



600 NE Grand Ave.
Portland, OR 97232-2736

Council work session agenda

Tuesday, June 12, 2018

2:00 PM

Metro Regional Center, Council Chamber

2:00 Call to Order and Roll Call

2:05 Chief Operating Officer Communication

Work Session Topics:

2:10 FY 2018-19 Budget Discussion: Discussion of Amendments [18-5023](#)

Presenter(s): Tim Collier, Metro
Lisa Houghton, Metro

Attachments: [Work Session Worksheet](#)
[6-12-18 work session Amendment PDFs](#)
[6-12-18 Worksession Transmittal Memo FY 2018-19 Amendments](#)

2:40 ODOT Value Pricing Committee [18-5035](#)

Presenter(s): Tyler Frisbee, Metro

Attachments: [Work Session Worksheet](#)

3:10 2018 Urban Growth Management Decision: Proposals from Hillsboro and King City [18-5024](#)

Presenter(s): Ted Reid, Metro
Colin Cooper, City of Hillsboro
Laura Weigel, City of Hillsboro
Michael Weston, City of King City

Attachments: [Work Session Worksheet](#)
[Administrative Guidance for Cities Proposing Expansions](#)
[2018 UGM Decision: Engagement and Process Timeline](#)

4:10 Councilor Communication

4:20 Adjourn

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**FY 2018-19 Budget Discussion: Discussion of
Amendments**

Work Session Topics

Metro Council Work Session
Tuesday, June 12, 2018
Metro Regional Center, Council Chamber

METRO COUNCIL

Work Session Worksheet

PRESENTATION DATE: June 12th, 2018 **TIME:** 2:05 PM **LENGTH:** 30 minutes

PRESENTATION TITLE: FY 2018-19 Budget Discussion – Discussion of Amendments

DEPARTMENT: Finance and Regulatory Services

PRESENTER(S): Tim Collier, 503-797-1913, tim.collier@oregonmetro.gov
Lisa Houghton, 503-797-1829, lisa.houghton@oregonmetro.gov

WORK SESSION PURPOSE & DESIRED OUTCOMES

The purpose of the work session is to facilitate a discussion of proposed amendments to the FY 2018-19 Approved Budget. A number of substantive and technical department amendments were submitted. There were no Councilor amendments submitted. A brief presentation of the amendments will be provided with additional time for discussion as needed. At the conclusion of the work session, the Council will determine its readiness to proceed with approval of the amendments on June 14th and how they will be considered (*en bloc* or individually)

TOPIC BACKGROUND & FRAMING THE WORK SESSION DISCUSSION

A number of final actions will be taken as part of the FY 2018-19 budget adoption process:

- June 12th Work session for discussion of proposed amendments
- June 14th Reading of FY 2018-19 budget resolution and Public Hearing
- June 14th Consideration and vote on FY 2018-19 proposed Budget Amendments
- June 21st Resolution approving Capital Improvement Plan, Financial Policies including Capital Asset Policies and Debt Management Policies.
- June 21st Public Hearing and final action on FY 2018-19 budget resolution as amended June 14th
- July 1 Budget effective
- July 15 Tax levy certified to assessors' offices

Proposed Amendments for FY 2018-19

A packet with all proposed amendments will be distributed to the Councilors and staff no later than Friday, June 8th following the TSCC public hearing on June 7th.

All final amendments to the budget must fall within the limitations of Oregon Budget Law, which states that adjustments to expenditures after approval of the budget are limited to no more than 10 percent of any fund's expenditures.

Financial Policies

Annually the Council reviews the financial policies prior to the adoption of the budget, and the policies are published as part of the budget document. The financial policies incorporate by reference the capital asset management policies and the debt management policies. For efficiency, we will incorporate this in the CIP resolution to be considered for adoption at the Council meeting of June 21st.

No changes are proposed.

Five year Capital Improvement Plan

The Five year Capital Improvement Plan is an important part of the budget, although only the first year of the plan is appropriated. The CIP is approved by resolution, and significant changes to the five year plan, even changes that do not require a current-year budget amendment, must be approved by the Council by subsequent resolution. A summary of the five year CIP is included in the FY 2018-19 Proposed Budget starting on page E-1. The Council will consider the resolution to approve the FY 2018-19 through FY 2022-23 Capital Improvement Plan at the Council meeting of June 21st.

Materials for the work session will be distributed no later than Friday, June 8th.

QUESTIONS FOR COUNCIL CONSIDERATION

Does the Council feel ready to proceed with consideration and vote on the proposed amendments at its meeting of Thursday, June 14th?

How will the Council proceed with department amendments? *En bloc* or individually?

PACKET MATERIALS

- Would legislation be required for Council action Yes
- If yes, is draft legislation attached? No

ODOT Value Pricing Committee

Work Session Topics

Metro Council Work Session
Tuesday, June 12, 2018
Metro Regional Center, Council Chamber

METRO COUNCIL

Work Session Worksheet

PRESENTATION DATE: June 12th, 2018 **TIME:** 2:10 PM **LENGTH:** 25 minutes

PRESENTATION TITLE: Update on ODOT Value Pricing Process

DEPARTMENT: Planning and Development

PRESENTER(S): Tyler Frisbee, 503-797-1935, Tyler.Frisbee@oregonmetro.gov

TOPIC BACKGROUND

HB 2017 directed ODOT to study and implement “value pricing” (also known as congestion pricing) on the I-5 and I-205 corridors between the Columbia River and their southern intersection. As part of that process, ODOT developed a Value Pricing Policy Advisory Committee, made up of regional elected leaders and community stakeholders. Councilor Dirksen represents Metro Council on that committee.

Metro Council last weighed in on the PAC’s work in November, emphasizing the following principles, which are consistent with RTP policy guidance and previous guidance from Metro Council on their interest in congestion pricing:

- Value pricing should be focused on delivering outcomes (managing demand), not raising revenue;
- A value pricing program needs to help provide people with transportation options, so they have a safe, efficient, and reliable way to avoid paying the road fee;
- Any value pricing program needs to improve outcomes for low-income communities and communities of color;
- Local governments should have a strong stake in how a program is developed, implemented, and managed; and,
- A value pricing program should be managed efficiently minimize overhead and administrative costs.

As ODOT nears the end of their PAC process, there are more specific opportunities for Metro Council to weigh in, and additional guidance is needed for staff to support Councilor Dirksen and the rest of the Council.

IMPLICATIONS AND SUGGESTIONS

Staff’s recommendation is that Council does not need to revisit any of its earlier policy goals and should focus on two of those main principles:

- 1.) Any congestion pricing program should be focused on managing demand, rather than raising revenue.
- 2.) Any congestion pricing program must incorporate increased transit access into the program from the beginning.

These two principles are two principles where there is not agreement amongst the PAC, up to this point. They are also critical for delivering the outcomes Council has expressed interest in, namely reduced congestion, reduced greenhouse gas emissions, and increased transit use. In addition, these two policy objectives are two of the most critical components of a pricing program that does not unfairly burden low income communities and communities of color.

Council should look for ways to communicate these messages, including working with other partners to develop a coalition letter expressing our interest, supporting Councilor Dirksen in his role as the PAC representative, and communicating this interest to our partners, as appropriate. The 2018 RTP should also reflect these main policy goals for any future pricing program.

QUESTIONS FOR COUNCIL CONSIDERATION

Does Council have any concerns with this proposed approach?

Are there additional policy issues Metro Council would like to advocate for as the ODOT Value Pricing PAC process wraps up?

PACKET MATERIALS

- Would legislation be required for council action? No
- If yes, is legislation draft attached?

**2018 Urban Growth Management Decision: Proposals
from Hillsboro and King City**

Work Session Topics

Metro Council Work Session
Tuesday, June 12, 2018
Metro Regional Center, Council Chamber

METRO COUNCIL
Work Session Worksheet

PRESENTATION DATE: June 12, 2018

LENGTH: 60 minutes

PRESENTATION TITLE: 2018 Urban Growth Management Decision: Proposals from Hillsboro and King City

DEPARTMENT: Planning and Development

PRESENTER(S): Ted Reid, Metro Planning and Development
Colin Cooper, City of Hillsboro
Laura Weigel, City of Hillsboro
Michael Weston, King City

WORK SESSION PURPOSE & DESIRED OUTCOMES

Purpose: Provide cities with an opportunity to brief the Metro Council about their proposals for the 2018 urban growth management decision.

Outcome: The Council is familiar with city proposals for the 2018 urban growth management decision.

TOPIC BACKGROUND & FRAMING THE WORK SESSION DISCUSSION

In early 2017, the Metro Council approved a work program for making a growth management decision in 2018. At Council's direction, the 2018 decision will be conducted differently than in the past, with an emphasis on an outcomes-based approach and a focus on the merits of city proposals.

Staff anticipates that four cities – Beaverton, Hillsboro, King City and Wilsonville – will submit urban growth boundary expansion proposals by the May 31, 2018 deadline. Those materials will be made available in early June. In their proposals, cities are expected to address a number of requirements (such as having a concept plan for the proposed expansion area) and factors adopted by the Council (addressing topics like housing affordability, removal of barriers to mixed-use development, and equity). Please refer to the attached administrative guidance for more information about those expectations.

With this new approach, cities will describe, not only the proposed expansion, but also the actions they are taking elsewhere in their jurisdiction to manage growth. At the June 12 work session, two cities – Hillsboro and King City – will present their proposals to the Council. Beaverton and Wilsonville will present their proposals at the June 19 work session.

As previously discussed by the Council, Council President Hughes will convene a City Readiness Advisory Group (CRAG) in June to assist with reviewing city proposals. CRAG will include private sector experts in affordable housing, parks planning, residential and mixed-use development, multimodal transportation, and equity. CRAG members will use their expertise to identify the strengths and weaknesses of city proposals. CRAG will summarize their feedback for MTAC, MPAC, and Council in July 2018.

QUESTIONS FOR COUNCIL CONSIDERATION

Does the Council have any questions for the city representatives about their proposals?

PACKET MATERIALS

- Would legislation be required for Council action Yes No
- If yes, is draft legislation attached? Yes No
- What other materials are you presenting today?

- 2018 urban growth management decision timeline
- Administrative guidance for cities proposing residential UGB expansions

Administrative guidance for cities proposing residential urban growth boundary expansions in the 2018 urban growth management decision

The factors found in section 3.07.1425 (d) 1-5 were drafted with the intent of providing flexibility for cities that are proposing residential urban growth boundary (UGB) expansions. This is in recognition of the fact that cities have differing circumstances. With that flexibility comes some ambiguity. Acknowledging that ambiguity, this document is intended as guidance for cities making proposals. It seeks to further explain the Metro Council's policy interests in order to help cities make the strongest proposal possible. In addressing these expectations, cities should make their best case for their proposed expansion, highlighting not only the merits of the proposed expansion area, but also demonstrating a commitment to implementing best practices in existing urban areas.

All code sections 3.07.1425 (d) 1 – 5 should be addressed in a city's proposal narrative. Please limit the proposal narrative (not including attachments or cover pages) to 15 pages. To be considered in the 2018 growth management decision, cities must submit all required proposal materials to Metro's Chief Operating Officer by close of business on May 31, 2018. The Metro Council will not consider proposals that are incomplete or late. Please contact Metro staff with any questions about how to address these code sections.

Cities proposing expansions primarily for employment purposes do not need to address these code sections as they are chiefly focused on residential considerations, but must still submit a proposal letter and a concept plan for the urban reserve by May 31, 2018.

Relevant Metro code sections are in **bold**. Administrative guidance is in *italics*.

- 1. Whether the area is adjacent to a city with an acknowledged housing needs analysis that is coordinated with the Metro regional growth forecast and population distribution in effect at the time the city's housing needs analysis or planning process began.**

The State Department of Land Conservation and Development (DLCD) – not Metro – is responsible for acknowledging city housing needs analyses if they determine that the city's analysis is consistent with [Statewide Planning Goal 10 \(Housing\)](#). Cities are encouraged to coordinate with DLCD early to ensure that deadlines and requirements can be met. Cities should provide Metro with the relevant page from DLCD's Post-Adoption Plan Amendment online report. Cities should accompany that with a written statement that they received no appeals within the 21-day window (in which case the housing needs analysis is deemed acknowledged).¹

Cities should coordinate their housing needs analyses with a distributed forecast that was adopted by the Metro Council. The 2040 distributed forecast is the most recent forecast and was adopted via Ordinance No. 16-1371. The 2035 and 2040 distributed forecasts are [available on Metro's website](#). When feasible, cities are encouraged to rely on the most current forecast (the 2035 distributed forecast is older). Cities that are planning for more household growth

¹ Metro staff clarified this submittal requirement in January 2018 after discussions with DLCD and city staff. This guidance reflects that clarification.

than depicted in the Metro forecast should explain their rationale and how their plans, investments and the proposed expansion will address that growth.

In addressing this code section in the proposal narrative, the Metro Council expects cities to demonstrate that, consistent with Statewide Planning Goal 10 (Housing), they are planning for a variety of housing types that can address the needs of diverse household sizes and incomes. This demonstration should be made for the city as a whole, while also describing the role of the proposed expansion area in addressing those needs.

2. Whether the area has been concept planned consistent with section 3.07.1110 of this chapter.

The Metro Council only wants to expand the UGB in locations that are likely to develop within the 20-year planning horizon. This is one of the reasons that the Council requires – in the [Urban Growth Management Functional Plan](#) – a concept plan before expanding the UGB. The concept plan must be consistent with Title 11 (Planning for New Urban Areas) of the Functional Plan. Cities should summarize their concept plan’s relevant components – such as infrastructure funding strategies and agreements with the county and special districts – in their proposal narrative. Cities should also demonstrate that the concept plan is consistent with the requirements of Title 11.

The Metro Council will only consider proposals for expansions in designated urban reserves. A concept plan may include a larger urban reserve area than what a city is proposing for expansion. Cities should clearly indicate in their proposal which areas are being proposed for expansion.

Concept plans should be formally adopted or accepted by a city’s governing body and a city should submit evidence of that formal action and the plan itself with its proposal. Cities should also submit a resolution from their governing body that expresses support for the proposed expansion. If desired, one resolution (or appropriate legislation) may be used for both purposes. Plans and proposals that lack formal endorsement by the city’s governing body will not be considered by the Metro Council.

To demonstrate the likelihood of development in the proposed expansion area, cities may submit additional information such as market studies, evidence of the city’s past track record in producing housing, and letters of support from or agreements with property owners in the proposed expansion area.

If a city has planning or governance responsibility for past UGB expansion areas, the Metro Council will want to know whether and how those areas have been annexed and developed. If past expansion areas have not been annexed or developed, the Metro Council will want a city to explain why that is and how the proposed expansion would be different.

Please note that Metro administers [2040 Planning and Development Grants](#) that can be used to fund concept plans for urban reserves.

3. Whether the city responsible for preparing the concept plan has demonstrated progress toward the actions described in section 3.07.620 of this chapter in its existing urban areas.

The Metro Council is committed to encouraging most growth in existing centers, corridors, main streets, and station communities. Development of UGB expansion areas should not be at the expense of existing urban areas. The Metro Council expects cities proposing residential expansions to make the case that they are making meaningful efforts to encourage the success of these existing urban areas.

Please refer to Title 6 (Centers, Corridors, Station Communities, and Main Streets) of the [Functional Plan](#) for specific actions that are encouraged. Generally, proposals from cities that have taken more of those actions and had positive results will be regarded more favorably. If cities have not taken these actions, they should explain the reasons why they have not.

If the proposed expansion would somehow reinforce an existing urban center or corridor, please describe how. If a city wishes to assert that the proposed expansion would reduce commute distances, the Metro Council will expect the city to provide evidence since people make complex decisions about where to live and work and this region, like other metropolitan areas, has a regional commute shed.

The region's [State of the Centers Atlas](#) is available as an online resource for describing current conditions in centers. Please also note that Metro administers [2040 Planning and Development Grants](#) that can be used to conduct work recommended under Title 6.

4. Whether the city responsible for preparing the concept plan has implemented best practices for preserving and increasing the supply and diversity of affordable housing in its existing urban areas.

The Metro Council seeks to preserve and increase the supply and diversity of affordable housing. This includes both market rate and subsidized housing that is affordable to households with incomes equal to or less than 80 percent of the median family income for the county. Cities should describe the actions and investments they have taken to accomplish this in their existing urban areas. Please refer to the region's [Equitable Housing Initiative](#) for examples that could be cited. Cities should also describe the effectiveness of actions that they have taken. The [Regional Inventory of Regulated Affordable Housing](#) is available as a resource. Generally, proposals from cities that have taken more actions to improve or preserve affordability (and have achieved results) will be regarded more favorably.

Please note that Metro administers [2040 Planning and Development Grants](#) that can be used to conduct work to help ensure equitable housing. If a city has received an Equitable Housing Grant, please summarize the status of that work.

5. Whether the city responsible for preparing the concept plan has taken actions to advance Metro's six desired outcomes set forth in Chapter One of the Regional Framework Plan.

The Metro Council seeks to make urban growth management decisions that advance the region's six desired outcome (described in the [Regional Framework Plan](#)).

1. *People live, work and play in vibrant communities where their everyday needs are easily accessible.*
2. *Current and future residents benefit from the region's sustained economic competitiveness and prosperity.*
3. *People have safe and reliable transportation choices that enhance their quality of life.*
4. *The region is a leader in minimizing contributions to global warming.*
5. *Current and future generations enjoy clean air, clean water and healthy ecosystems.*
6. *The benefits and burdens of growth and change are distributed equitably.*

Cities should address each of the six desired outcomes, referencing the actions that they have taken (and results achieved) in existing urban areas as well as how the proposed expansion may advance these outcomes. For several of the outcomes (particularly outcomes one, two, three, four, and six), cities may wish to summarize relevant portions of their responses to code section 3.07.1425(d)3, which requires that a city describe actions it has taken to enhance its centers, corridors, main streets or station communities. If these design types are proposed in the expansion area, the city should describe relevant aspects of the concept plan.

For outcome number four, cities should also reference any other policies or investments that specifically aim to reduce housing and transportation related carbon emissions. Cities may wish to describe how the housing planned for the proposed expansion addresses residential demand that could otherwise spillover outside the Metro UGB (thereby enlarging the regional commute-shed). In particular, cities may wish to note how the type and cost of housing that is being proposed could reduce spillover growth. If a city wishes to assert that the proposed expansion would reduce commute distances, the Metro Council will expect the city to provide evidence.

For outcome number five, cities may note their compliance with Titles 3 (Water Quality and Flood Management) and Title 13 (Nature in Neighborhoods) of the Functional Plan. Cities may also document additional policies or strategies that go beyond regional requirements, including parks and natural area acquisition programs. Cities should also summarize the relevant portions of their concept plans for proposed expansion areas.

Outcome six is of central interest to the Metro Council. To help achieve this ambitious goal, in June 2016 Metro adopted the [Strategic Plan to Advance Racial Equity, Diversity and Inclusion](#). The strategic plan focuses on removing barriers and improving equity outcomes for people of color by improving how Metro works internally and with partners around the Portland region. While individual UGB expansions may have few direct impacts on region-wide racial equity, the cumulative impacts of how communities, cities, the region and the nation have grown have often adversely impacted people of color. Though the best course of action may not always be clear, Metro seeks to encourage a more intentional process for acknowledging and addressing these inequities in growth management decisions with the hopes that cities can help to develop best practices.

Cities making residential expansion proposals should describe whether any of the following social outcomes are worse for communities of color in their jurisdiction than their white counterparts: transportation, housing, jobs, and parks (for a more complete description of these outcomes,

please reference the [2015 Equity Baseline Report](#)). Cities should also describe how they meaningfully engage diverse communities in their planning processes (not exclusively for the urban reserve concept plan), how the identified disproportionate outcomes and engagement practices influence plans and community outcomes and how they measure or track the distribution of benefits and burdens of plans and policies across populations.

Cities submitting proposals for residential UGB expansions should include the following in their proposals (due on May 31, 2018 for consideration in the 2018 decision):

- A proposal narrative addressing the Title 14 code sections (3.07.1425 (d) 1-5) that are described in this guidance document (limit to 15 pages, not including the attachments listed below)
- An adopted resolution from the city's governing body in support of the expansion proposal
- A resolution or other formal action from the city's governing body adopting or accepting a concept plan for the proposed UGB expansion area
- The adopted or accepted concept plan for the urban reserve area
- Findings of fact and conclusions of law that demonstrate that the concept plan for the urban reserve complies with Title 11 (Planning for New Urban Areas) of the Urban Growth Management Functional Plan.
- A map of the proposed expansion area (if smaller than the area described in the concept plan)
- Agreements with the county and service districts for the concept plan area as required in Metro Code Title 11 (Planning for New Urban Areas)
- Written confirmation that the state has acknowledged the city's housing needs analysis
- Any other supporting materials that demonstrate the city's commitment to facilitating the development of needed housing or achieving regional desired outcomes

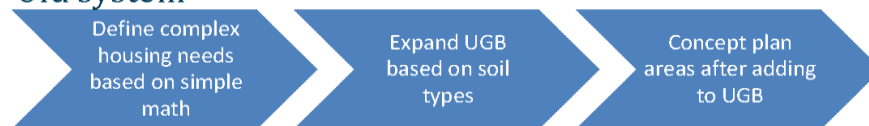
2018 urban growth management decision: engagement and process timeline

Per work program endorsed by Metro Council in February 2017

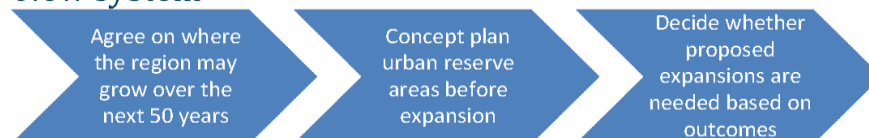
	Summer - Fall 2017	Winter 2018	Spring 2018	Summer 2018	Fall 2018
Program milestones	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Clarify expectations for cities</div>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">City letters of interest due</div>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">City proposals due</div> <div style="position: absolute; top: -20px; left: 50%; transform: translate(-50%, -50%); background-color: red; color: white; border-radius: 50%; padding: 5px; font-weight: bold;">YOU ARE HERE</div>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Metro COO rec., followed by MPAC rec.</div> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Draft Urban Growth Report</div>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Council direction</div> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Council decision</div>
Cities proposing expansions	<ul style="list-style-type: none"> Concept planning for urban reserves Letters of interest due Dec. 29 		Proposals due May 31	Present proposals	
MTAC	Recommendation: clarify expectations for cities proposing residential UGB expansions		<ul style="list-style-type: none"> Discussion: merits of city proposals Recommendation: tech advice, if requested by MPAC 		
Peer review groups	Regional population and employment forecast				
	MetroScope model				
	Buildable land inventory methods and results and other model assumptions (LUTAG)				
			Strengths & weaknesses of city proposals (Crag)		
MPAC	Recommendation: clarify expectations for cities proposing residential UGB expansions		<ul style="list-style-type: none"> Discussion: merits of city proposals Recommendation to Council 		
Public comment opportunities	City planning processes		<ul style="list-style-type: none"> Opt-In poll Online comment period 	Council hearings	Council hearings
Metro Council	Decision: clarify expectations for cities proposing residential UGB expansions		Discussion: merits of city proposals		<ul style="list-style-type: none"> Direction (Sept) Decision (Dec)

Evolution of regional growth management process

Old system



New system



Ongoing improvements to the region's urban growth management process

Protect farms and forests and make the most of what we have

- 1995: 2040 Growth Concept:
- Focus most growth in existing urban areas
 - Expand the UGB in urban reserves when needed
 - Protect industrial areas
 - Consider implications of growth in neighbor cities
- 1996: Urban Growth Management Functional Plan:
- Protections for industrial lands
 - No net loss for residential zoning
- 1997: Regional Framework Plan:
- Focus on redevelopment and infill
 - Provide housing choices
- 2010: Urban and Rural Reserves (long-term vision for urban footprint)

Take an outcomes-based approach

- 2009: Initial direction on six desired outcomes
- 2010: Formal adoption of six desired outcomes
- 2014: Climate Smart Communities Strategy
- 2016: Equity Strategy

Have a plan before expanding the UGB

- 2010: Require a concept plan before expansion
- 2011: Require additional consideration of housing affordability in concept plans

Improve technical analysis

- Ongoing: Peer review of models, methods, and forecasts
- 2009 on: Use of range forecast to acknowledge uncertainty
- 2014 on: Use of range of capacity to acknowledge uncertainty
- 2018 on: More explicit use of scenario modeling to inform growth management

Track development trends

- Periodic: Regional Industrial Site Readiness inventory
- Periodic: State of the Centers
- Periodic: Regional Snapshots
- Periodic: Urban Growth Reports

Be responsive to city proposals for UGB expansions

- 1992: Create annual opportunity for proposed non-residential expansions
- 2007: 2040 Planning and Development Grant program begins to fund local planning
- 2010: Create expedited UGB process for industrial expansion proposals
- 2017: Create mid-cycle UGB process for modest residential expansion proposals
- 2017: Clarify expectations for cities proposing residential expansions