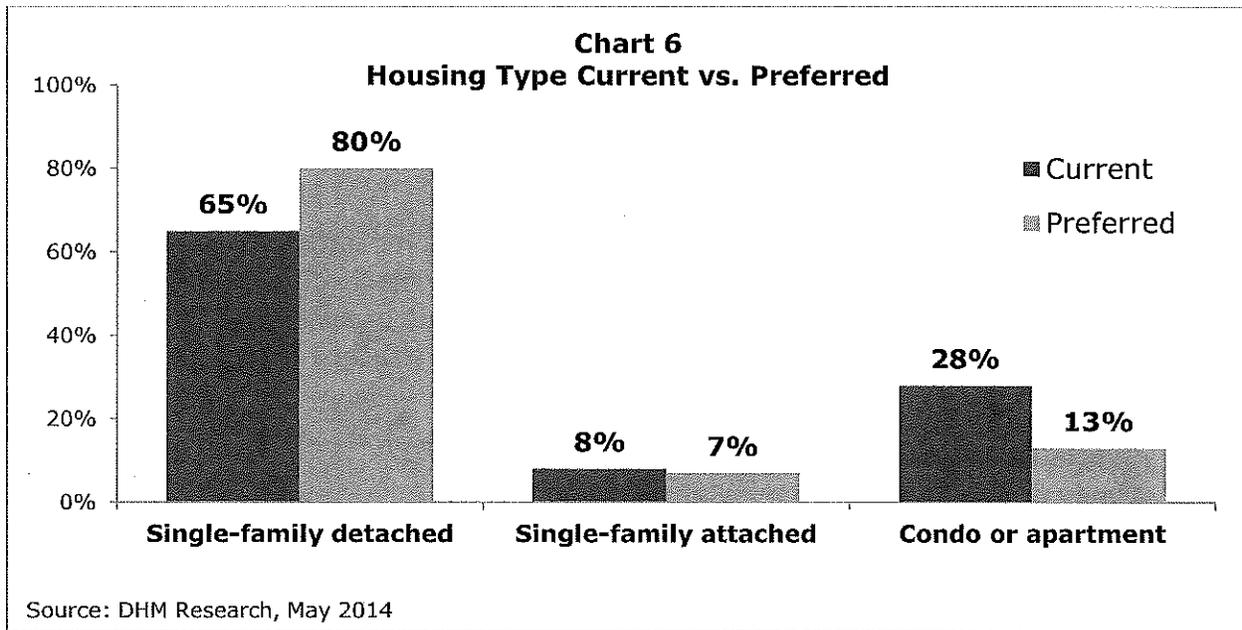
- Age 55 and older (21%) vs. those younger (8%)
- Household incomes of less than \$75K (15%) vs. households making \$150K or more (2%)

Public Engagement: Similar preference is also seen for living in a condo or apartment in the public engagement data. One in ten (11%) prefer a condo or apartment. However, some different demographic differences emerge:

- Multnomah County (15%) vs. Clackamas (7%) and Washington (6%) counties
- Age 55 and older (15%) vs. those younger (7-10%)
- Household incomes of less than \$25K (18%) vs. higher income households (8-13%)
- Renters (17%) vs. those who own their home (6%)

3.2 | Current vs. Preferred Housing

When looking at preferred housing, compared to current housing we see that not all respondents are currently living in the type of house that they would prefer to.



There is a 15 point gap between those who currently live in a single-family detached house (65%) and those who prefer to live in this type of house (80%). We also observe an opposite gap in the percentage of respondents that currently live in a condo or apartment (28%) compared to those who prefer to (13%).

Current: Single-family detached

Respondents who currently live in a single-family detached home largely prefer this type of housing. Less than one in ten would prefer to live in a single-family attached home or a condo or apartment. Preferred housing type among those currently living in a single-family detached home:

- **Single-family detached (87%)**
- Single-family attached (5%)
- Condo or apartment (8%)

Public Engagement: Similar to the representative sample, nearly all who currently live in a single-family detached home prefer this type of housing. Less than one in ten prefer to live in a single-family attached home or a condo or apartment.

- **Single-family detached (92%)**
- Single-family attached (5%)
- Condo or apartment (4%)

Current: Single-family attached

Respondents who currently live in a single-family attached home largely do not prefer this type of housing. Most would prefer to live in a single-family detached home. One in ten would prefer to live in their current type of housing or a condo or apartment. Preferred housing type among those currently living in a single-family attached home:

- Single-family detached (78%)
- **Single-family attached (11%)**
- Condo or apartment (11%)

Public Engagement: Again, similar to the representative sample, a majority who currently live in a single-family attached home prefer to live in a different type of housing. Nearly seven in ten prefer a single-family detached home; three in ten prefer a single-family attached home; and one in ten prefer a condo or apartment.

- Single-family detached (67%)
- **Single-family attached (28%)**
- Condo or apartment (8%)

Current: Condo or apartment

Respondents who currently live in a condo or apartment generally do not prefer this type of housing. A majority would prefer to live in a single-family detached home. One in ten would prefer to live in a single-family attached home, while one in four a condo or apartment. Preferred housing type among those currently living in a condo or apartment:

- Single-family detached (64%)
- Single-family attached (10%)
- **Condo or apartment (26%)**

Public Engagement: As was seen in the representative sample, a majority who currently live in a condo or apartment would prefer to live in a single-family detached home. Just over one in ten prefer a single-family attached home, and three in ten prefer their current type of housing, a condo or apartment.

- Single-family detached (56%)
- Single-family attached (14%)
- **Condo or apartment (30%)**

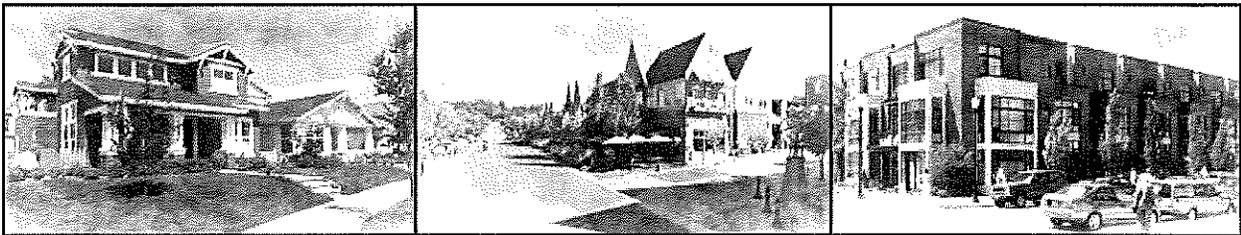
3.1 | Current/Preferred Neighborhood Types

Respondents were given detailed descriptions and shown representative images of four different neighborhood types.

Urban Central or Downtown - These are neighborhoods that have activity during the day and night. Restaurants, shops, parks, and transit are within a short walk. People mostly live in condos or apartment buildings that are five stories high or taller. These neighborhoods have continuous sidewalks, crosswalks, bicycle lanes, and crossing signals.



Urban Neighborhood or Town Center - These are neighborhoods that have activity during certain times. Restaurants, shops, parks, and transit are within a short walk. Most people live in single-family homes, but these neighborhoods also have condos and apartments mixed in, particularly along major streets and in commercial areas, where buildings are typically two to six stories high. These neighborhoods have continuous sidewalks, crosswalks, bicycle lanes, and crossing signals.



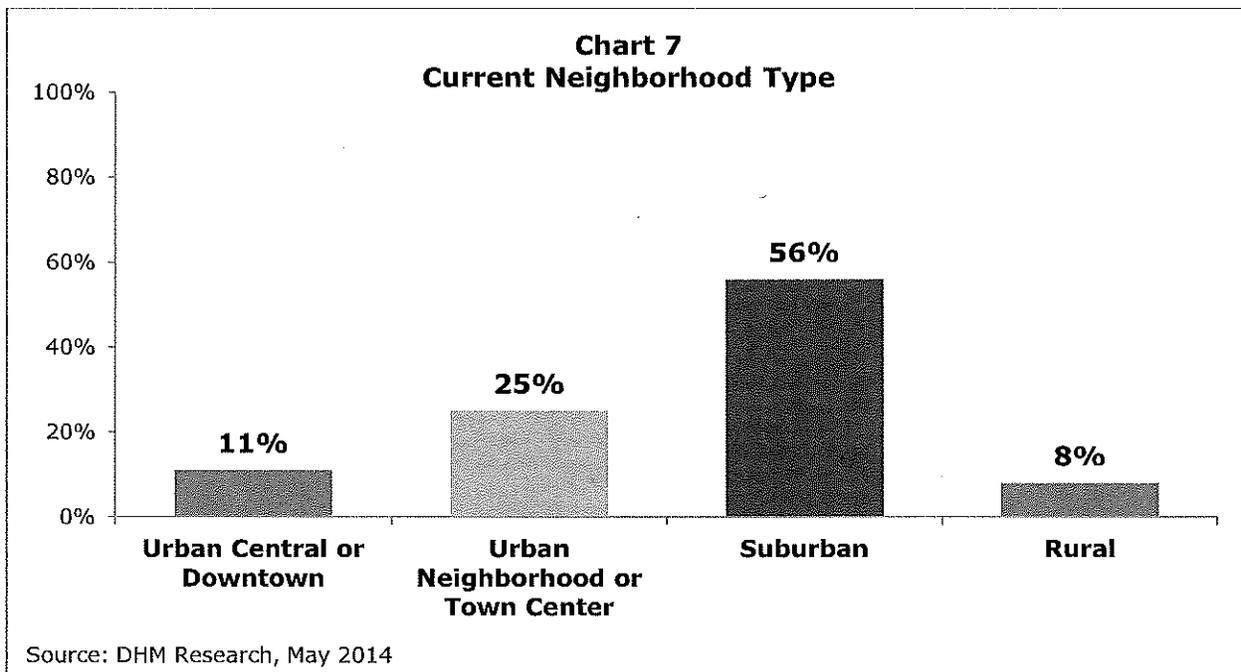
Outer Portland or Suburban - These neighborhoods may or may not have light activity during the day. Restaurants, shops, parks, and transit stops are generally not within walking distance and most people drive to get there. Most people live in single-family homes with yards, but some live in apartment buildings. The large majority of buildings in these neighborhoods are one or two-stories high. Sidewalks may or may not be present and crosswalks, bicycle lanes, and crossing signals are sparse.



Rural - These are quiet areas away from the city in agricultural or forest areas. People need to drive to get to restaurants, shops, parks, or transit. They mostly live in single-family homes on large lots or acreage and are further away from other homes. There are no sidewalks, crosswalks, bicycle lanes, or crossing signals.



They were then asked what type of neighborhood they currently live in and where they would prefer to live.



More than half (56%) live in a suburban neighborhood. This is followed distantly by an urban or town center neighborhood (25%). Just one in ten live in an urban central or downtown neighborhood (11%) or in a rural neighborhood (8%).

Demographic Differences: A majority of respondents in all four counties, with the exception of Multnomah, currently live in a suburban neighborhood. However, demographic differences in current neighborhood type do exist.

Suburban (56%)

- Washington County (81%) vs. Clackamas (71%), Multnomah (35%), and Clark (62%) counties
- Households with incomes of \$50K or more (59-69%) vs. lower income households (44-49%)
- Those who own their home (62%) vs. renter (46%)

Urban neighborhood or town center (25%)

- Multnomah County (41%) vs. Clackamas (11%), Washington (10%), and Clark (15%) counties
- Renters (31%) vs. those who own their home (22%)

Urban central of downtown (11%)

- Multnomah County (20%) vs. Clackamas (2%), Washington (3%), and Clark (3%) counties
- Households making less than \$25K (26%) vs. higher income households (6-10%)
- Renters (19%) vs. those who own their home (6%)

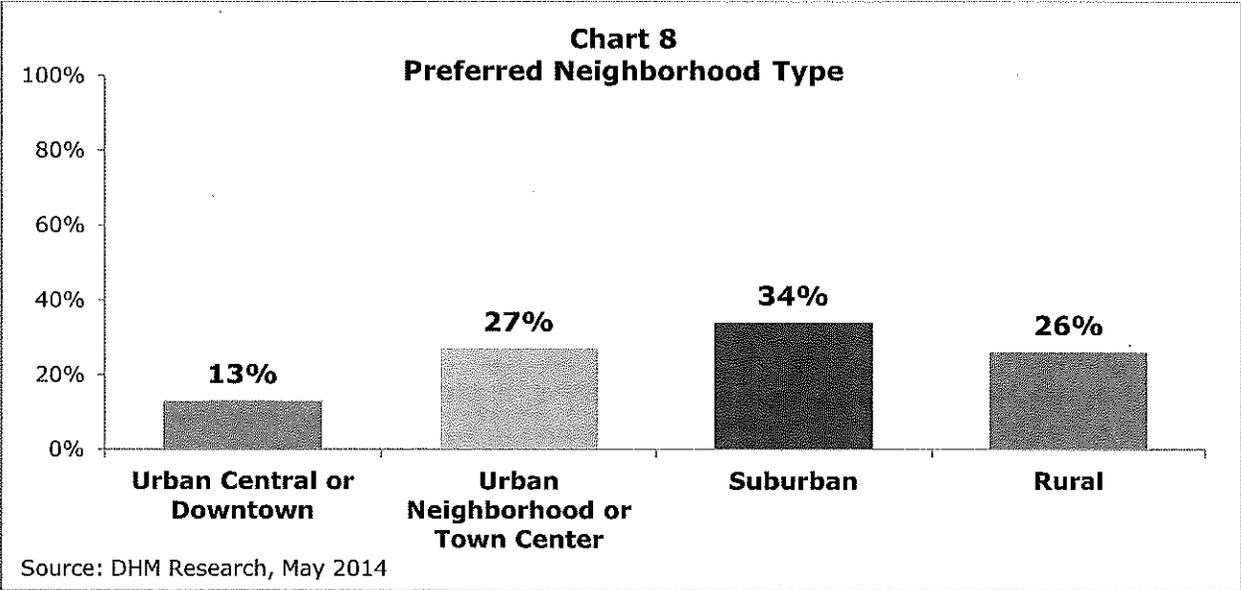
Rural (8%)

- Clackamas (15%) and Clark (20%) counties vs. Multnomah (3%) and Washington (7%) counties
- Those who own their home (10%) vs. renters (4%)

Public Engagement: The public engagement data differs slightly in terms of current neighborhood. Close to half (47%) live in a suburban neighborhood, nine points less than the representative sample. This is followed by an urban or town center neighborhood (39%), 14 points more than the representative sample. Similar to the representative sample, one in ten live in an urban central or downtown neighborhood (7%) or in a rural neighborhood (8%).

3.2 | Preferred Neighborhood

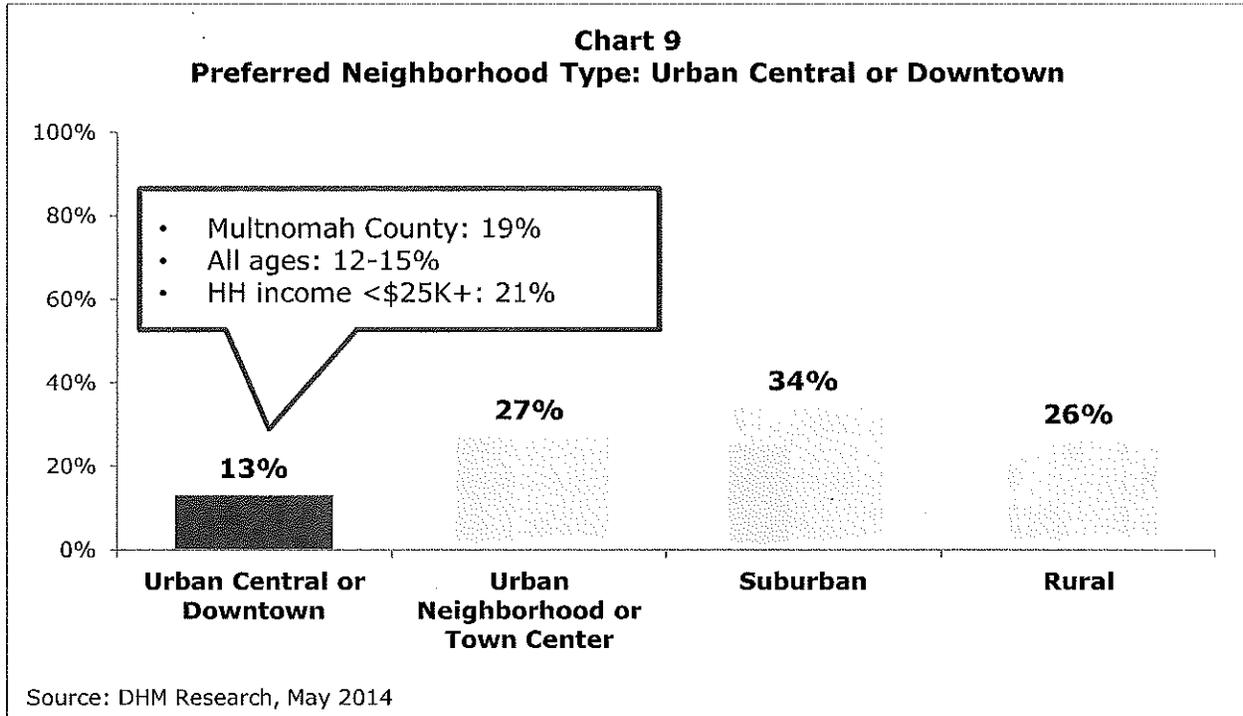
Not considering other variables, respondents were asked what their preferred neighborhood type would be.



Overall, respondents are fairly split on their neighborhood preferences. Four in ten would prefer to live in an urban neighborhood, either urban central or downtown (13%) or an urban town center (27%). One in three (34%) would prefer to live in a suburban neighborhood, while one in four (26%) would prefer to live in a rural neighborhood.

Urban central or downtown

One in ten would prefer to live in an urban central or downtown neighborhood. Respondents currently living in Multnomah County and those from lower income households are most likely to prefer this type of neighborhood.



Demographic Differences:

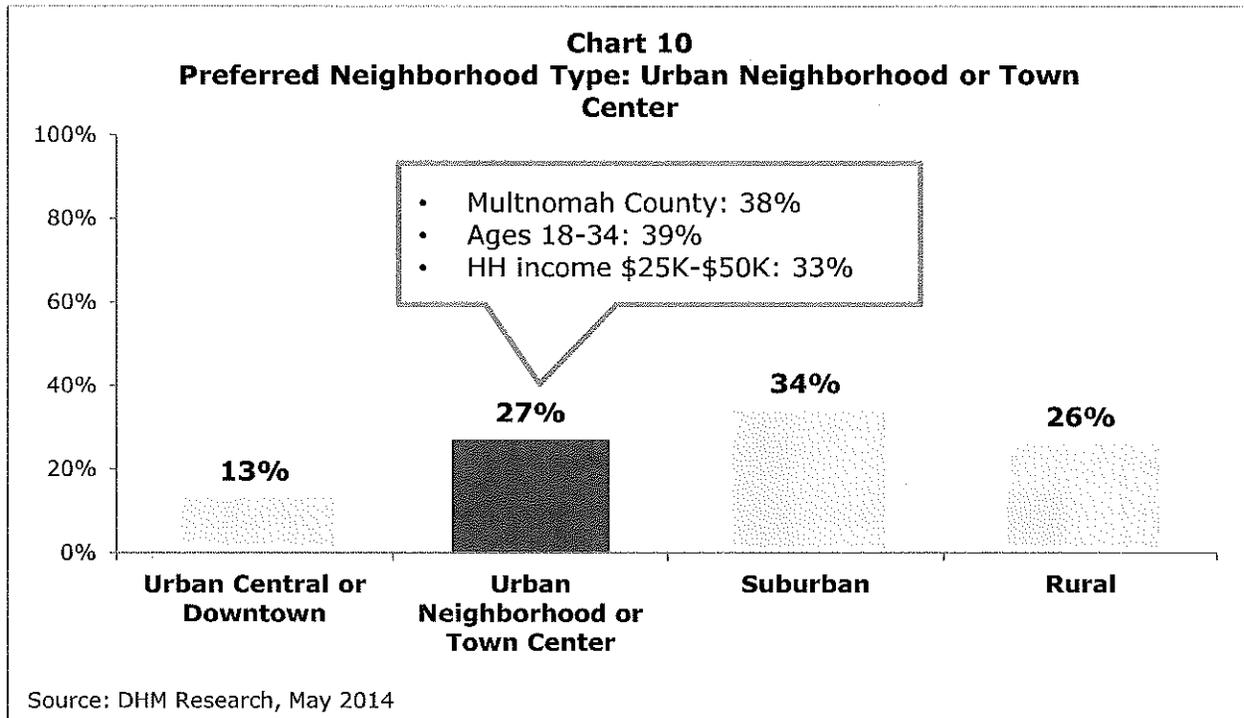
- Multnomah County (19%) vs. Clackamas (8%), Washington (7%), and Clark (11%) counties
- Renters (18%) vs. those who own their home (10%)

Public Engagement: Similar preference is given to living in an urban central or downtown neighborhood in the public engagement data. One in ten (10%) prefer to live in this type of neighborhood. Similar demographic differences were seen as well:

- Multnomah County (16%) vs. Clackamas (5%) and Washington (5%) counties
- Renters (14%) vs. those who own their home (7%)

Urban neighborhood or town center

One in four respondents would prefer to live in an urban neighborhood or town center. Respondents from Multnomah County as well as those who are younger are most likely to prefer this type of neighborhood.



Demographic Differences:

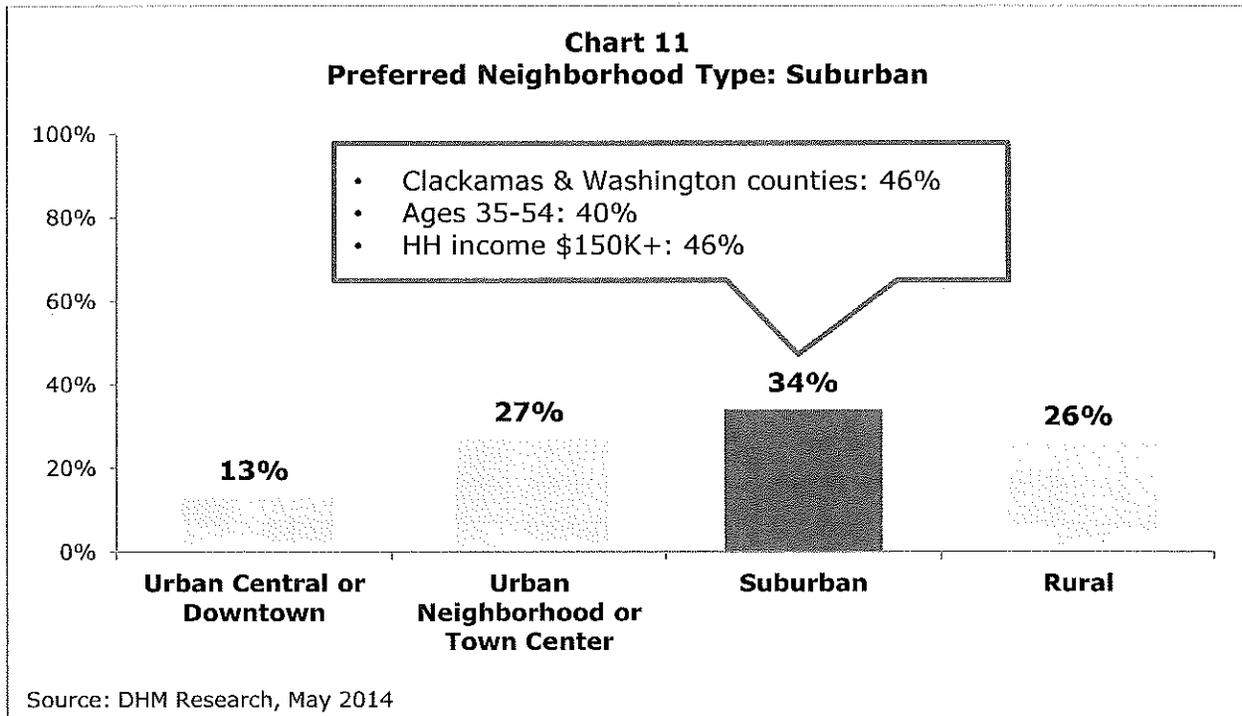
- Multnomah County (38%) vs. Clackamas (11%), Washington (18%), and Clark (19%) counties
- Age 18-34 (39%) vs. those older (22-24%)

Public Engagement: Respondents from the public engagement track are more likely than those from the representative sample to prefer an urban neighborhood or town center (48% vs. 27% respectively). However, demographic similarities exist:

- Multnomah County (65%) vs. Clackamas (28%) and Washington (37%) counties
- Age 18-34 (62%) vs. those older (41-49%)
- Renters (52%) vs. those who own their home (46%)

Suburban neighborhood

One in three respondents would prefer to live in a suburban neighborhood. Respondents most likely to prefer this type of neighborhood include those from Clackamas and Washington counties, age 35-54, and from higher income households.



Demographic Differences:

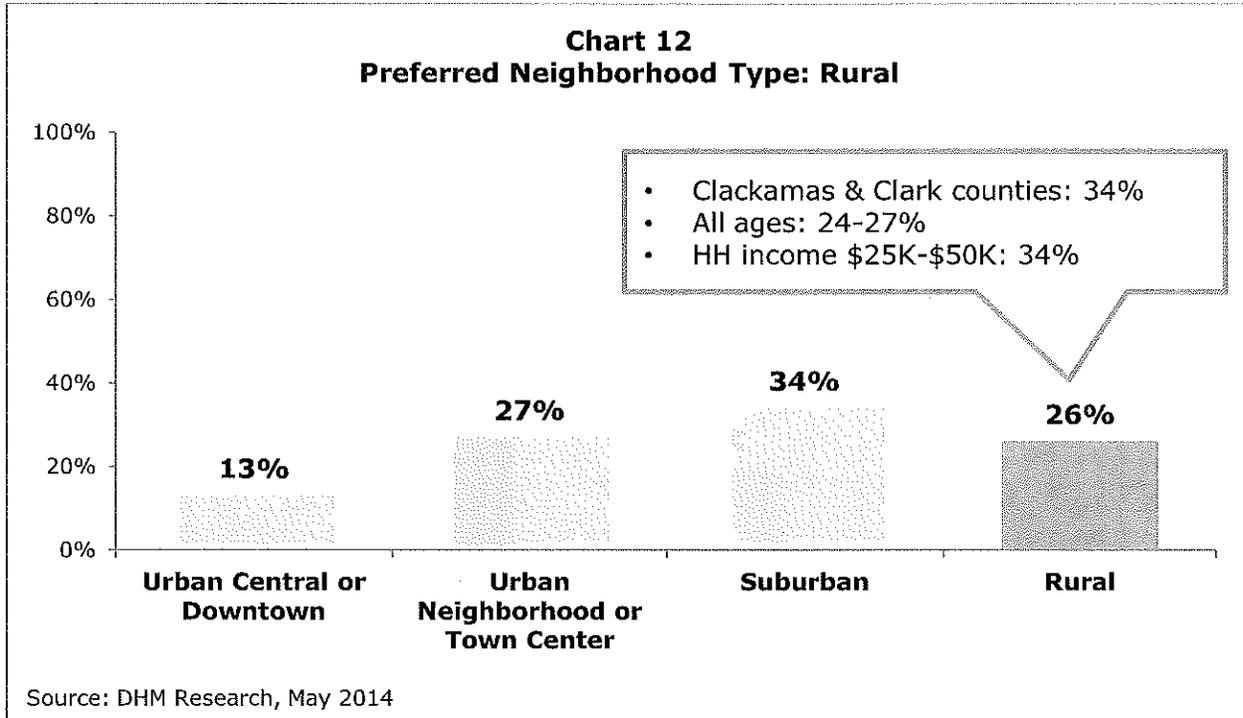
- Clackamas (47%), Washington (45%), and Clark (36%) counties vs. Multnomah County (23%)
- Household income of \$50K or more (35-46%) vs. lower income households (23-33%)
- Those who own their home (39%) vs. renters (26%)

Public Engagement: Respondents from the public engagement track are less likely than those from the representative sample to prefer a suburban neighborhood (22% vs. 34% respectively). However, there are demographic similarities:

- Clackamas (32%) and Washington (35%) counties vs. Multnomah County (10%)
- Household income of \$50K or more (23-26%) vs. lower income households (18-19%)
- Those who own their home (26%) vs. renters (17%)

Rural neighborhood

Overall, one in four respondents would prefer to live in a rural neighborhood. Those most likely to prefer this type of neighborhood currently live in Clackamas and Clark counties.



Demographic Differences:

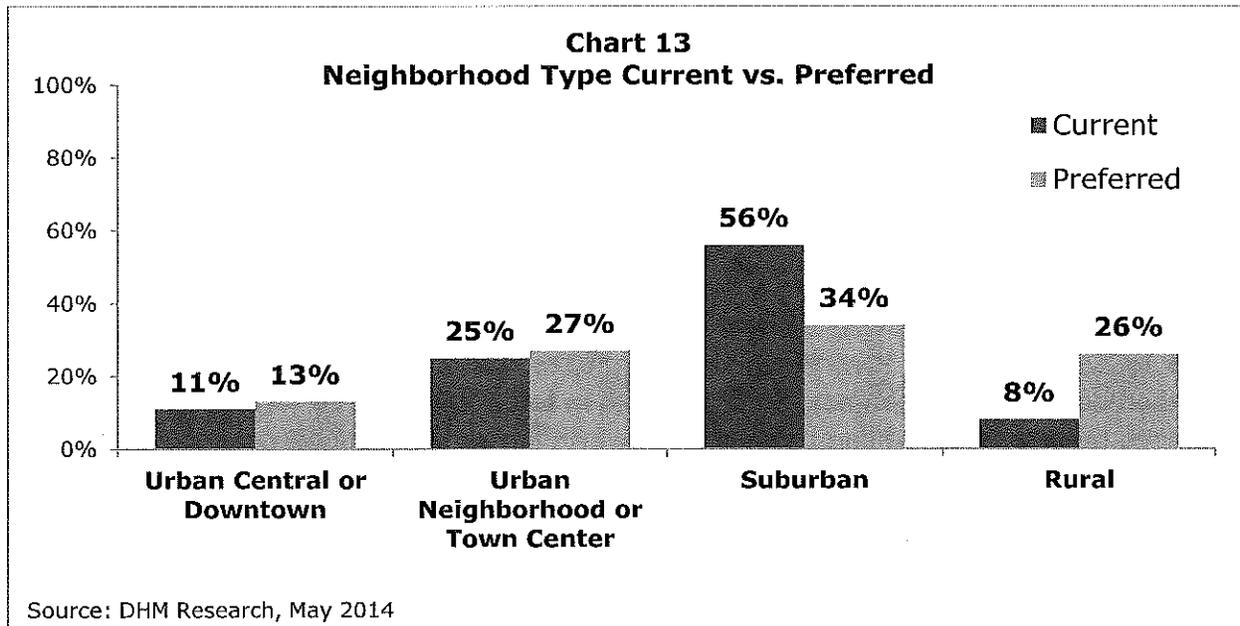
- Clackamas (34%), Washington (30%), and Clark (34%) counties vs. Multnomah County (20%)

Public Engagement: Respondents from the public engagement track are slightly less likely than those from the representative sample to prefer a rural neighborhood (19% vs. 26% respectively). However, there are some demographic similarities by area:

- Clackamas (35%), Washington (23%), and Clark (31%) counties vs. Multnomah County (9%)
- Age 35 and older (21%) vs. those younger (11%)
- Those who own their home (21%) vs. Renters (17%)

3.2 | Current vs. Preferred Neighborhood

When looking at preferred neighborhood compared to current neighborhood we see that largely, many respondents are currently living in the type of neighborhood that they would prefer to.



There is a 18 point gap between those who currently live in a rural neighborhood (8%) and those who prefer to live in this type of area (26%). We also see an opposite gap in the percentage of respondents that currently live in a suburban neighborhood (56%) compared to those who prefer to (34%).

Current: Urban central or downtown

A majority of respondents who currently live in an urban central or downtown neighborhood prefer to live in this area. One in ten would prefer to live in an urban neighborhood or town center or a rural neighborhood. Two in ten would prefer a suburban neighborhood. Preferred neighborhood among those currently living in an urban central or downtown neighborhood:

- **Urban central or downtown (55%)**
- Urban neighborhood or town center (13%)
- Suburban (17%)
- Rural (13%)

Public Engagement: Similar to results found in the representative sample, a majority of respondents who currently live in an urban central or downtown neighborhood prefer to live in this area. One in four would prefer to live in an urban neighborhood or town center. Two in ten would prefer a suburban or rural neighborhood.

Urban central or downtown (59%)

- **Urban central or downtown (59%)**
- Urban neighborhood or town center (24%)
- Suburban (10%)
- Rural (8%)

Current: Urban neighborhood or town center

A majority of respondents who currently live in an urban neighborhood or town center prefer to live in this area. One in ten would prefer to live in a central or downtown neighborhood or a suburban neighborhood. Two in ten would prefer a rural neighborhood. Preferred neighborhood among those currently living in an urban neighborhood or town center:

- Urban central or downtown (11%)
- **Urban neighborhood or town center (62%)**
- Suburban (8%)
- Rural (19%)

Public Engagement: As was seen in the representative sample, a majority of respondents who currently live in an urban neighborhood or town center prefer to live in this area. One in ten would prefer to live in a central or downtown neighborhood or a rural neighborhood. Just 4% would prefer a suburban neighborhood.

- Urban central or downtown (9%)
- **Urban neighborhood or town center (78%)**
- Suburban (4%)
- Rural (9%)

Current: Suburban

A majority of respondents who currently live in a suburban neighborhood prefer to live in this area. Two in ten would prefer to live in an urban neighborhood or town center or a suburban neighborhood. Less than one in ten would prefer an urban central or downtown neighborhood. Preferred neighborhood among those currently living in a suburban neighborhood:

- Urban central or downtown (6%)
- Urban neighborhood or town center (17%)
- **Suburban (51%)**
- Rural (26%)

Public Engagement: A plurality of respondents who currently live in a suburban neighborhood prefer to live in this area. However, there is some desire to live in other types of neighborhoods as well. One in three would prefer to live in an urban neighborhood or town center, and two in ten a rural neighborhood. Just 5% would prefer living in an urban central or downtown neighborhood.

- Urban central or downtown (5%)
- Urban neighborhood or town center (33%)
- **Suburban (41%)**
- Rural (20%)

Current: Rural

Again, a strong majority of respondents who currently live in a rural neighborhood prefer to live in this area. There is a small preference for living in an urban central or downtown neighborhood or suburban neighborhood. Very few who currently live in a rural neighborhood would prefer to live in an urban neighborhood or town center. Preferred neighborhood among those currently living in a rural neighborhood:

- Urban central or downtown (10%)
- Urban neighborhood or town center (3%)
- Suburban (16%)
- **Rural (70%)**

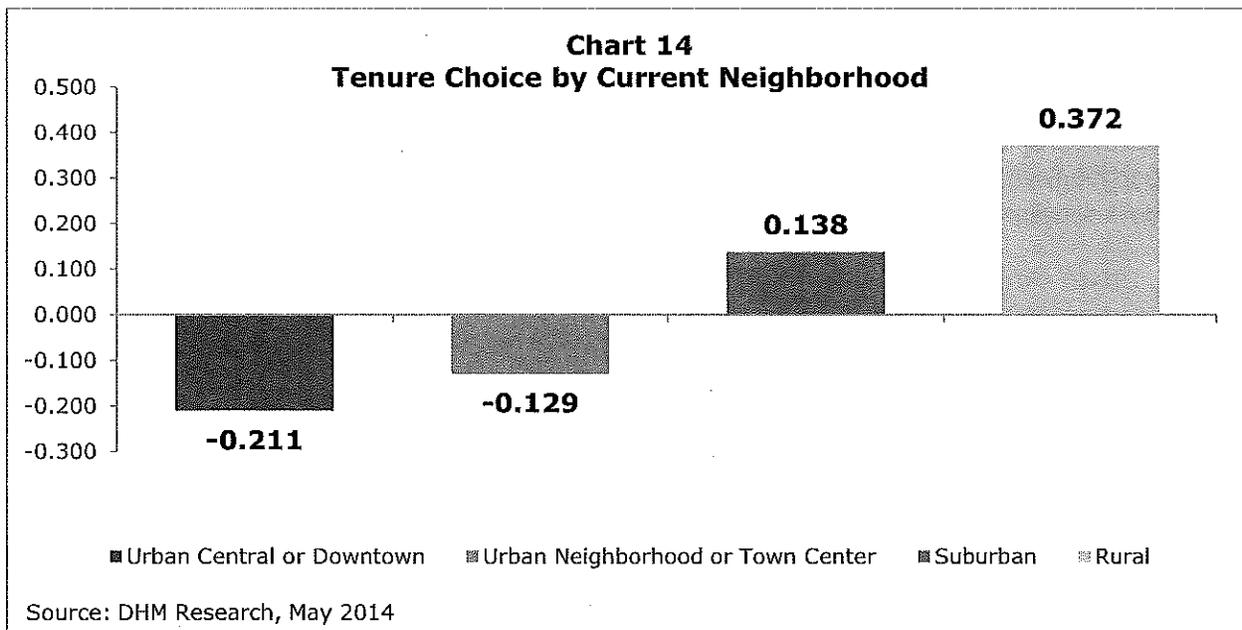
Public Engagement: Again, similar to the representative sample, a strong majority of respondents who currently live in a rural neighborhood prefer to live in this area. Just one in ten or fewer prefer to live in each of the other types of neighborhoods.

- Urban central or downtown (5%)
- Urban neighborhood or town center (11%)
- Suburban (7%)
- **Rural (76%)**

3.3 | Stated Preference Neighborhood Sensitivity

The following section contains initial findings of the stated preference data. Analysis was performed by Metro on a data file containing both managed panel and public engagement respondents combined. This was possible due to the similarities between the data files and allows for a larger sample size for statistical analysis.

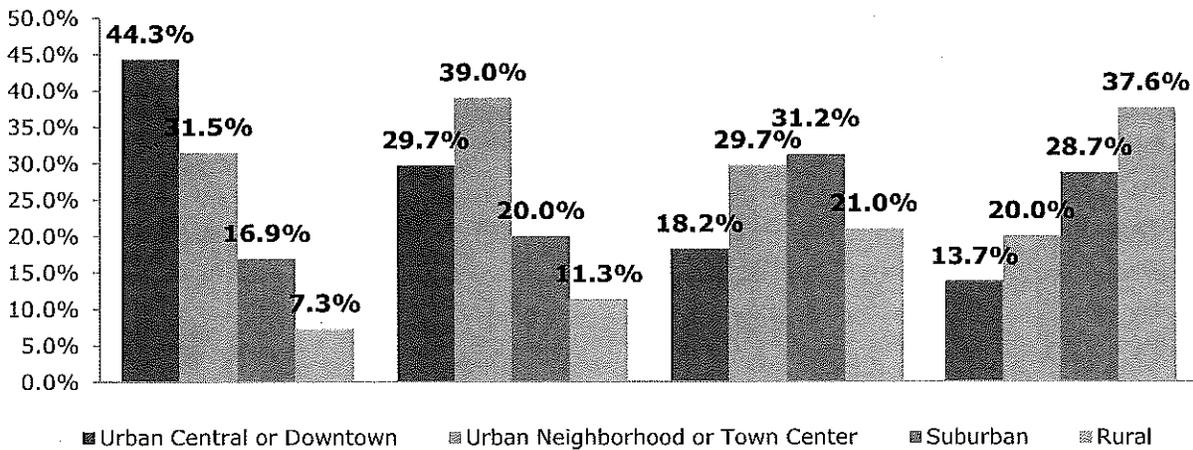
The chart below shows propensity to own a home by current neighborhood type. Negative own numbers mean that owning is less desirable than renting; while positive own numbers mean that owning is more desirable than renting. (Note that in the following chart, rent is always 0. Statistically we need to designate one state (own or rent) as the base state).



Residents living in urban central or downtown neighborhoods regard renting as preferable (slightly) over owning when housing type, size and price are held constant. This pattern also persists for residents of urban neighborhoods or town centers; though the difference between owning and renting is not statistically significant. In suburban and rural neighborhoods owning is predominant with the difference getting more pronounced as you move to rural.

The following chart displays the probability distribution, where the chances of choosing a neighborhood type is expressed as a percentage given that price, tenure, type, commute time, etc. are all the same between neighborhoods. Note that when all attributes are the same except the neighborhood of the respondent's choice; all choice alternatives could be selected.

Chart 15
Probability of Location by Market Segment - Baseline Conditions
Sensitivity Test

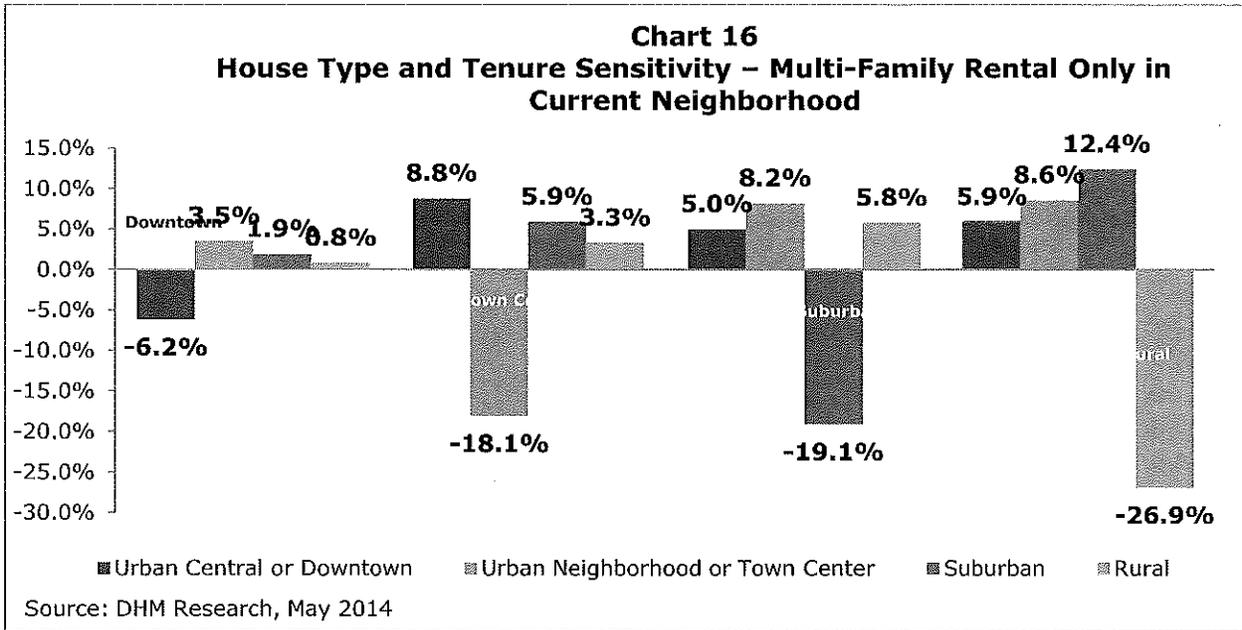


Source: DHM Research, May 2014

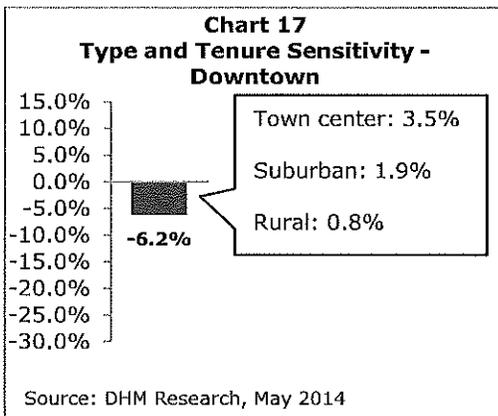
If respondents could pay the same price, have the same type of housing, same commute time, etc. but in different neighborhood types, they are most likely to choose the neighborhood type that they currently live in. However, in no case is there a majority of respondents that would be likely to choose their current neighborhood type. Residents of urban central or downtown neighborhoods have the highest likelihood of choosing their current neighborhood type (44%) and residents of suburban neighborhoods have the lowest likelihood (31%).

Of those whose neighborhood preference would change, respondents currently living in an urban central or downtown neighborhood are most likely to prefer an urban neighborhood or town center (31.5%); respondents in an urban neighborhood or town center are most likely to prefer an urban central or downtown neighborhood (29.7%); those in a suburban neighborhood prefer an urban neighborhood or town center (29.7%); and those in a rural neighborhood prefer suburban neighborhoods (28.7%).

In the following chart, tenure and type of housing is limited to rental and multi-family in respondent's current neighborhood. We then assess the probability of changing their neighborhood preference to a different type of neighborhood. Negative values indicate the percentage of respondents whose neighborhood preference would change based on the limited tenure and housing type. Positive values indicate neighborhood preference for those that would move.

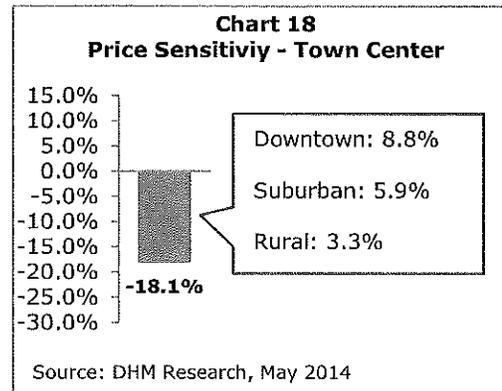


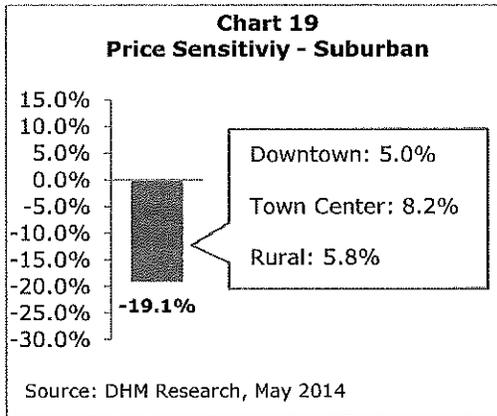
Respondents in urban central or downtown neighborhoods are the least likely change their neighborhood preference when tenure and type of housing is limited to rental and multi-family in their current neighborhood, while those living in rural neighborhoods show the highest likelihood to change preference. Likelihood to change neighborhood preference is similar among those in both urban town center and suburban neighborhoods.



Six percent (6.2%) who currently live in an urban central or downtown neighborhood would prefer a different type of neighborhood if tenure and type of housing are limited to rental and multi-family in their current neighborhood; the least sensitive of all neighborhoods. Those whose neighborhood preference would change are most likely to change preference to an urban neighborhood or town center (3.5%). Fewer would prefer a suburban neighborhood (1.9%), while fewer still would prefer a rural neighborhood (0.8%).

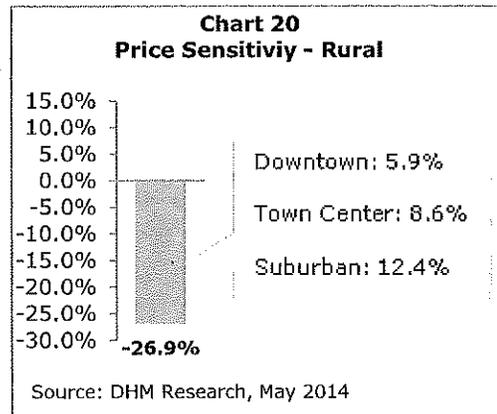
Eighteen percent (18.1%) who currently live in an urban neighborhood or town center would prefer a different type of neighborhood if tenure and type of housing are limited to rental and multi-family in their current neighborhood. Those whose neighborhood preference would change are most likely to change preference to an urban central or downtown neighborhood (8.8%). Fewer would prefer a suburban neighborhood (5.9%), while fewer still would prefer a rural neighborhood (3.3%).



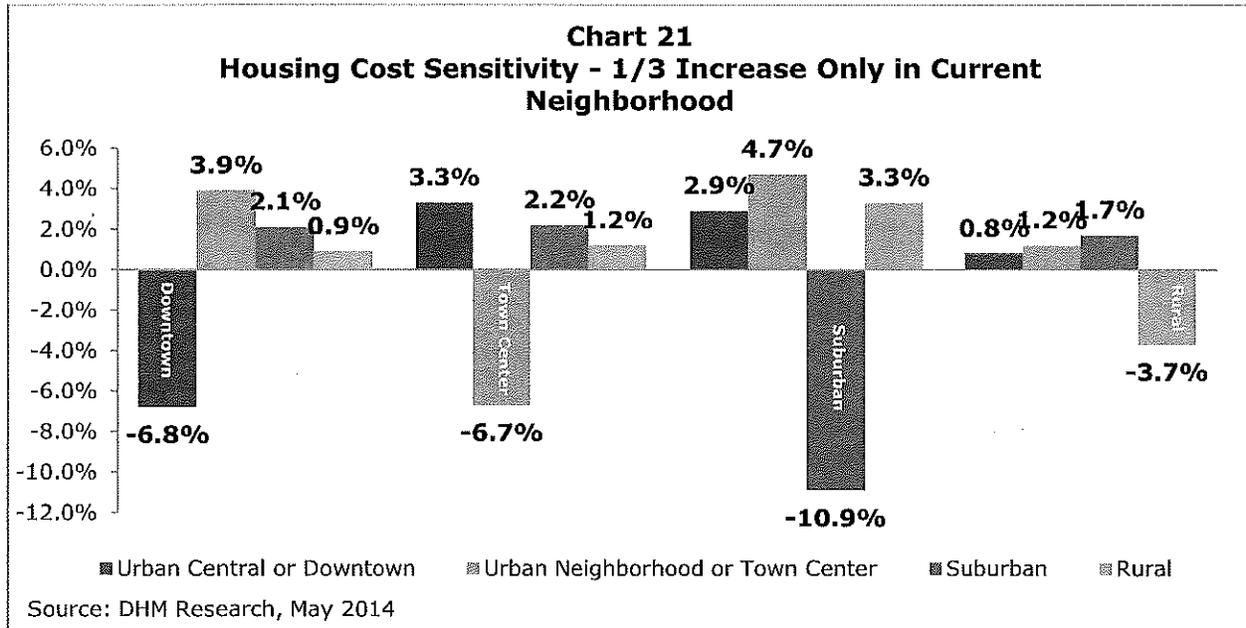


Nineteen percent (19.1%) of respondents who currently live in a suburban neighborhood would prefer a different type of neighborhood if tenure and type of housing is limited to rental and multi-family in their current neighborhood. Those whose neighborhood preference would change are most likely to change preference to an urban neighborhood or town center (8.2%). Fewer would prefer a rural neighborhood (5.8%) or an urban central or downtown neighborhood (5.0%).

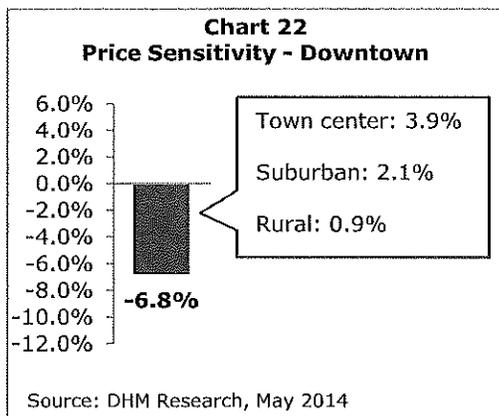
More than one in four (26.9%) respondents currently living in rural neighborhoods would prefer a different type of neighborhood if tenure and type of housing is limited to rental and multi-family in their current neighborhood; the most sensitive of all neighborhoods. Of those whose neighborhood preference would change, they are most likely to change preference to a suburban neighborhood (12.4%) Fewer would prefer a town center (8.6%), while fewer still would prefer to an urban central or downtown neighborhood (5.9%).



In the following chart, the price of housing has increased in the selected neighborhood by 1/3. We then assess the probability of changing their neighborhood preference to a different type of neighborhood considering an identical house with identical commute time, etc. in a different neighborhood. Negative values indicate the percentage of respondents whose neighborhood preference would change based on the price increase in their current neighborhood. Positive values indicate neighborhood preference for those that would shift.

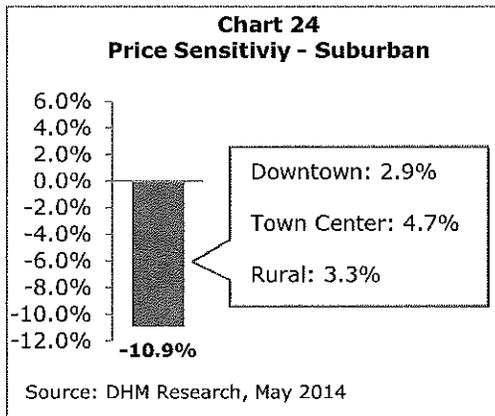
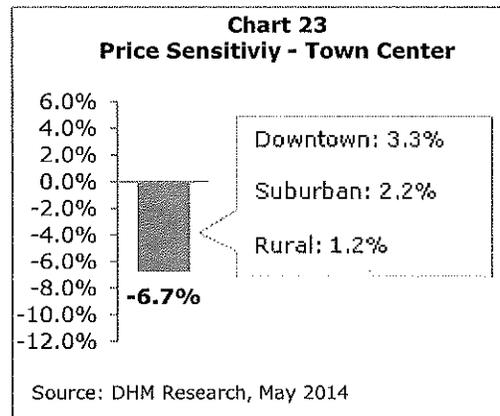


Respondents in rural neighborhoods are the least likely change their neighborhood preference when price increases, while those living in suburban neighborhoods show the highest likelihood to change preference. Likelihood to change neighborhood preference is fairly modest, and equal, among those in both urban central and those who currently live in urban town center neighborhoods.



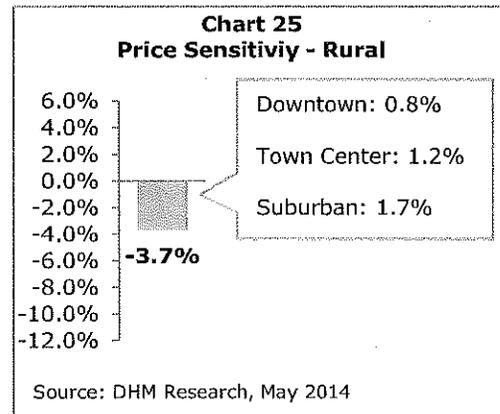
Just under seven percent (6.8%) who currently live in an urban central or downtown neighborhood would prefer an identical house with identical commute time, etc. in a different neighborhood if the price of their home in their current neighborhood increased by 1/3. They are most likely to change preference to an urban neighborhood or town center (3.9%). Fewer would prefer a suburban neighborhood (2.9%), while fewer still would prefer a rural neighborhood (0.9%).

Just under seven percent (6.7%) who currently live in an urban neighborhood or town center would prefer an identical house with identical commute time, etc. in a different neighborhood if the price of their home in their current neighborhood increased by 1/3. They are most likely to change preference to an urban central or downtown neighborhood (3.3%). Fewer would prefer a suburban neighborhood (2.2%), while fewer still would prefer a rural neighborhood (1.2%).

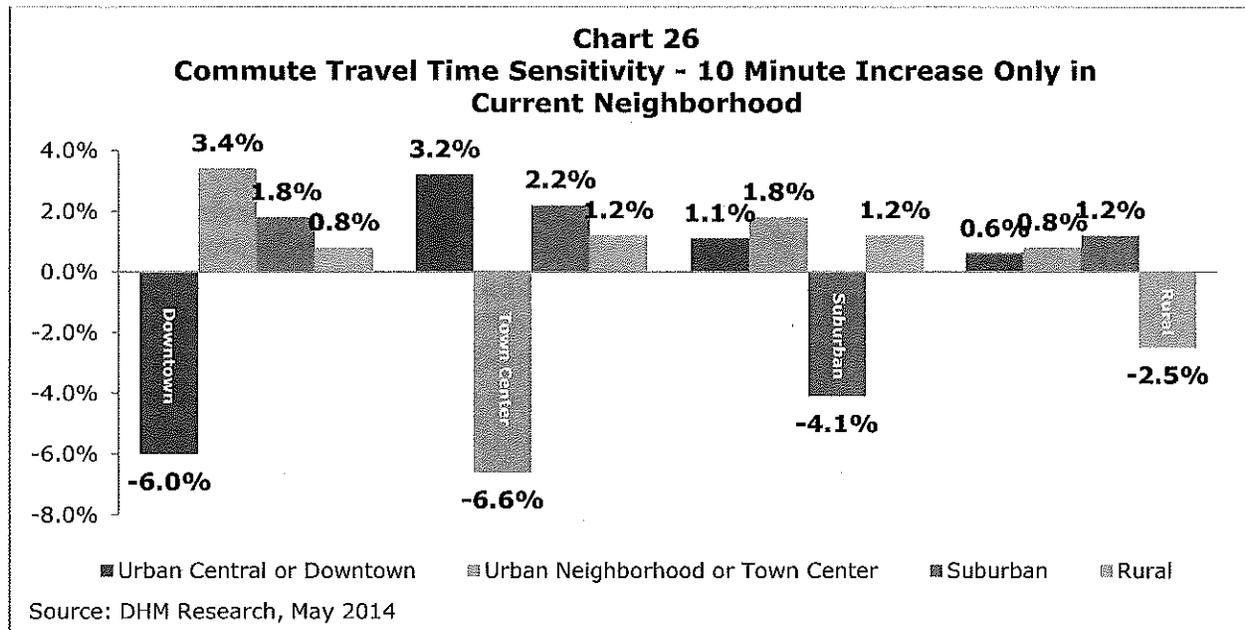


Eleven percent (10.9%) of respondents who currently live in a suburban neighborhood would prefer an identical house with identical commute time, etc. in a different neighborhood if the price of their home in their current neighborhood increased by 1/3; the most price sensitive of all neighborhoods. They are most likely to change preference to an urban neighborhood or town center (4.7%). Fewer would prefer a rural neighborhood (3.3%), while fewer still would prefer an urban central or downtown neighborhood (2.9%).

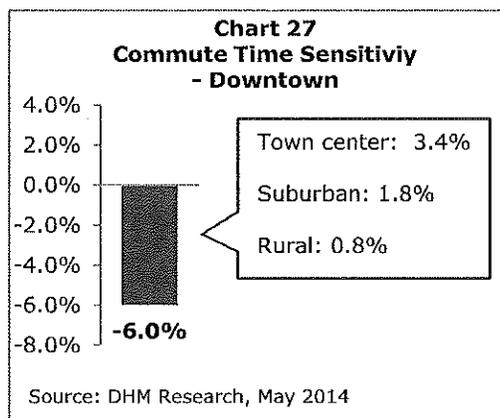
Nearly four percent (3.7%) of respondents currently living in rural neighborhoods would prefer an identical house with identical commute time, etc. in a different neighborhood if the price of their home in their current neighborhood increased by 1/3; the least price sensitive of all neighborhoods. They are most likely to change preference to a suburban neighborhood (1.7%) or town center (1.2%), while they are least likely to prefer an urban central or downtown neighborhood (0.8%).



In the following chart, the commute time has increased in the selected neighborhood by 10 minutes. We then assess the probability changing their neighborhood preference to a different type of neighborhood considering an identical house with identical price, etc. in a different neighborhood. Negative values indicate the percentage of respondents whose neighborhood preference would change based on the increase in commute time in their current neighborhood. Positive values indicate neighborhood preference for those that would shift.

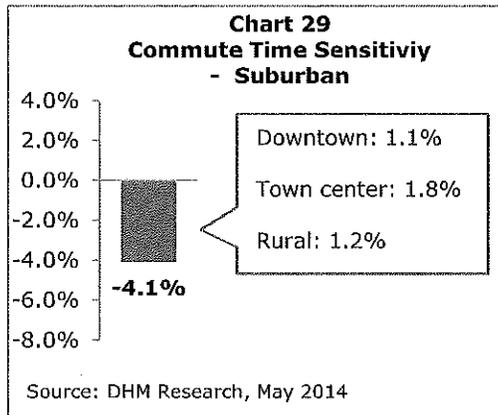
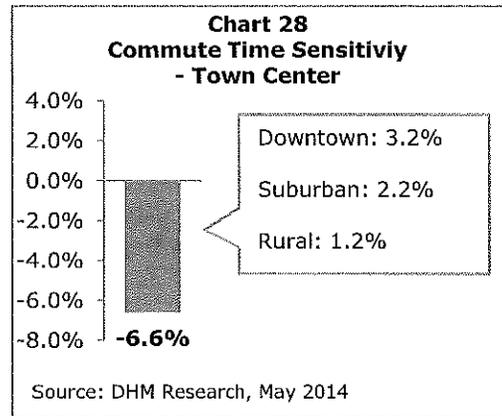


Respondents in rural neighborhoods are the least likely to change their neighborhood preference when commute time increases by 10 minutes, while those living in urban neighborhoods, both town centers and downtown, show the highest likelihood to change neighborhood preference. Likelihood to change preference is fairly modest among those living in suburban neighborhoods.



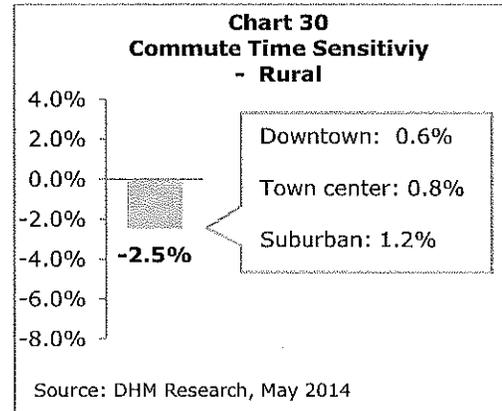
Six percent (6.0%) who currently live in an urban central or downtown neighborhood would prefer an identical house with identical price, etc. in a different neighborhood if commute time in their current neighborhood increased by 10 minutes. They are most likely to change preference to an urban neighborhood or town center (3.4%). Fewer would prefer a suburban neighborhood (1.8%), while fewer still would prefer a rural neighborhood (0.8%).

Under seven percent (6.6%) who currently live in an urban neighborhood or town center would prefer an identical house with identical price, etc. in a different neighborhood if commute time in their current neighborhood increased by 10 minutes; the most sensitive neighborhood to commute time. They are most likely to change preference to an urban central or downtown neighborhood (3.2%). Fewer would prefer a suburban neighborhood (2.2%), while fewer still would prefer a rural neighborhood (1.2%).

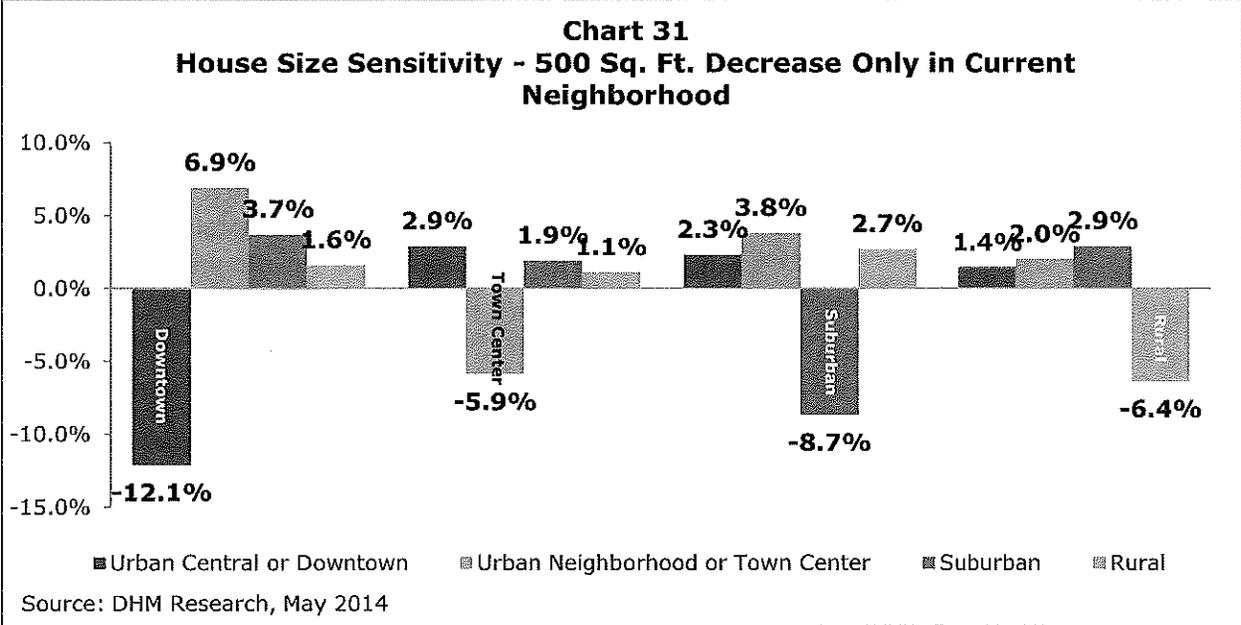


Four percent (4.1%) who currently live in suburban neighborhood would prefer an identical house with identical price, etc. in a different neighborhood if commute time in their current neighborhood increased by 10 minutes. They are most likely to change their preference to an urban neighborhood or town center (1.8%). Respondents currently living in a suburban neighborhood are equally likely to prefer an urban central or downtown neighborhood (1.1%) or a rural neighborhood (1.2%).

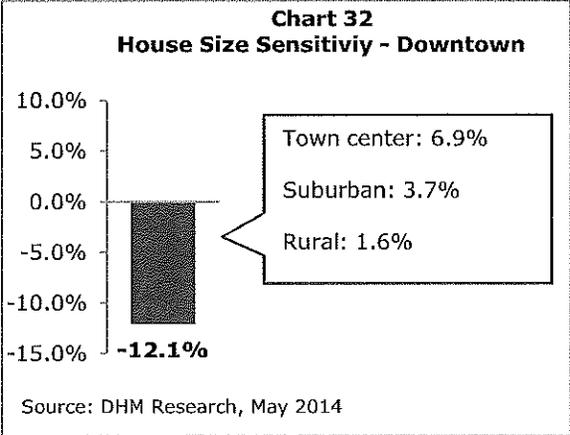
Under three percent (2.5%) of respondents who currently live in a rural neighborhood would prefer an identical house with identical price, etc. in a different neighborhood if commute time in their current neighborhood increased by 10 minutes (-2.5%); the least sensitive neighborhood to commute time. They are most likely to change preference to a suburban neighborhood (1.2%), while they are least likely to prefer an urban neighborhood or town center (0.8%) or an urban central or downtown neighborhood (0.6%).



In the following chart, the square footage of the house has been decreased in the selected neighborhood by 500 square feet. We then assessed the probability of changing their neighborhood preference to a different type of neighborhood considering an identical house with identical price, etc. in a different neighborhood. Negative values indicate the percentage of respondents whose neighborhood preference would change based on the price decrease in square footage in their current neighborhood. Positive value indicated neighborhood preference for those that would move.

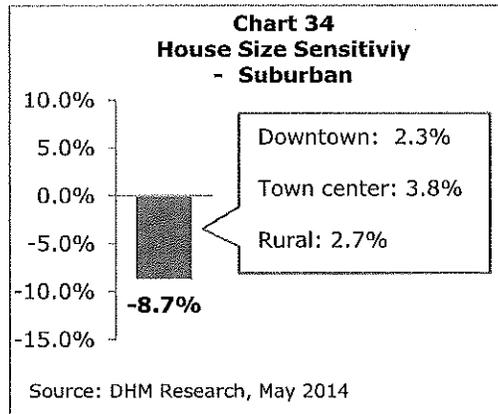
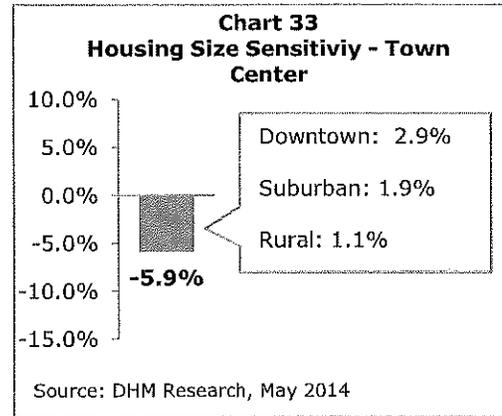


Respondents in rural neighborhoods or town centers are the least likely change their neighborhood preference when square footage is decreased by 500 sq. ft., while those living in an urban central or downtown neighborhood show the highest likelihood to change neighborhood preference. Likelihood to change preference is fairly modest among those living in suburban neighborhoods, and even less among rural neighborhood respondents.



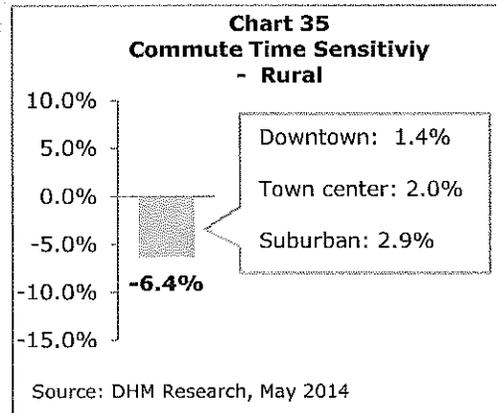
Twelve percent (12.1%) who currently live in an urban central or downtown neighborhood would prefer an identical house with identical price, etc. in a different neighborhood if square footage of the housing in their current neighborhood decreased by 500 sq. ft.; the most sensitive neighborhood to housing size. They are most likely to change their preference to an urban neighborhood or town center (6.9%). Fewer would prefer a suburban neighborhood (3.7%), while fewer still would prefer to a rural neighborhood (1.6%).

Six percent (5.9%) of respondents in an urban neighborhood or town center would prefer an identical house with identical price, etc. in a different neighborhood if square footage of the housing in their current neighborhood decreased by 500 sq. ft.; the least sensitive neighborhood to housing size. They are most likely to change their preference to an urban central or downtown neighborhood (2.9%). Fewer would prefer a suburban neighborhood (1.9%). While fewer still would prefer a rural neighborhood (1.1%).



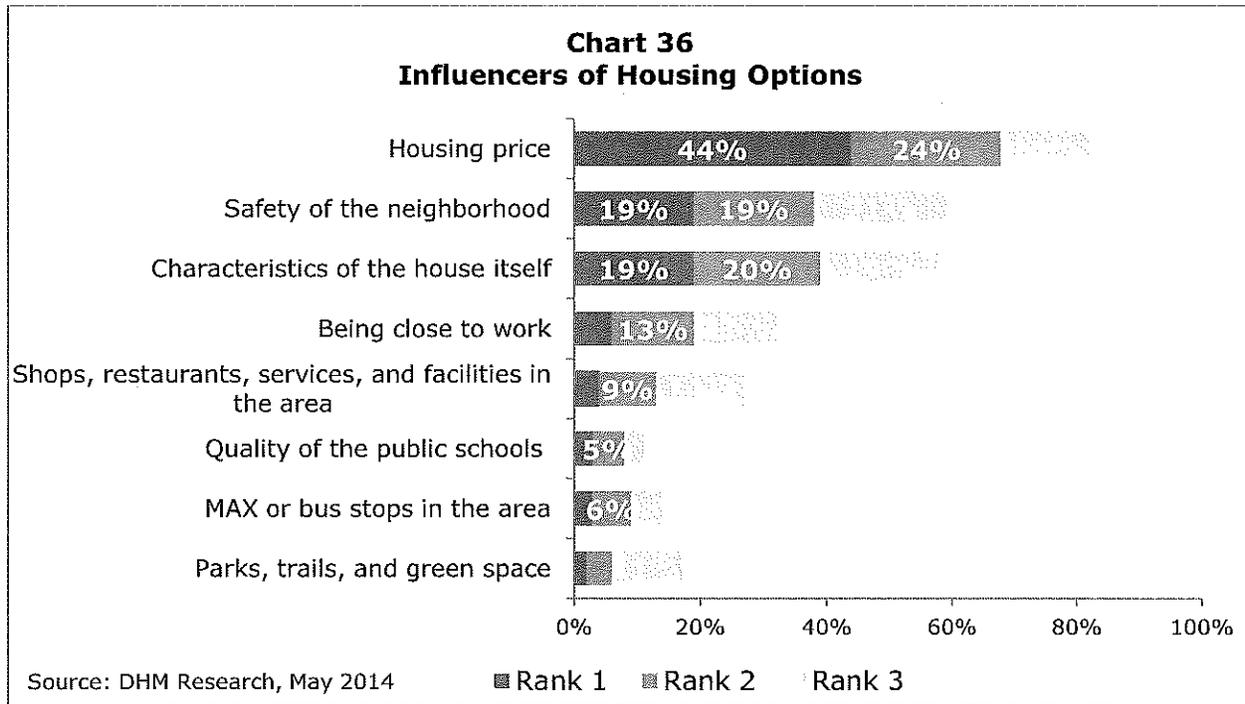
Nearly nine percent (8.7%) who currently live in suburban neighborhood would prefer an identical house with identical price, etc. in a different neighborhood if square footage of the housing in their current neighborhood decreased by 500 sq. ft. They are most likely to change their neighborhood preference to an urban neighborhood or town center (3.8%), while they are less likely to prefer an urban central or downtown neighborhood (2.3%) or a rural neighborhood (2.7%).

More than six percent (6.4%) of those who currently live in rural neighborhoods would prefer an identical house with identical price, etc. in a different neighborhood if square footage of the housing in their current neighborhood decreased by 500 sq. ft. They are most likely to change their neighborhood preference to a suburban neighborhood (2.9%). Fewer would prefer an urban neighborhood or town center (2.0%), while fewer still would prefer an urban central or downtown neighborhood (1.4%).



3.4 | Attitudinal

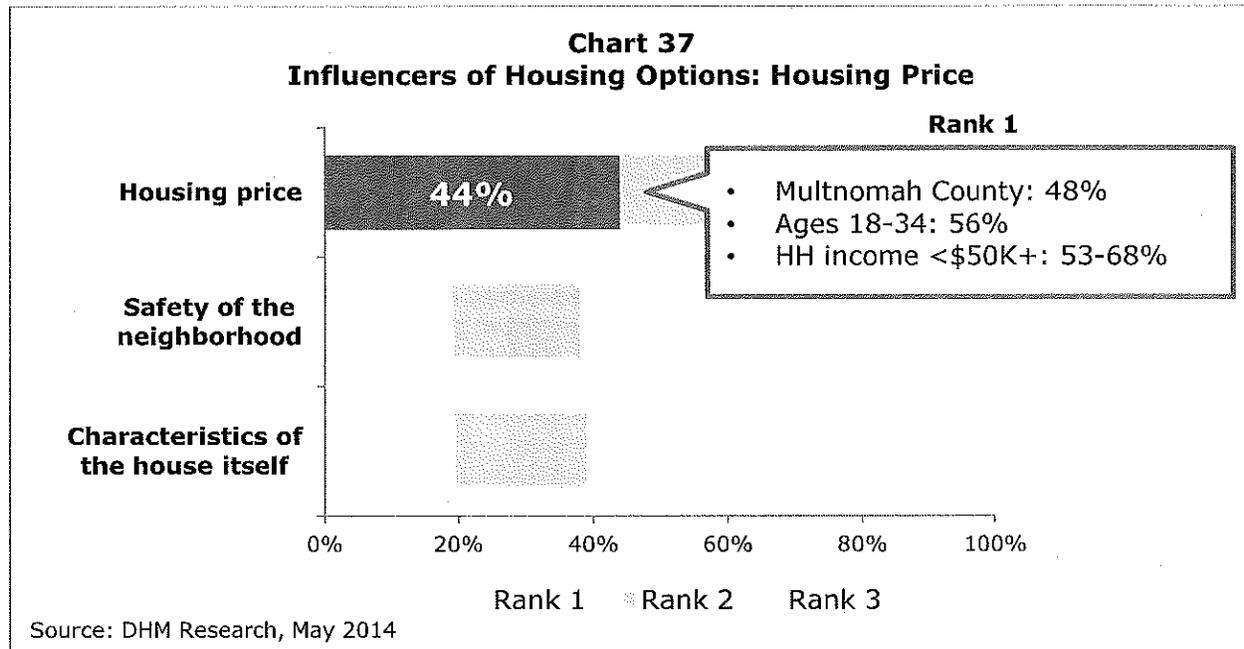
Respondents were asked to rank the top three items that had the largest influence on where they live.



Not surprisingly, housing price has the largest influence on respondent's housing decision (44%, rank 1). Safety of the neighborhood (19%) and characteristics of the house (19%) follow as top influencers. Interestingly, these prove to be larger influencers than proximity to work (6%), shops and restaurants in the area (4%), and quality of public schools (3%).

Housing price

Housing price is the most influential factor in respondent's housing decision, with more than four in ten (44%) ranking this as most influential. Those most likely to be influenced by price include Multnomah County respondents, those age 18-34, and lower household incomes.



Demographic Differences:

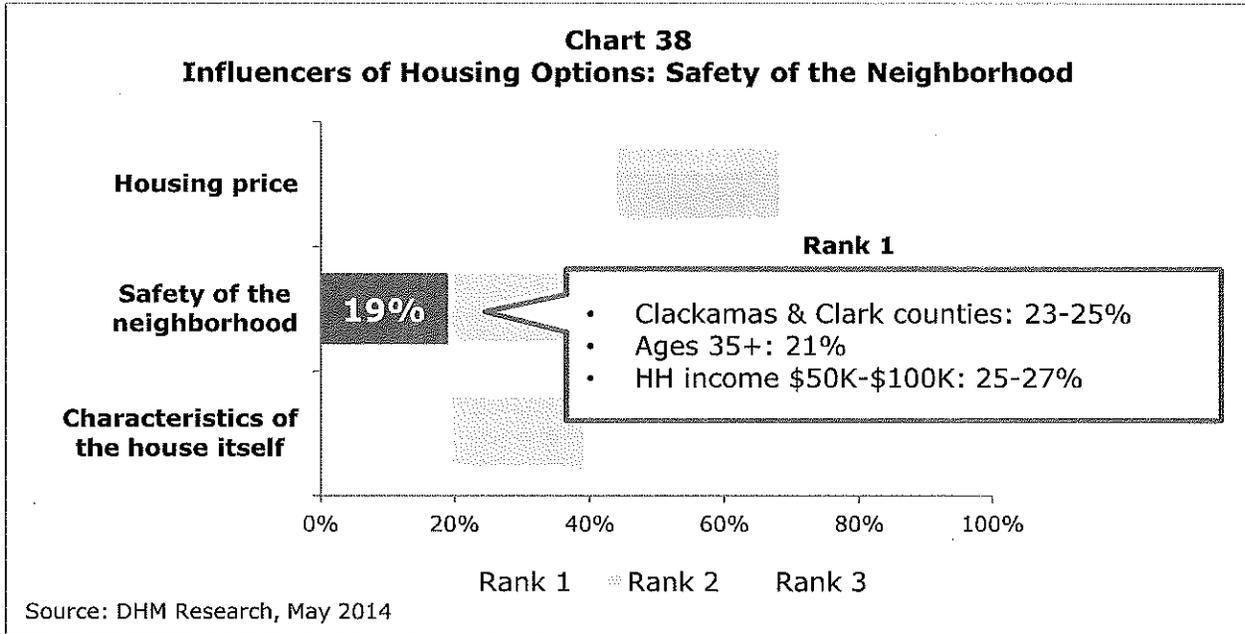
- No differences by county
- Age 18-34 (56%) and 55 and older (46%) vs. age 35-54 (34%)
- Household incomes of less than \$25K (68%) and \$25-50K (53%) vs. higher income households (29-39%)
- Renters (53%) vs. those who own their home (38%)

Public Engagement: Respondents from the public engagement track are slightly less likely than those from the representative sample to rank housing price as most influential (31% rank 1 vs. 44% respectively). Public engagement data shows some similar demographic differences:

- No differences by county
- Age 18-34 (40%) and 35-54 (32%) vs. age 55 and older (26%)
- Household incomes of less than \$25K (48%) and \$25-50K (46%) vs. higher income households (15-34%)
- Renters (42%) vs. those who own their home (24%)

Safety of the neighborhood

Two in ten are most influenced by safety of the neighborhood. Those most influenced by this are those living in Clackamas and Clark counties, over the age of 34, and household incomes of \$50-\$100K.



Demographic Differences:

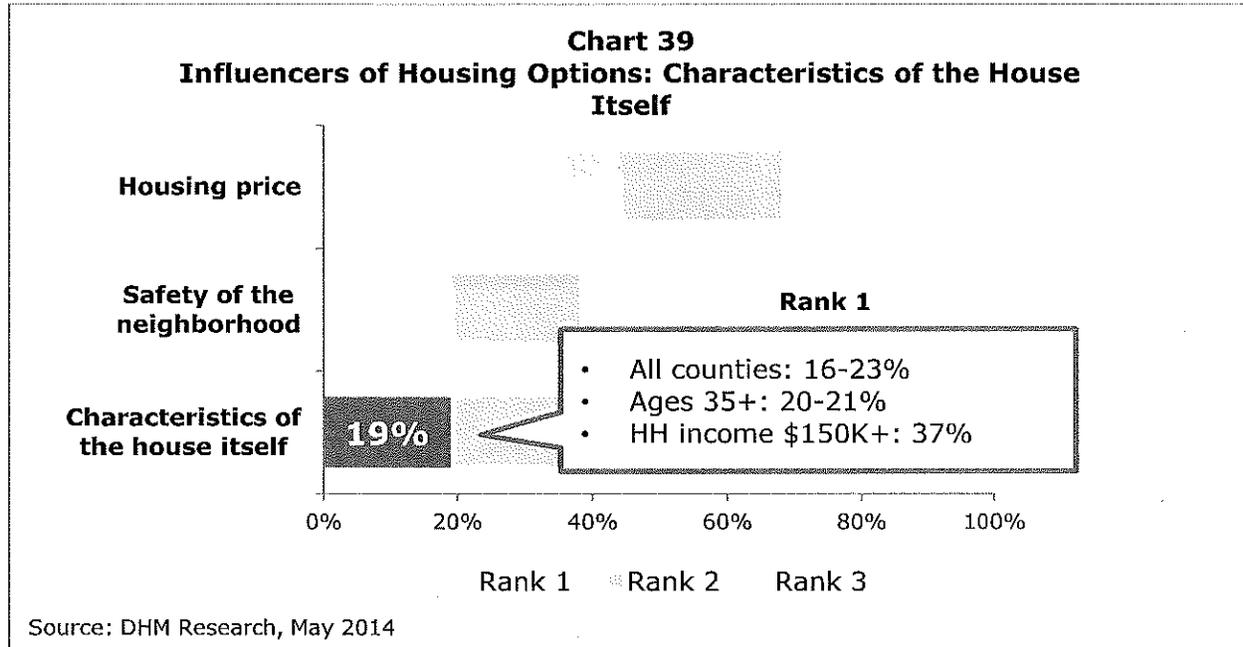
- Clackamas County (25%) vs. Multnomah County (16%)
- Those who own their home (22%) vs. renters (14%)

Public Engagement: Respondents from the public engagement track were slightly less likely than those from the representative sample to rank safety as a top influencer (14% vs. 19% respectively). Some similarities are seen between representative and public engagement samples:

- Clackamas (19%) and Washington (18%) counties vs. Multnomah County (9%)
- Age 55 and older (18%) vs. those younger (6-14%)
- Those who own their home (16%) vs. renters (11%)

Characteristics of the house

Two in ten are most influenced by characteristics of the house itself. Those most likely to be influenced by characteristics of the house are age 35 and older from households of \$150K or higher income.



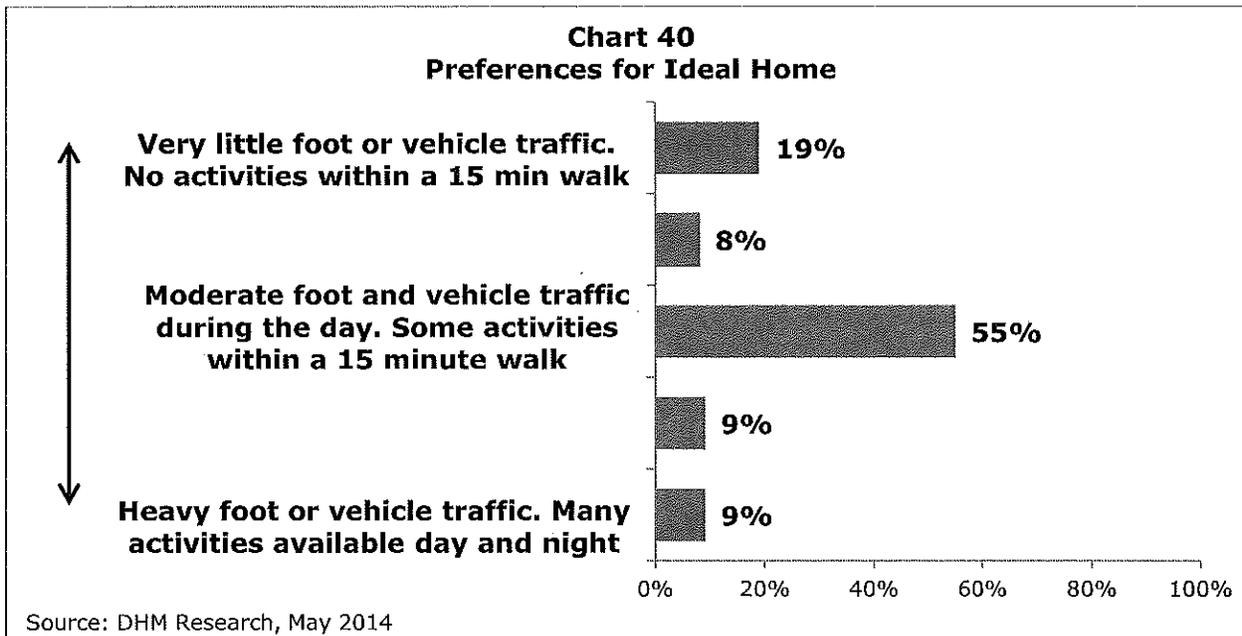
Demographic Differences:

- No differences by county
- Income of \$150K or more (37%) vs. income of less than \$75K (8-20%)
- Those who own their home (23%) vs. renters (12%)

Public Engagement: Respondents from the public engagement data showed similar preference to the representative sample in ranking characteristics of the house as a top influencer (20% vs. 19% respectively). However, some different demographic differences are observed.

- Clackamas (23%) and Washington (21%) counties vs. Multnomah County (17%)
- Age 55 and older (26%) vs. those younger (11-18%)
- Household income of \$75K or more (24-26%) vs. lower income households (8-19%)
- Those who own their home (25%) vs. renters (11%)

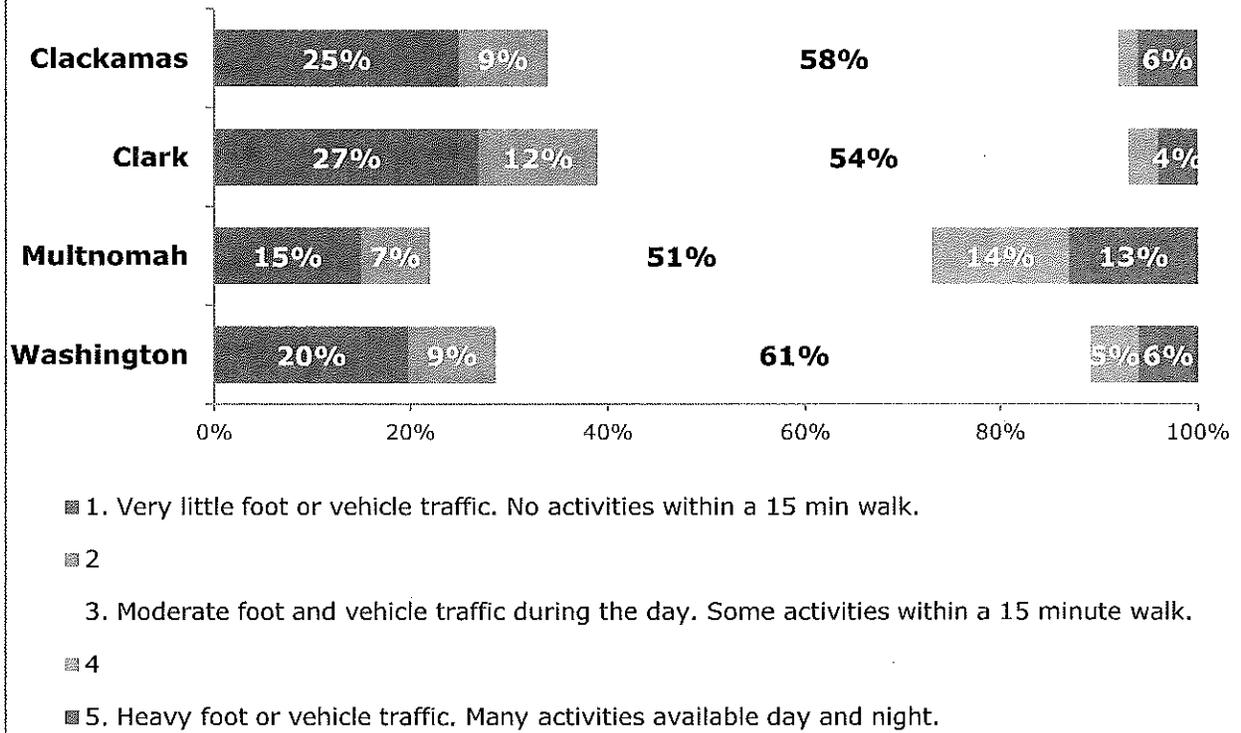
Respondents were asked to indicate their preference for level of activity in their ideal neighborhood on a scale ranging from very little foot or vehicle traffic to heavy foot or vehicle traffic.



Not surprisingly, a majority of respondents would prefer a moderate amount of foot or vehicle traffic during the day with some activities within a 15 minute walk (55%). Overall, 27% would prefer less activity in their neighborhood, while 18% would prefer more.

Demographic Differences: Moderate foot traffic was preferred in across all demographic subgroups. However, some differences in preference do exist. Respondents currently living in Clackamas and Clark counties are most likely to prefer less vehicle and foot traffic. Multnomah County respondents showed the highest preference for heavier foot and vehicle traffic.

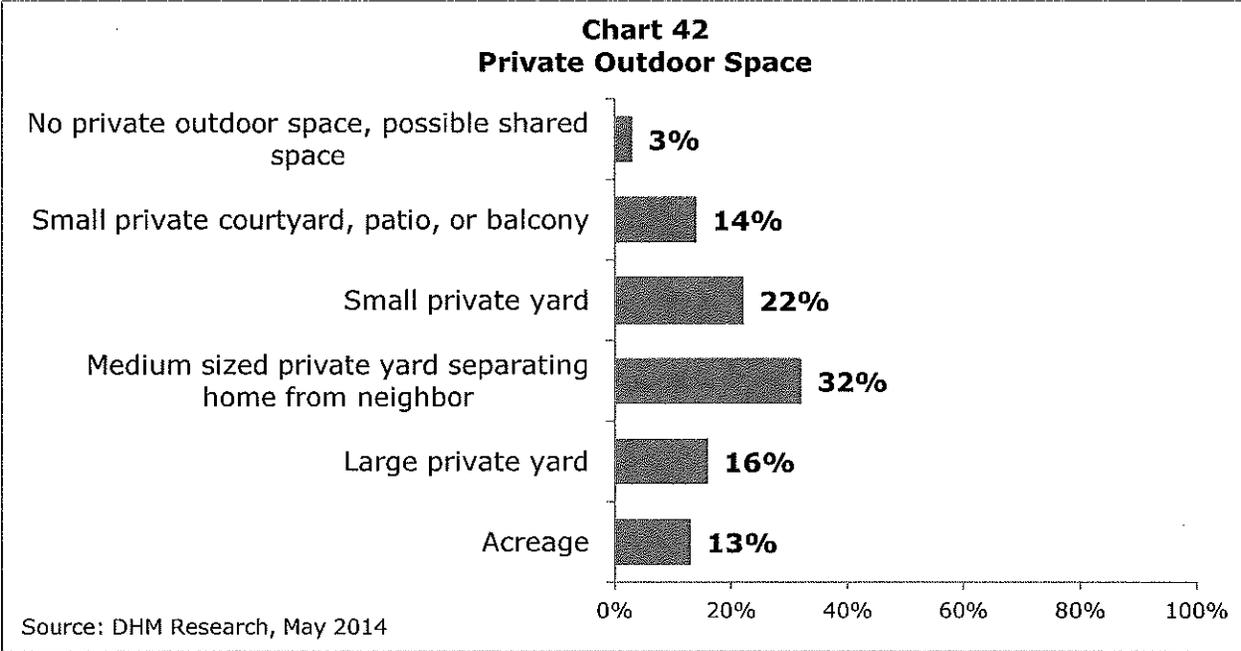
Chart 41
Preferences for Ideal Home by County



Source: DHM Research, May 2014

Public Engagement: Similar preferences were seen among the public engagement sample. A majority of respondents would prefer a moderate amount of foot or vehicle traffic during the day with some activities within a 15 minute walk (50%). Overall, 19% would prefer less activity in their neighborhood, while 31% would prefer more.

Respondents were asked to indicate their preferred outdoor space on a scale ranging from no private outdoor space to acreage.



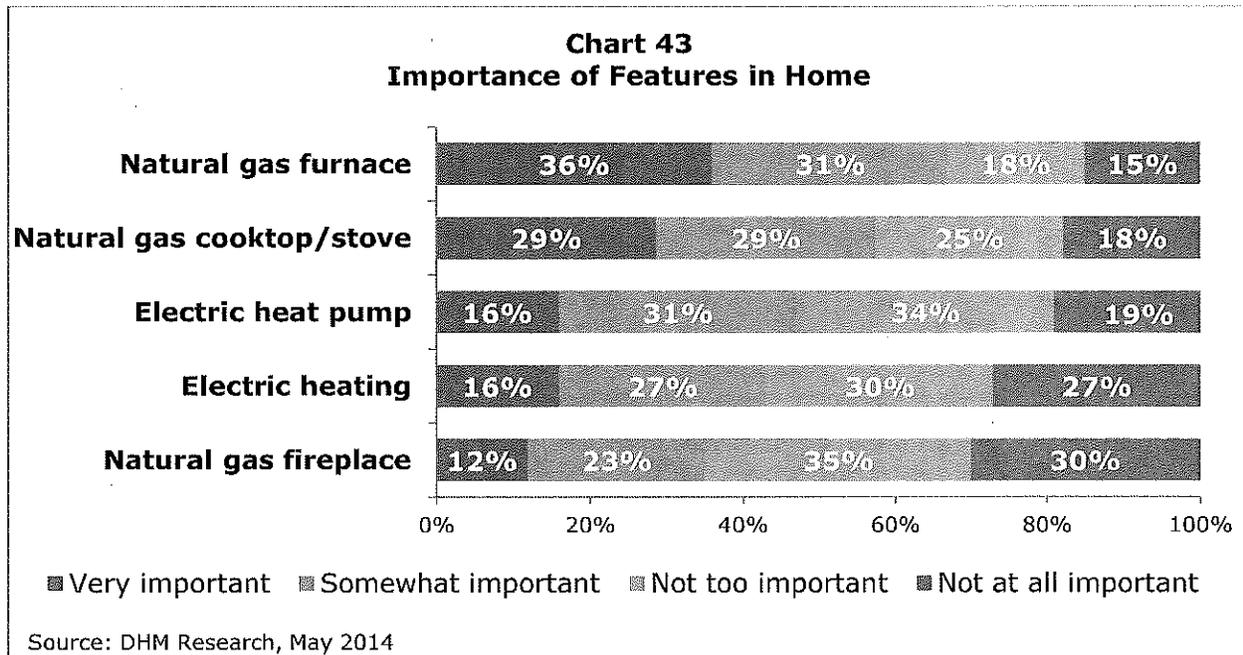
The most preferred private outdoor space is a medium sized yard which separates the home from the neighbor (32%). One in three (36%) would prefer a smaller yard (small private courtyard: 14%; small private yard: 22%) while three in ten (29%) would prefer a larger yard (large private yard: 16%; acreage: 13%). Just 3% do not prefer to have a private yard.

Demographic Differences: Preference for private outdoor space is fairly consistent across demographic subgroups. However, there are differences in preference among those who currently own their home and those who rent. Owners are more likely than renters to prefer a medium sized yard (Owners: 37% vs. Renters: 25%) and a large private yard (Owners: 19% vs. Renters: 11%). Renters are more likely than home owners to prefer no yard (Renters: 6% vs. Owners: 1%) and a small private courtyard (Renters: 20% vs. Owners: 9%).

Public Engagement: Similar preferences were seen among the public engagement sample. The most preferred private outdoor space is a medium sized yard, which separates the home from the neighbor (33%). One in three (36%) would prefer a smaller yard (small private courtyard: 14%; small private yard: 22%) while three in ten (30%) would prefer a larger yard (large private yard: 17%; acreage: 13%). Just 2% do not prefer to have a private yard.

3.5 | Importance of Utility Features in Home

Finally, respondents were asked to rate the importance of having several features in their homes.



Overall, a natural gas furnace (67% very/somewhat important) and a natural gas cook top (58%) are rated as the most important features. These are followed by electric alternatives. Less than a majority rate electric heat pump (47%) and electric heating (43%) as important. A natural gas fireplace (35%) was the least important feature tested.

Demographic Differences: Importance of home features was fairly consistent across demographic subgroups. However, some differences do exist.

Natural gas furnace: Respondents age 35 and older (69-73%) are more likely than those younger (55%) to find a natural gas furnace important. Those from households making \$150K or more (89%) are more likely than those from households with incomes of less than \$75K (53-64%) to find this feature important.

Natural gas cooktop: Respondents from households making \$150K or more (83%) are more likely than lower income households (51-68%) to find a natural gas cooktop or stove to be an important feature.

Electric heat pump: Importance is fairly consistent across demographic subgroups. No significant differences exist.

Electric heating: Respondents age 18-34 (58%) are more likely than those who are older (31-46%) to find electric heating important. Households with incomes of less than \$25K (61%) are also more likely than those from households making \$50K or more the find this important.

Natural gas fireplace: Respondents from households making \$75K or more (44-54%) are more likely than households with incomes of less than \$50K (15-30%) to find this to be an important feature. Owners (42%) were also more likely than renters (26%) to find a natural gas fireplace important.



APPENDIX A
Metro Residential Stated Preference Study
February/March 2014; N=800+; respondents ages 18+ in the Metro Region
DHM Research

INTRODUCTION

Thank you for taking time to participate in this survey.

We'd like to know about your housing and neighborhood preferences. It will help our regional government, developers and community partners in the region with ongoing planning for the Portland Metropolitan area. Your opinions will help shape these decisions.

For better visuals, this survey is best if completed on a computer versus a smartphone.

This survey should take no more than 10 minutes. Please know that your responses are completely confidential.

The following questions help ensure we have a representative sample. No personal information entered is used for anything other than this survey. The results are analyzed at the aggregate level only.

DEMOGRAPHIC INFORMATION NEEDED FOR STATED PREFERENCE LOGIC

These first few questions will help us to ask you the right mix of housing and neighborhood preferences.

1. How would you describe your current residence?

Response Category	Panel N=813	Public Engagement N=5,783
Single family detached home	65%	68%
Single family attached home	8%	7%
Condo or apartment	28%	25%

2. Do you own or rent your home?

Response Category	Panel N=813	Public Engagement N=5,783
Own	60%	59%
Rent	40%	41%

3A. (If own in Q2) What is the current square footage of your home? Do not include garages and/or unfinished spaces. Your best estimate is fine.

Response Category	Panel N=588	Public Engagement N=4,340
Less than 999 sq ft	6%	8%
1,000-1,499 sq ft	28%	24%
1,500-1,999 sq ft	31%	26%
2,000-2,499 sq ft	16%	19%
2,500-2,999 sq ft	11%	11%
3,000-3,499 sq ft	5%	6%
3,500 sq ft or more	3%	5%

3B. (If rent in Q2) What is the current square footage of your apartment or condo? Do not include garages and/or unfinished spaces. Your best estimate is fine.

Response Category	Panel N=225	Public Engagement N=1,444
Less than 600 sq ft	20%	11%
600-899 sq ft	45%	41%
900-1,249 sq ft	26%	37%
1,250-1,749 sq ft	7%	8%
1,750 sq ft or more	2%	2%

4A. (If own in Q2) Which category best represents the **current** sales value of your home and property? Your best estimate is fine.

Response Category	Panel N=485	Public Engagement N=3,421
Less than \$200,000	17%	9%
\$200,000-\$249,999	21%	14%
\$250,000-\$299,999	21%	16%
\$300,000-\$349,999	15%	16%
\$350,000-\$399,999	7%	12%
\$400,000-\$449,999	10%	15%
\$500,000 or more	10%	18%

4B. (If rent in Q2) Which category best represents your total monthly rent? Your best estimate is fine.

Response Category	Panel N=328	Public Engagement N=2,362
Less than \$500/month	10%	5%
\$500-\$649	13%	9%
\$650-\$799	22%	14%
\$800-\$999	18%	23%
\$1,000-\$1,499	27%	33%
\$1,500 or more	10%	15%

5. Including yourself, how many people currently live in your household? (RECORD NUMBER)

Response Category	Panel N=813	Public Engagement N=5,783
1	22%	19%
2	42%	42%
3	17%	17%
4	12%	15%
5 or more	7%	7%

6. (IF Q5>1) And how many are younger than 18? (RECORD NUMBER)

Response Category	Panel N=635	Public Engagement N=4,675
0	69%	64%
1	15%	15%
2	12%	16%
3	3%	3%
4 or more	2%	2%

7. For your MOST RECENT trip from home to work, school or main destination, what was your primary form of transportation?

Response Category	Panel N=813	Public Engagement N=5,783
Car	83%	69%
Carpool	1%	1%
Walk	5%	6%
Bike	1%	9%
Transit	8%	14%
Other	1%	1%

8. For your MOST RECENT trip from home to work, school or main destination, how many minutes did it take you to make a one-way trip?

Response Category	Panel N=813	Public Engagement N=5,783
Less than 10 minutes	26%	18%
10-19 minutes	36%	33%
20-29 minutes	22%	25%
30-44 minutes	11%	15%
49-59 minutes	4%	6%
60 minutes or more	1%	3%

Housing type preferred

Response Category	Panel N=813	Public Engagement N=5,783
Single family detached home	80%	81%
Single family attached home	7%	9%
Condo or apartment	13%	11%

Current Neighborhood Type

Response Category	Panel N=813	Public Engagement N=5,783
Urban or Central Downtown	11%	7%
Urban Neighborhood or Town Center	25%	39%
Outer Portland or Suburban	56%	47%
Rural	8%	8%

Preferred Neighborhood Type

Response Category	Panel N=813	Public Engagement N=5,783
Urban or Central Downtown	13%	10%
Urban Neighborhood or Town Center	27%	48%
Outer Portland or Suburban	34%	22%
Rural	26%	19%

STATED PREFERENCE EXERCISE

ATTITUDINAL QUESTIONS

We have just a few more questions that will help us evaluate your housing and neighborhood preferences. The survey is almost complete. Thank you for your continued participation.

Which of these has the most influence on your housing decision? Please rank the top 3, where 1=most influential 2=second most influential and 3=third most influential (randomize)

Response Category—Panel, N=795	1st Choice	2nd Choice	3rd Choice
17. Safety of neighborhoods	19%	19%	21%
18. Quality of the public schools	3%	5%	3%
19. Parks, trails, green spaces, and recreational facilities in the area	2%	4%	11%
20. Shops, restaurants, services, social, religious, and civic facilities in the area	4%	9%	14%
21. MAX or bus stops in the area	3%	6%	5%
22. Being close to work	6%	13%	13%
23. Characteristics of the house itself	19%	20%	19%
24. Housing price	44%	24%	14%

Response Category—Public Engagement N=5,550	1st Choice	2nd Choice	3rd Choice
25. Safety of neighborhoods	14%	13%	14%
26. Quality of the public schools	6%	6%	5%
27. Parks, trails, green spaces, and recreational facilities in the area	4%	8%	13%
28. Shops, restaurants, services, social, religious, and civic facilities in the area	12%	12%	16%
29. MAX or bus stops in the area	4%	7%	8%
30. Being close to work	9%	14%	13%
31. Characteristics of the house itself	20%	18%	16%
32. Housing price	31%	21%	15%

What would you prefer most in your ideal home?

33. Level of activity in neighborhood (walking, shopping, entertainment, etc.)

Response Category	Panel N=794	Public Engagement N=5,546
1—Very little foot traffic. No activities within a 15 minute walk	19%	14%
2	8%	6%
3—Moderate foot and vehicle traffic during the day. Some activities within a 15 minute walk	55%	50%
4	9%	15%
5—Heavy foot traffic. Many activities available day and night	9%	16%
Bottom 2 (1+2)	27%	19%
Top 2 (4+5)	18%	31%
Mean	2.8	3.1

34. Private outdoor space, property

Response Category	Panel N=794	Public Engagement N=5,569
No private outdoor space, possible shared space	3%	2%
Small private courtyard, patio, or balcony	14%	14%
Small private yard	22%	22%
Medium sized private yard separating home from neighbor	32%	33%
Large private yard	16%	17%
Acreage	13%	13%

NWN

Home appliances can be powered by different fuels, mostly electricity and natural gas in our region. We are going to ask your preferences for the following options, your answers will greatly help us plan for future utility needs in the region.

How important are the following features to you to have in your home? (Randomize)
very important, somewhat important, not too important, not at all important*

Response Category, Panel N=794	Very	Smwt	Not too	Not at all
35. Natural gas fireplace	12%	23%	35%	30%
36. Natural gas cook top/stove	29%	29%	25%	18%
37. Natural gas furnace	36%	31%	18%	15%
38. Electric heating	16%	27%	30%	27%
39. Electric heat pump	16%	31%	34%	19%

Response Category, Public Engagement N=5,537	Very	Smwt	Not too	Not at all
---	------	------	---------	------------

40. Natural gas fireplace	10%	22%	30%	38%
41. Natural gas cook top/stove	34%	29%	21%	15%
42. Natural gas furnace	38%	32%	17%	13%
43. Electric heating	7%	19%	31%	43%
44. Electric heat pump	10%	29%	34%	27%

DEMOGRAPHICS

45. In which year were you born? *

Response Category	Panel N=813	Public Engagement N=5,783
18-34	26%	19%
35-54	36%	42%
55+	38%	39%

46. How many years have you lived in the Portland Metropolitan region?

Response Category	Panel N=794	Public Engagement N=5,545
0-1 years	5%	2%
2-5 years	13%	11%
5-9 years	14%	14%
10-19 years	19%	23%
20 years or longer	49%	51%

47. How many years have you lived in your current residence?

Response Category	Panel N=794	Public Engagement N=5,545
0-1 years	18%	17%
2-5 years	29%	30%
5-9 years	15%	18%
10-19 years	22%	20%
20 years or longer	16%	15%

48. Is your ethnicity*

Response Category	Panel N=794	Public Engagement N=5,545
White/Caucasian	89%	91%
Black/African American	2%	1%
Hispanic/Latino	2%	3%
Asian/Pacific Islander	7%	2%
Native American	2%	3%
Other	0%	1%
Refused	1%	3%

49. What is your gender identity? (Select all that apply).*

Response Category	Panel N=813	Public Engagement N=5,752
Male	47%	40%
Female	52%	59%
Transgender	1%	0%
Refused	0%	0%

50. What is your annual household income before taxes in 2013?

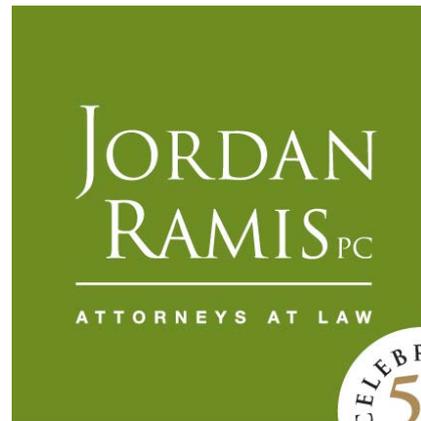
Response Category	Panel N=812	Public Engagement N=5,728
Less than \$24,999	15%	11%
\$25,000-\$49,999	27%	20%
\$50,000-\$74,999	21%	22%
\$75,000-\$99,999	15%	16%
\$100,000-\$149,999	15%	19%
\$150,000 or more	6%	12%

51. Zip code *See Crosstabs*

52. In what county do you live?

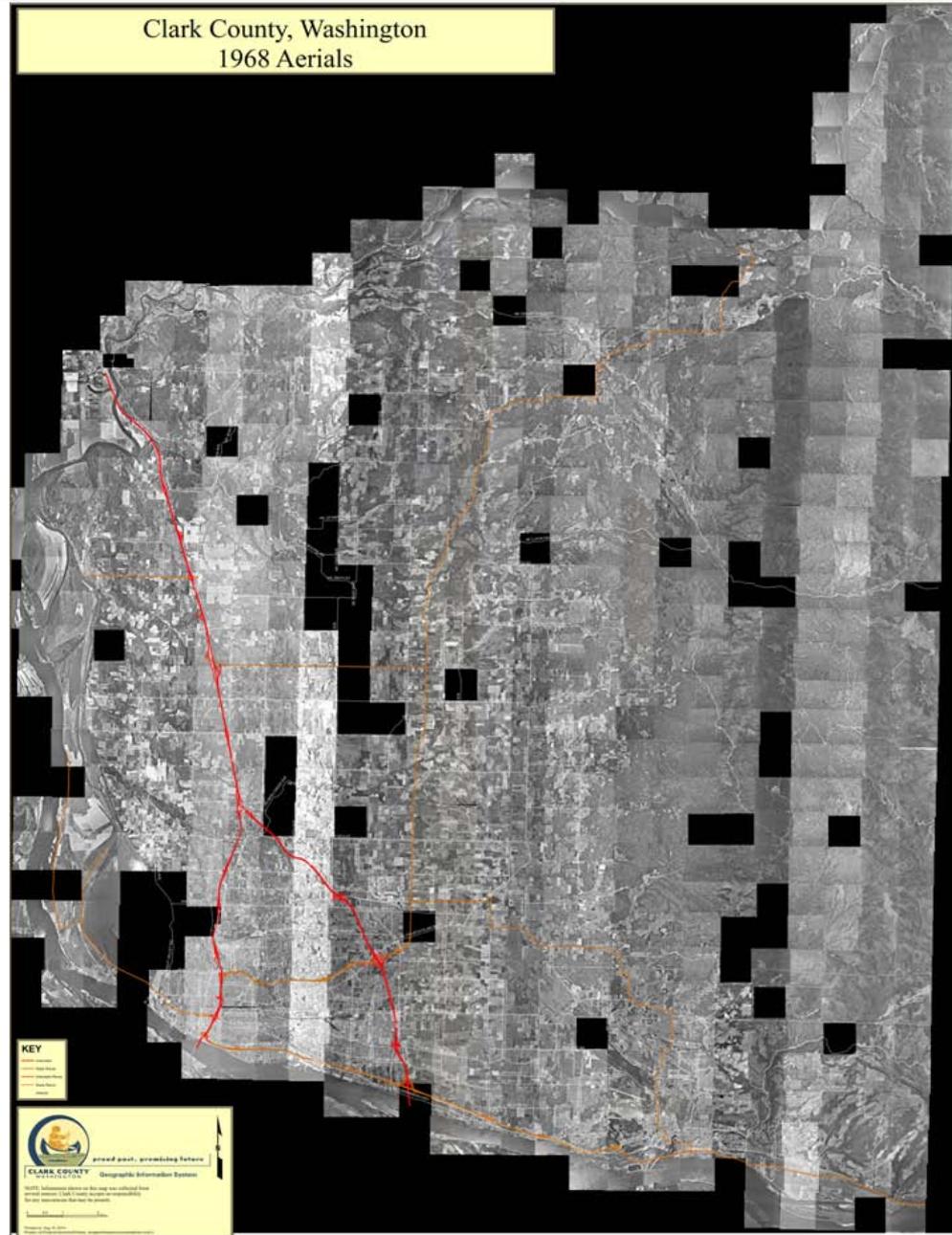
Response Category	Panel N=813	Public Engagement N=5,783
Multnomah	47%	47%
Washington	30%	31%
Clark	11%	1%
Clackamas	12%	22%

Clark County Population: 50 Years of Confirmed Growth, 30 Years of Projected Slowing?



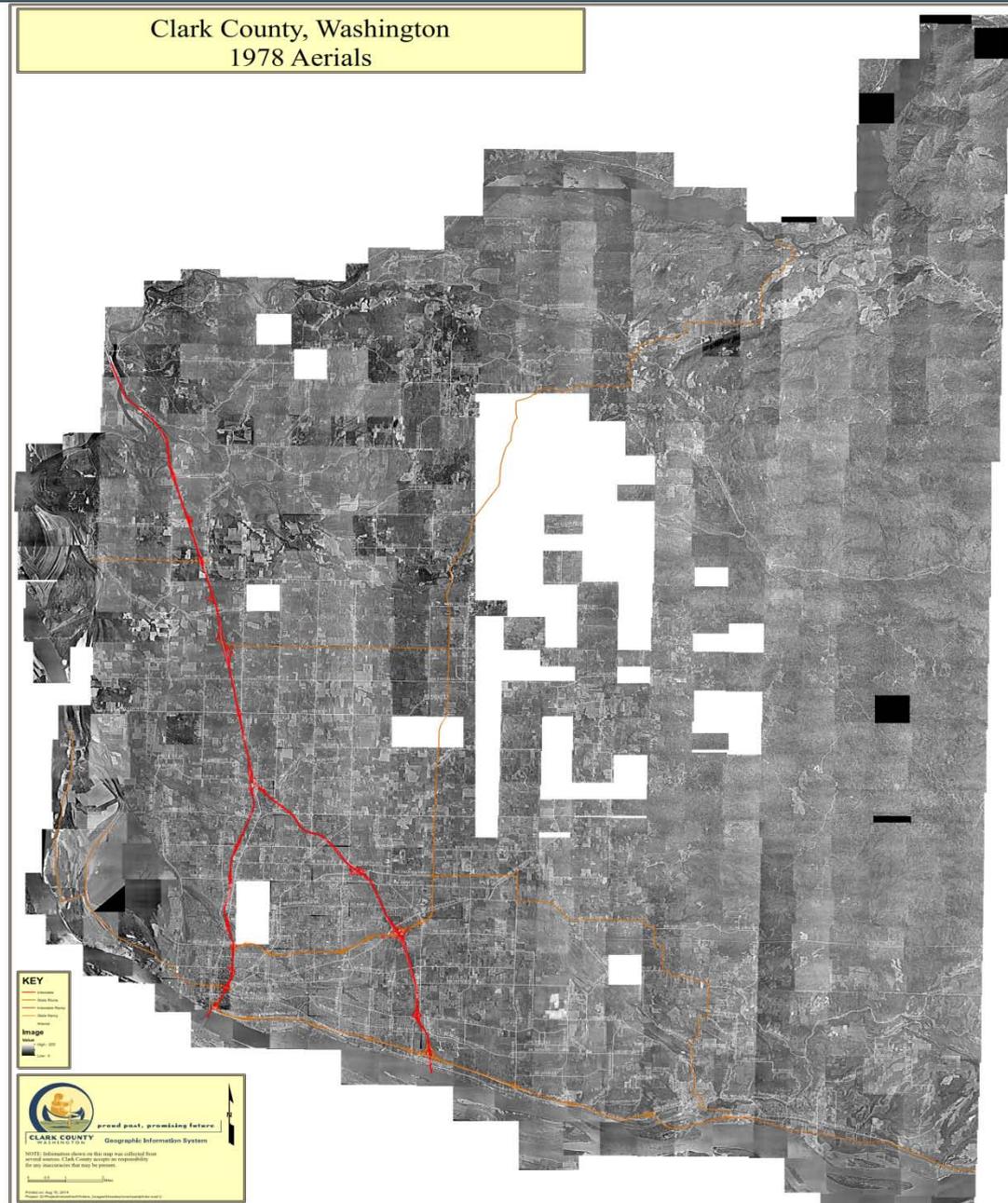
1960's

1960 Population: 93,809
1970 Population: 128,454
37% Increase



1970's

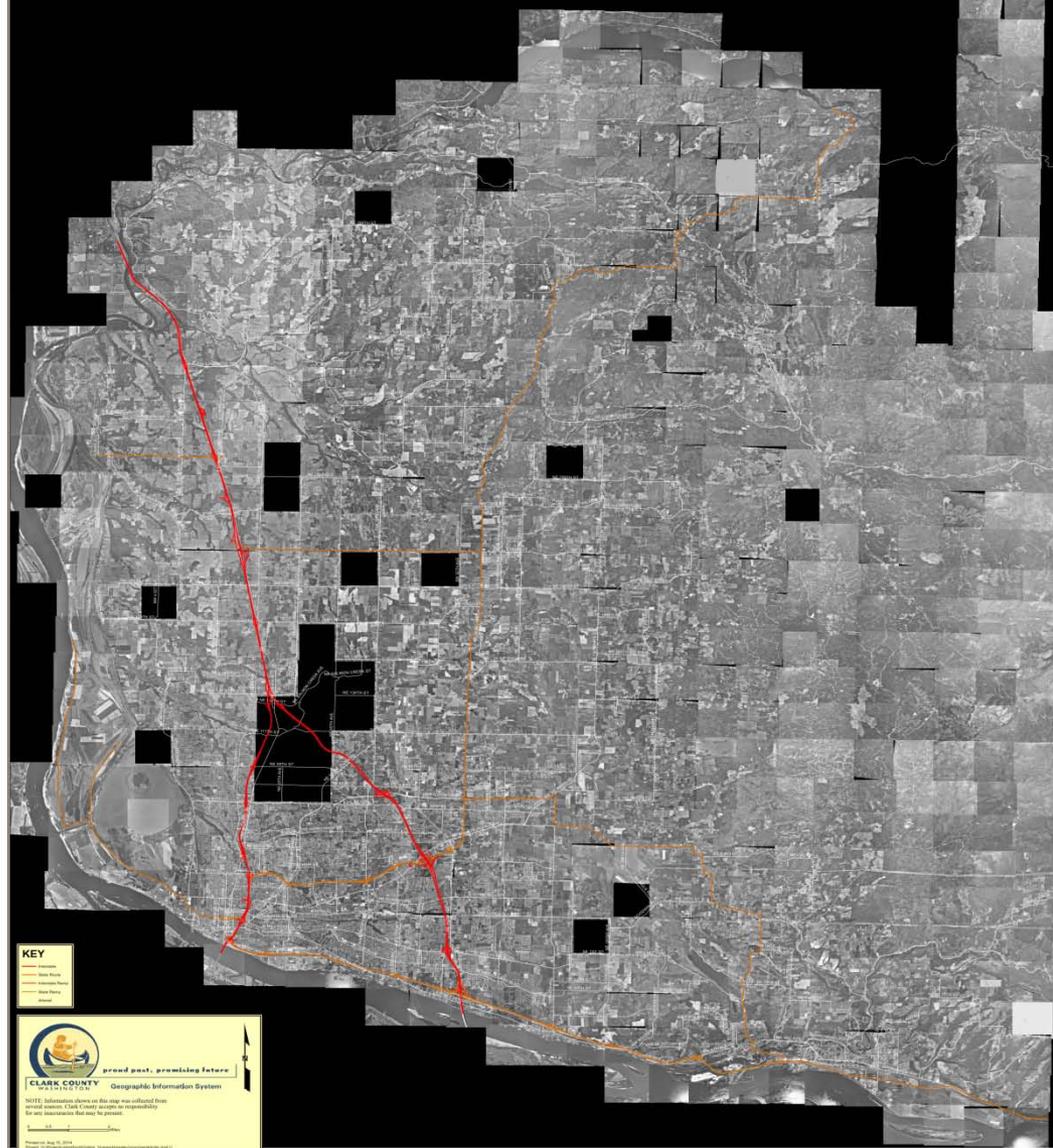
1970 Population: 128,454
1980 Population: 192,227
50% Increase



1980's

1980 Population: 192,227
1990 Population: 238,053
24% Increase

Clark County, Washington
1984 Aerials



1990's

1990 Population: 238,053

2000 Population: 345,238

45% Increase



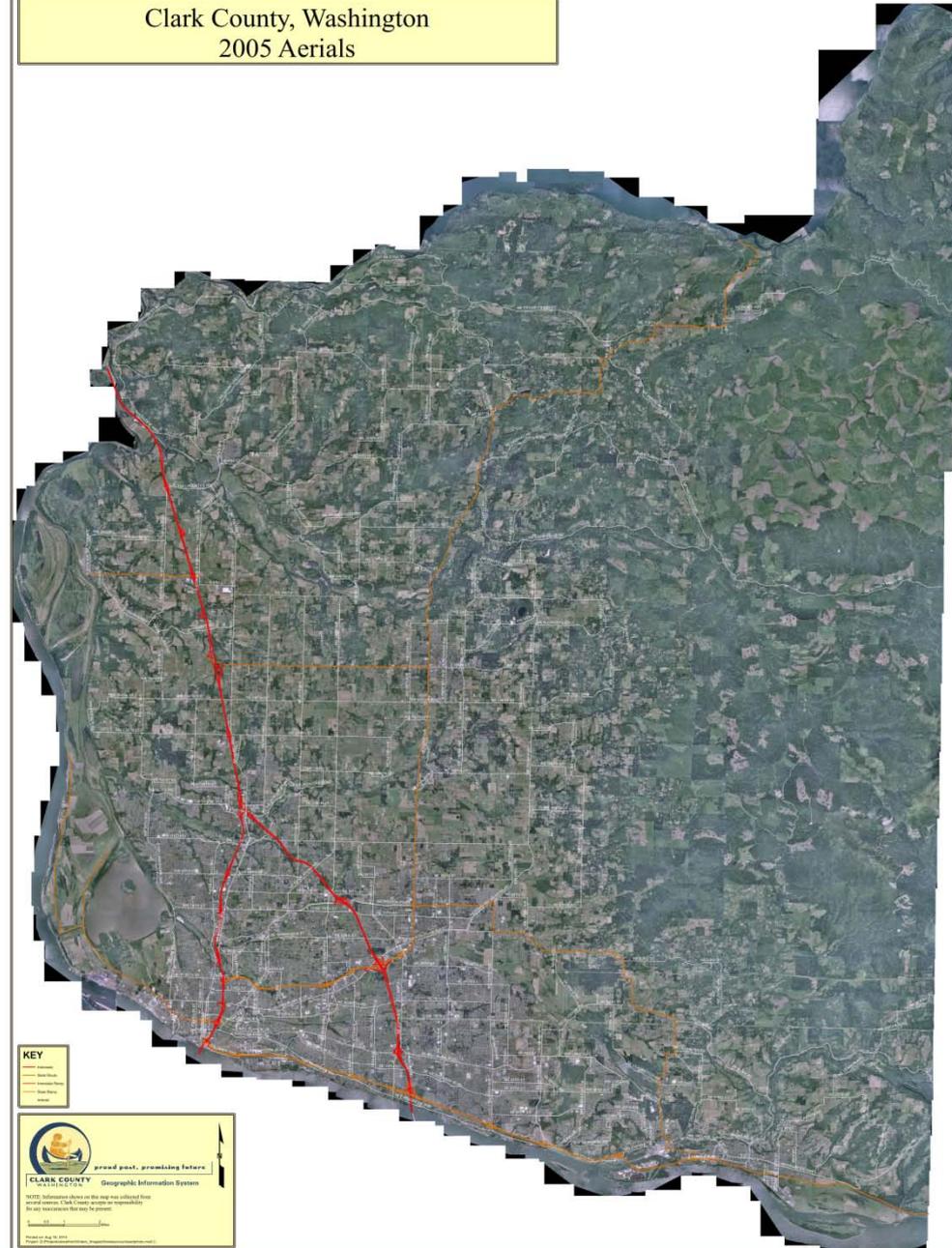
2000's

2000 Population: 345,238

2010 Population: 425,363

23% Increase

Clark County, Washington
2005 Aerials



1960 - 2010

50 Year Average

-Decennial Growth Rate: 35.8%

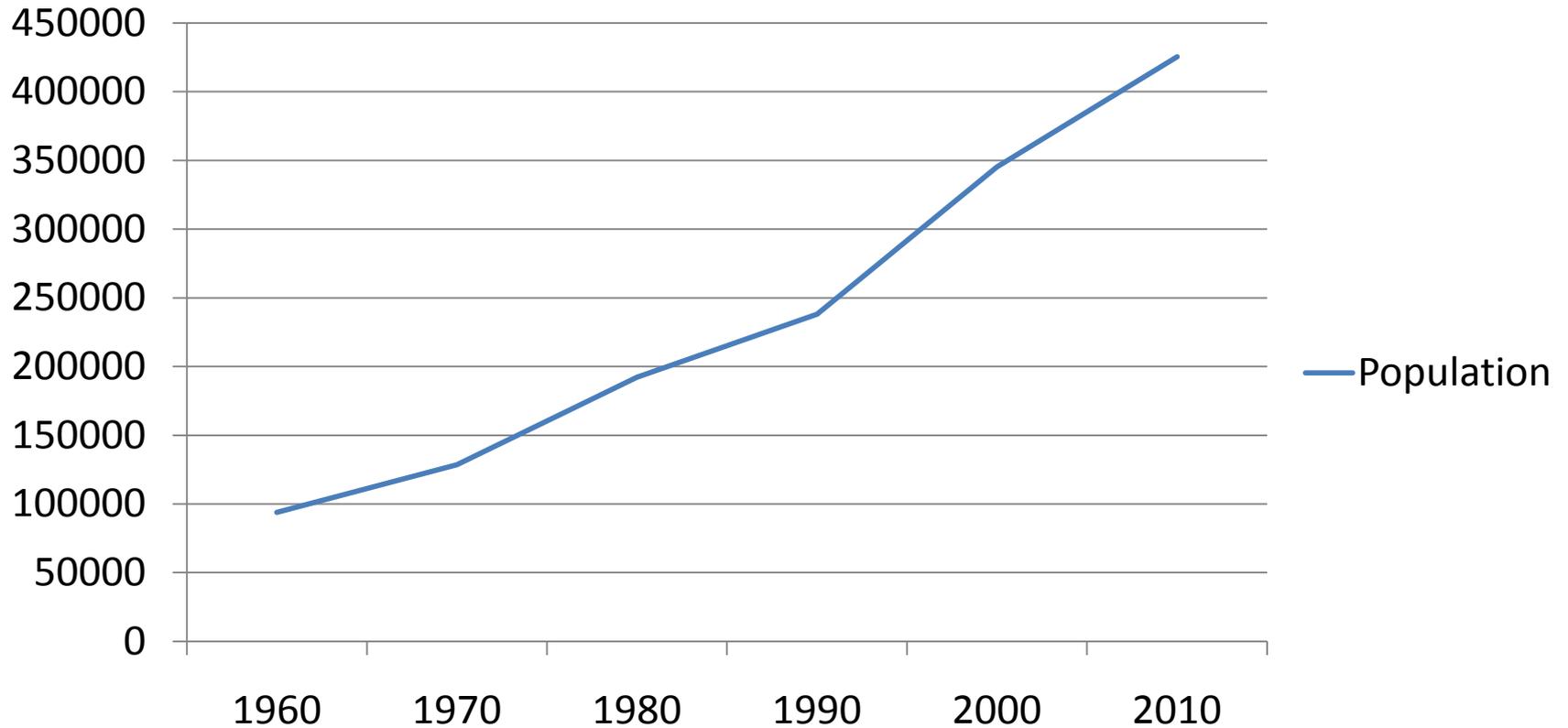
-Annual Growth Rate: 3.07%

2010 – 2040 Clark County

- Assumed Decennial Growth Rate: 11%**
- Assumed Annual Growth Rate: 1.12%**

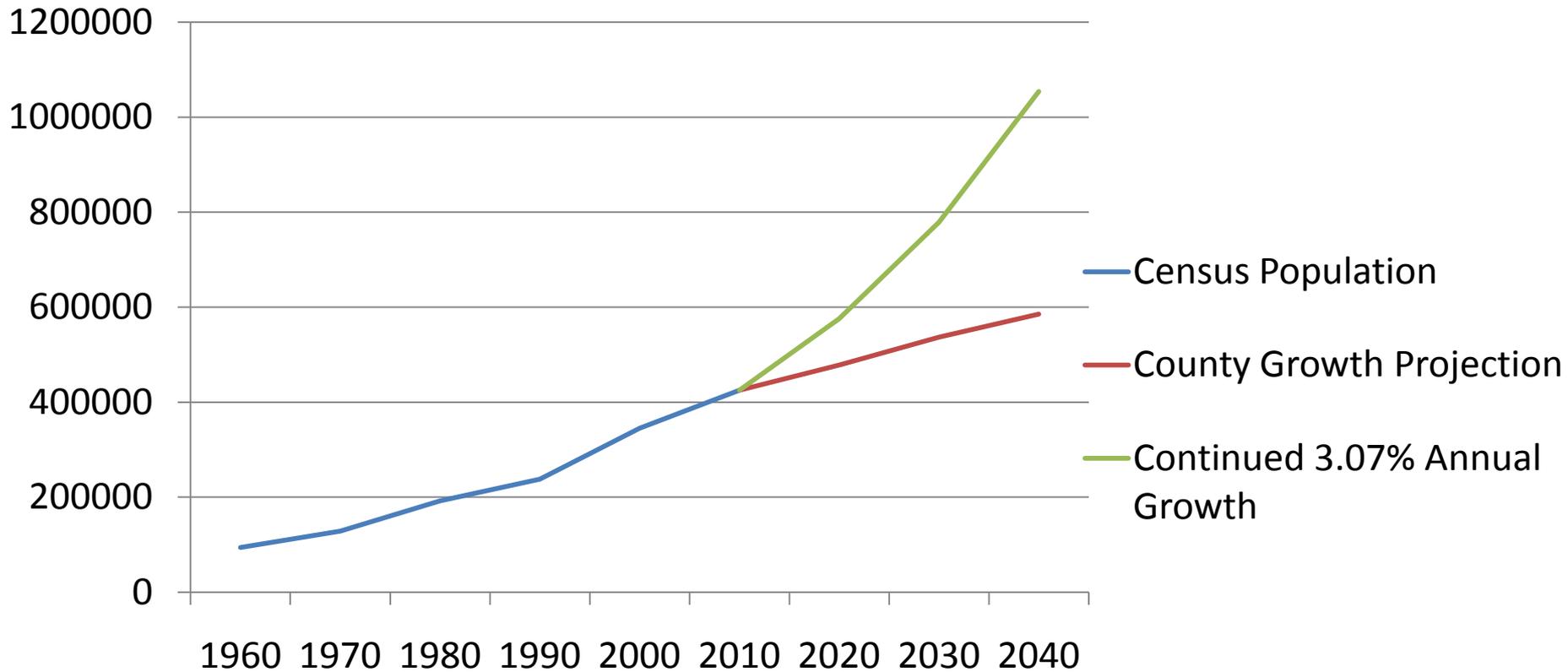
1960 - 2010

Growth Per Decade



1960 - 2040

Resident Populations



ZONE DISTRICT	FRONTAGE WIDTH (FEET)	HALF R/W (FEET)	ROADWAY DEDICATION PER LOT (AREA FT ²)	TRAFFIC IMPACT PER LOT	PROPORTIONAL SHARE
R1-20	100	23	2200	9.57	240
R1-10	80	23	1840	9.57	192
R1-7.5	50	23	1150	9.57	120
R1-6	50	23	1150	9.57	120
R1-5	45	23	1035	9.57	108
R-12	40	23	920	9.57	96
R-18	40	23	920	9.57	96
R-22	40	23	920	9.57	96
R-30	40	23	920	9.57	96



CLARK COUNTY
STAFF REPORT

DEPARTMENT/DIVISION: Public Works / Transportation
DATE: December 15, 2008
REQUEST: Approve the Attached Resolution that Establishes Guidelines for Determining the "Rough Proportionality" of Developer Requirements for Urban Residential Developments
CHECK ONE: Consent Chief Administrative Officer

BACKGROUND: During 2008, Clark County has been developing guidelines for determining when a developer requirement or exaction is "roughly proportional" to the impacts of the development. These guidelines are for use when testing the proportionality of developer requirements for (1) cross-circulation roadways, (2) frontage improvements, and (3) property dedications.

At a Board of County Commissioner worksession on December 10, 2008, the guidelines for urban residential developments were finalized. The attached resolution would formally adopt the following guidelines. For property dedications, requirements of less than 185 square feet (SF) of property per average daily trip (ADT) would be presumed proportional, requirements between 185 and 260 SF of property per ADT would need additional analysis (but would be presumed proportional if there were no extraordinary costs), and requirements of greater than 260 SF of property per ADT would be presumed non-proportional. For frontage and cross-circulation road construction, requirements of less than 160 SF of impervious surface area per ADT would be presumed proportional, requirements between 160 and 225 SF per ADT would need additional analysis (but would be presumed proportional if there were no extraordinary costs), and requirements of greater than 225 SF per ADT would be presumed non-proportional. Note that these guidelines would be used by staff when reviewing and processing road modification requests.

COMMUNITY OUTREACH: Two BOCC worksessions have been held in 2008 during which the proposed rough proportionality guidelines were discussed. Additionally, the County's Development Engineering Advisory Board reviewed and commented on the proposed guidelines, as did a developer workgroup that was convened to review the draft guidelines.

BUDGET AND POLICY IMPLICATIONS: The adoption of guidelines for determining the rough proportionality of a developer exaction would (a) provide developers with more predictability about the level of development exaction that will be made by the County, (b) result in a more defensible and consistent determination of developer obligations, and (c) assist the County in contested development review cases.

FISCAL IMPACTS: Yes (see Fiscal Impacts Attachment) No

ACTION REQUESTED: Approve the attached Resolution that established guidelines for determining the Rough Proportionality of developer requirements for urban residential developments.

DISTRIBUTION: Please return original copies of the signed agreement and the approved staff report to Public Works Administration.

Steven C. Schulte
Transportation Program Manager

APPROVED: DEC. 30, 2008
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

Peter Capell, P.E.
Public Works Director/County Engineer

SR 381-08

Attachment: Resolution
SCS/PC/scw
c: PW Central Files



PW 08-133

RESOLUTION NO. 2008-12-24

1 **A RESOLUTION relating to land use planning and the**
2 **application of the Road Standards.**

3
4 WHEREAS, following a number of land use appeals related to application of the Road
5 Standards and the requirements for cross circulation, the Board of County Commissioners directed
6 staff to consider a new policy for measuring rough proportionality; and

7 WHEREAS, transportation staff made presentations to the Development Engineering
8 Advisory Board on April 17, 2008 and September 4, 2008; and

9 WHEREAS, the Development Engineering Advisory Board made recommendations and
10 finalized their review on September 18, 2008; and

11 WHEREAS, a meeting was held with the developer work group on September 24, 2008;
12 and

13 WHEREAS, a work session was held with the Board of County Commissioners on
14 December 10, 2008, who requested the policy be formally presented for adoption by resolution; and

15 WHEREAS, the nexus and rough proportionality project will provide guidelines to assist
16 Clark County staff and property owners gauge when construction of cross-circulation roadways and
17 dedication of right-of-way are presumptively proportional, require additional study, or are
18 presumptively nonproportional; and

19 WHEREAS, the Board of County Commissioners has considered this matter in an open
20 public meeting and concludes that this policy will represent a work in progress and will be reviewed
21 again prior to any formal adoption into the Clark County Code; now, therefore,

22 BE IT ORDERED AND RESOLVED BY THE BOARD OF COUNTY
23 COMMISSIONERS OF CLARK COUNTY, STATE OF WASHINGTON, as follows:

24 The Clark County Board of Commissioners hereby adopts the residential components from
25 the nexus and rough proportionality project attached and incorporated as "Exhibit 1" as Clark
26 County policy to guide staff and local property owners when addressing questions of rough
27 proportionality related to transportation conditions of approval.

28 ADOPTED this 30 day of December, 2008.

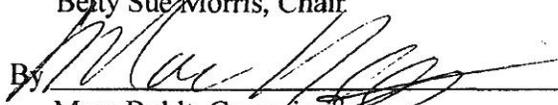
Attest:

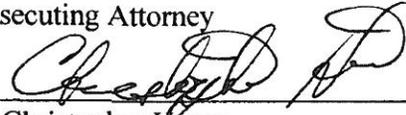
BOARD OF COUNTY COMMISSIONERS
FOR CLARK COUNTY, WASHINGTON


Clerk to the Board

By _____
Betty Sue Morris, Chair

Approved as to Form Only
ARTHUR D. CURTIS
Prosecuting Attorney

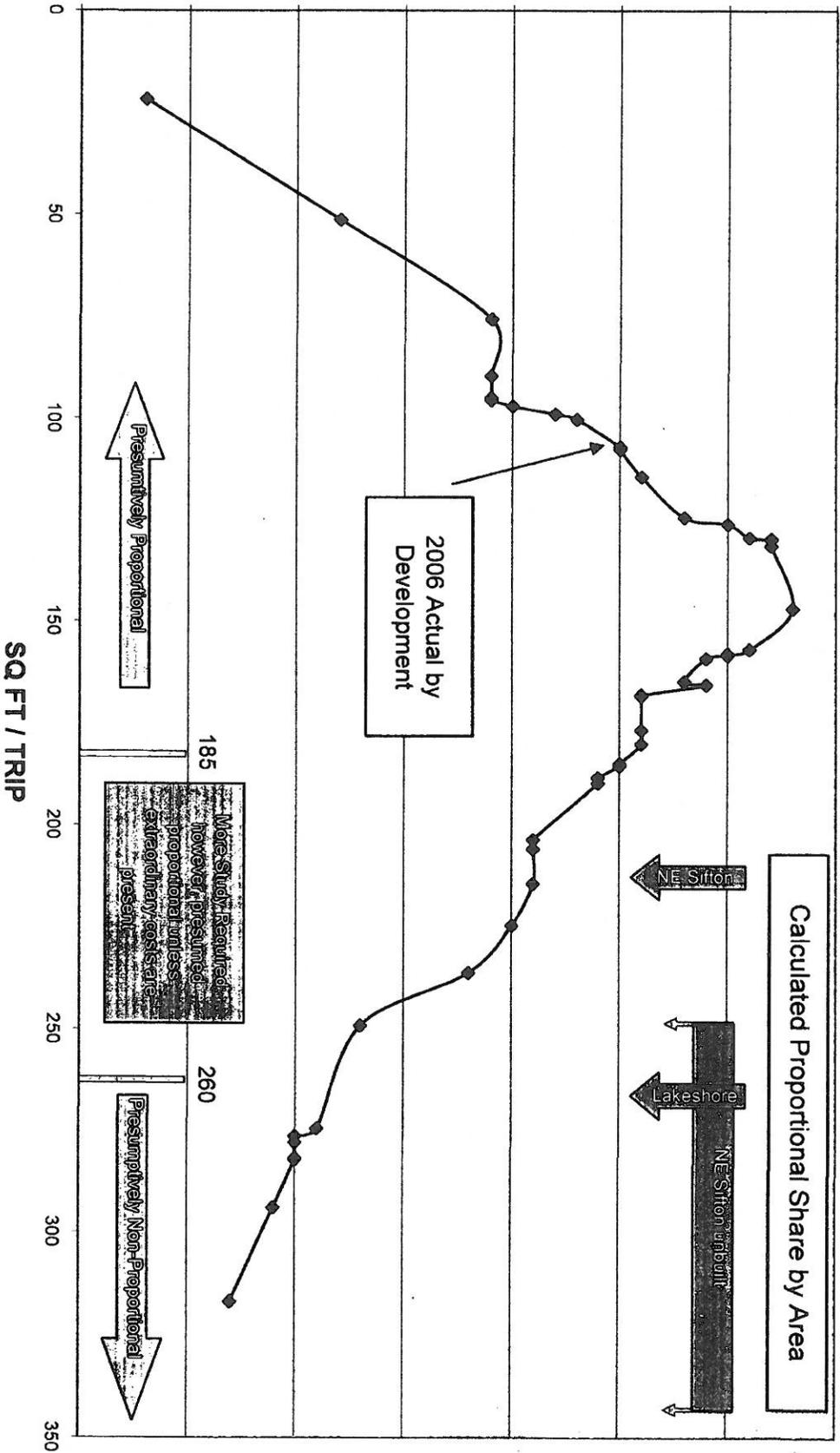
By 
Marc Boldt, Commissioner

By 
Christopher Horne
Sr. Deputy Prosecuting Attorney

By 
Steve Stuart, Commissioner

EXHIBIT 1

RESIDENTIAL Right of Way



RESIDENTIAL FRONTAGE

