

Metro Policy Advisory Committee (MPAC)

agenda

Wednesday, February 22, 2023

5:00 PM

<https://zoom.us/j/95889916633> (Webinar

ID: 958 8991 6633)

1. Call To Order, Declaration of a Quorum & Introductions (5:00 PM)

Please note: This meeting will be held online. You can join the meeting on your computer or other device by using this link: <https://zoom.us/j/95889916633> or by calling +1 669 900 6128 or +1 877 853 5257 (Toll Free)

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2. Public Communication on Agenda Items (5:05 PM)

Public comment may be submitted in writing and will also be heard by electronic communication (video conference or telephone). Written comments should be submitted electronically by mailing legislativecoordinator@oregonmetro.gov. Written comments received by 4:00 pm on the Wednesday before the meeting will be provided to the committee prior to the meeting.

Those wishing to testify orally are encouraged to sign up in advance by either: (a) contacting the legislative coordinator by phone at 503-813-7591 and providing your name and the item on which you

wish to testify; or (b) registering by email by sending your name and the item on which you wish to testify to legislativecoordinator@oregonmetro.gov. Those requesting to comment during the meeting can do so by using the "Raise Hand" feature in Zoom or emailing the legislative coordinator at legislativecoordinator@oregonmetro.gov. Individuals will have three minutes to testify unless otherwise stated at the meeting.

3. Council Update (5:10 PM)

4. Committee Member Communication (5:15 PM)

5. Consent Agenda (5:20 PM)

5.1 MPAC consideration of MTAC nominees

[COM](#)

[23-0659](#)

Attachments: [Worksheet](#)
[Staff Report](#)

- 5.2 Consideration of the November 9th, 2022 MPAC Minutes [COM](#)
[22-0662](#)

Attachments: [110922 MPAC Minutes](#)

- 5.3 Consideration of the December 14th, 2022 MPAC Minutes [COM](#)
[22-0663](#)

Attachments: [121422 MPAC Minutes](#)

6. Information/Discussion Items (5:25 PM)

- 6.1 MPAC overview [COM](#)
[23-0657](#)

Presenter(s): Andy Shaw (he/him), Metro

Attachments: [MPAC Worksheet.pdf](#)

- 6.2 Growth management work plan [COM](#)
[23-0660](#)

Presenter(s): Eryn Kehe, Metro
Ted Reid, Metro

Attachments: [Worksheet](#)
[Work Program Summary](#)

- 6.3 Update on UGB land exchange [COM](#)
[23-0658](#)

Presenter(s): Andy Shaw (he/him), Metro
Ted Reid (he/him), Metro
Roger Alfred (he/him), Metro

Attachments: [Worksheet](#)

7. Adjourn (7:00 PM)

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ការគោរពសិទ្ធិពលរដ្ឋរបស់ ១ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលការគ្រប់គ្រងរើសអើងសូមចូលទស្សនាគេហទំព័រ www.oregonmetro.gov/civilrights។
បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃច័ន្ទិកា) ប្រាំពីរថ្ងៃ មុនថ្ងៃប្រជុំដើម្បីអាចឱ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

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5.1 MPAC Consideration of MTAC Nominees

Consent Agenda

Metro Policy Advisory Committee
Wednesday, February 22nd, 2023

MPAC Worksheet

Agenda Item Title: Metro Technical Advisory Committee (MTAC) Nominations for Member/Alternative Member Positions

Presenters: Eryn Kehe, Urban Policy & Development Manager II

Contact for this worksheet/presentation: Marie Miller

Purpose/Objective

The purpose of this presentation is to forward nominations from regional jurisdictions, agencies and community partners to fill vacant positions on the Metro Technical Advisory Committee (MTAC). MTAC is an advisory committee of MPAC that provides technical recommendations on growth management subjects as directed by MPAC. The candidates nominated to fill these positions are excellent professionals and knowledgeable in the subject matter of this committee.

Outcome

Action to approve the nominations presented for the Metro Technical Advisory Committee.

What has changed since MPAC last considered this issue/item?

Vacancies on the committee have left positions open. These nominations help fill the committee roster for review of subjects and technical recommendations to MPAC.

What packet material do you plan to include?

A memo that describes the nominations and positions being considered for confirmation on the committee.

Memo



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Date: February 22, 2023
To: Metro Policy Advisory Committee (MPAC)
From: Eryn Kehe, Metro Technical Advisory Committee (MTAC) Chair
Subject: MTAC Nominations for MPAC Consideration

BACKGROUND

The Metro Technical Advisory Committee (MTAC) is an advisory committee to the Metro Policy Advisory Committee (MPAC). MTAC's purpose is to provide MPAC with technical recommendations on growth management subjects, including technical, policy, legal and process issues, with an emphasis on providing policy alternatives.

PURPOSE

Nominations to fill MTAC member and alternate member positions are submitted for consideration and approval by MPAC according to committee bylaws. MPAC may approve or reject any nomination submitted.

RECOMMENDED MTAC APPOINTMENTS

Largest City in the Region: Portland

Patricia Diefenderfer, Alternate

Chief Planner, City of Portland Bureau of Planning and Sustainability

Largest City in Multnomah County: Gresham

Mary Phillips, Alternate

Senior City Planner, City of Gresham

Ashley Miller, Alternate

Housing Services Manager, City of Gresham

Largest City in Washington County: Hillsboro

Dan Dias, Member

Economic and Community Development Director, City of Hillsboro

Second Largest City in Washington County: Beaverton

Brian Martin, Alternate

Long Range Planning Manager, City of Beaverton

Jessica Engelmann, Alternate

Senior Transportation Planner, City of Beaverton

Multnomah County: Other Cities

David Berniker, Alternate

Community Development Director, City of Troutdale

Washington County: Other Cities

Miranda Bateschell, Alternate

Planning Director, City of Wilsonville

Service Providers: Private Utilities

Riahana Ansary, Alternate

Local Government Affairs Manager, Portland General Electric

Service Providers: TriMet

John Serra, Alternate

Regional Government Affairs, TriMet

Fiona Lyon, Alternate

Urban Design Planner, TriMet

Private Economic Development Organizations

Jerry Johnson, Alternate

Principal, Johnson Economics, LLC

Land Use Advocacy Organization

Sarah Radcliffe, Alternate

Director of Government Relations, Habitat for Humanity Portland Region

Environmental Advocacy Organization

Jacqui Treiger, Alternate

Campaign Manager, Climate & Transportation, Oregon Environmental Council

Housing Affordability Organization

Stacie Sanders, Alternate

Director of Policy & Advocacy, Housing Oregon

Commercial/ Industrial Representative

Erik Cole, Member

VP Community Engagement, Schnitzer Properties, Inc.

Executive Director, Revitalize Portland Coalition

5.2 Consideration of the November 9th, 2022 MPAC Minutes

Consent Agenda

Metro Policy Advisory Committee
Wednesday, February 22nd, 2023

METRO POLICY ADVISORY COMMITTEE (MPAC)Meeting Minutes
November 9th, 2022**MEMBERS PRESENT**

Joe Buck (Chair)
Ed Gronke
Gerritt Rosenthal
Alex Howard
Brett Sherman
Christine Lewis
Mark Shull
Denyse McGriff
Mary Nolan
Kirstin Greene
Omar Qutub
Steve Callaway
Carmen Rubio
Thomas Kim
Vince Jones-Dixon
Kim Harless
Nadia Hasan
Sherry French
Pam Treece
Kim Harless
Terri Preeg Rigsby
Luis Nava
Donnie Oliveira

AFFILIATION

City of Lake Oswego, Largest City in Clackamas County
Citizen of Clackamas County
Metro Council
Port of Portland
City of Happy Valley, Other Cities in Clackamas County
Metro Council
Clackamas County
City of Oregon City, Second Largest City in Clackamas County
Metro Council
Oregon Department of Land Conservation and Development
Citizen of Multnomah County
City of Vancouver
City of Portland
TriMet
City of Gresham, Second Largest City in Multnomah County
City of Vancouver
City of Beaverton
Special Districts in Clackamas County
Washington County
Clark County
Special Districts in Multnomah County
Citizen of Washington County
City of Portland

MEMBERS EXCUSED

Ted Wheeler
Brian Cooper
Peter Truax
Temple Lentz
Brian Hodson
James Fage
Ashely Hartmeier-Prigg
Susheela Jayapal
Diana Perez
Mark Watson

AFFILIATION

City of Portland
City of Fairview, Other Cities in Multnomah County
City of Lake Oswego, Largest City in Clackamas County
City of Forest Grove, Other Cities in Washington County
City of Vancouver
City of Canby, City in Clackamas County outside UGB
City of North Plains, City in Washington County outside UGB
City of Beaverton, Second Largest City in Washington County
Multnomah County
City of Vancouver
Hillsboro School District Board of Directors, Governing Body
of a School District

OTHERS PRESENT, Kelly Reid, Peyton Jame, Jeff Gudman, Chris Deffebach, Katherine Kelly, Stacy Connery, Laurie Petrie, Marc Manelis, Tootie Smith, Jamie Stasny, Gordon Hovies, Shirley Craddick, Megan Mckibben, Jeff Guddman, Kristen Beake, Ann Slatinsky, Elin M, Tom Armstrong, Peter Swinton, Amira Streeter

STAFF: Ally Holmqvist, Andy Shaw, Anneliese Koehler, Brianna Dolbin, Carrie MacLaren, Connor Ayers, Ina Zucker, Malu Wilkinson, Marissa Madrigal, Jaye Cromwell, Romona Perrault, Roger Alfred, Ted Ried, Laura Dawson Bodner, Nick Christensen, Eryn Kehe, Liam Frost, Eduardo Ramos

1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS

MPAC Chair Buck called the virtual Zoom meeting to order at 5:00 PM.

Metro Staff Connor Ayers (he/him) called the role.

2. PUBLIC COMMUNICATION ON AGENDA ITEMS

Chair Tootie Smith testified on agenda item 6.1. Expressing that land availability needs to be looked at comprehensively and through a long-term vision. She asked that MPAC and Metro hold their vote on this item until the Oregon semiconductor competitive task force report has been complete in order to receive direction from the public sector and their land needs.

Brett Morgan, 1000 friends of Oregon, explained 1000 friends of Oregon is supportive of the UGB Swap based on Tigard's plans to build missing middle and affordable housing.

3. COUNCIL UPDATE

Councilor Nolan provided an update on Metro's Parks and Nature Levy.

Councilor Rosenthal provided an update on Metro's Affordable Housing Bond funded housing units and the November RTP JPACT workshop.

4. MEMBER COMMUNICATIONS

There were none.

5. INFORMATION / DISCUSSION ITEMS

5.1 RTP Needs Assessment and Performance Measures

Chair Buck introduced Eliot Rose (he/him) Metro.

Key elements of the presentation and member discussion included:

Eliot described the goal of the RTP needs assessment, RTP process, RTP goals, and stakeholder identified needs. He explained the safety performance measures, trends based on crash type- which identified fatal crashes increasing, with pedestrians and bicyclist being disproportionately affected. Eliot then explained the updated high injury corridors and intersections, key findings concerning equity, mobility, and climate.

Councilor Sherman asked if the Urban Growth Boundary (UGB) affected Vehicle Miles Traveled (VMT) per capita

Eliot explained that land use greatly affects VMT.

Mayor Callaway asked how the data used is dispersed between the 3 counties and how many crashes in the EFA are caused by diversion routes due to congestion.

Councilor Hasan asked the committee to consider the physical safety of communities of colors on transit.

6. Action Items

6.1 MPAC Recommendation of UGB Exchange Considerations

Chair Buck introduced Ted Reid (he/him), Metro, Malu Wilkinson (she/her), Metro, and Andy Shaw, Metro.

Key elements of the presentation and member discussion included:

Andy described previous council and community engagement. He explained what staff heard from their engagement efforts and public comments received.

Ted described the 3 exchange options.

Andy explained the direction that Metro Council is looking for from MPAC and next steps for the UGB exchange, including community engagement.

Chair Buck asked the role of counties vs cities when planning for urbanization.

Andy explained over the last 10 years Metro has focused on asking the cities to develop plans for UGB expansion areas.

Chair Buck asked Mayor McGriff if option 3 would be beneficial or detrimental to Oregon City.

Mayor McGriff explained that it would be beneficial for Oregon City.

Commissioner Shull expressed concern for the future of Clackamas County and asked Metro to fund a study to find key employment and industrial land in Clackamas County and develop a newer term strategy to bring industrial land into Clackamas County. He also asked that Metro develop tangible commitments to provide critical infrastructure to the Happy Valley area and asked that the UGB exchange process slow down so there is time to do a system analysis and additional public engagement.

Councilor Sherman explained with only 3 exchange options public outreach should come earlier in the process, so MPAC has community feedback when making a recommendation to MPAC.

Commissioner Treece highlighted the Washington County Commission letter submitted and included in the meeting packet. She identified the region's need for additional housing and the commission's support for the River Terrace 2.0 project. She added that they believe the decision between what 3 UGB exchange options should be between Metro and Clackamas County.

Mayor Callaway stated that the land exchange process should not replace the typical UGB expansion process in the future.

Andy explained that Metro staff determined designating the land removed from the UGB as urban reserve as the best course of action.

Ed Gronke expressed concern with a lack of support from MPAC members and asked what the process would be if members chose to not decide.

Andy explained that Metro asks MPAC to help make urban growth decisions including controversial ones.

Andy explained that currently all the lands being considered are not annexed into a city and they all have the same zoning designation as they had when they were added to the UGB 20 years ago.

Ed Gronke explained that he does not object to the River Terrace 2.0 project but he does object to only having 3 options to decide from.

Mayor Buck made a motion to move forward with option 3 Councilor Hasan Seconds.

Vote: Councilor Vince Jones-Dixon- Yes, Commissioner Mark Shull- No, Mayor Denyse McGriff- Yes, Councilor Brett Sherman- Yes, Commissioner Sherry French- No, Ed Gronke- No, Commissioner Pam Treece- Yes, Mayor Steve Callaway- Yes, Councilor Nadia Hasan- Yes, Vice President Gordon Hovies- No, Luis Nava- , Thomas Kim- Yes, Chair Joe Buck- Yes. **With 8 Yes and 4 No the motion passes.**

Commissioner French expressed hesitation with deciding due to the lack of facts and stated that there are other areas that could be considered.

Councilor Sherman asked for clarification on how community members affected will be notified and how the decision will be relayed to the Metro Council.

Andy explained staff would relay the committees concerns to the Metro Council.

Councilor Nolan emphasized that the land request came to Metro as an expansion of the UGB mid cycle. They explained the Council was not very receptive to an expansion and because of that staff investigated other options such as the exchange.

Councilor Lewis explained that the committee has the option to make an alternative decision that does not align with the staff report. She also explained that the committee worked through alternative options and landed on the 3 options proposed today based on methodical decision making.

7. Information/Discussion Items

7.1 Factors of Homeless: Regional Cooperation

Due to a lack of time this item has been moved to the December 14th meeting.

Mayor Callaway and other MPAC members thanked Mayor Truax of Forest Grove for his public service.

8. ADJOURN

Mayor Callaway and other MPAC members thanked Mayor Truax of Forest Grove for his public service.

Chair Buck adjourned the meeting at 7:00 PM.

Respectfully Submitted,

Brianna Dolbin

Brianna Dolbin
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF November 9th, 2022

ITEM	DOCUMENT TYPE	DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
6.1	Testimony	11/09/2023	1000 Friends of Oregon	110922m-01
6.1	Testimony	11/09/2023	Clackamas County Board of County Commissioners	110922m-02
6.1	Testimony	11/09/2023	Clackamas UGB Exchange Response	110922m-03
6.1	Testimony	11/09/2023	Commissioner Sonya Fischer	110922m-04
6.1	Testimony	11/09/2023	Redland CPO	110922m-05
6.1	Testimony	11/09/2023	Washington County Board of Commissioners	110922m-06
6.1	Testimony	11/09/2023	Aurora Buttonville Barlow	110922m-07
6.1	Testimony	11/09/2023	Commisioner Carmen Rubio	110922m-08
6.1	Testimony	11/09/2023	Redland Viola Fischers Mill CPO	110922m-09
6.2	Presentation	11/09/2023	MPAC UGB Exchange	110922m-10
5.1	Presentation	11/09/2023	RTP Needs Assessment	110922m-11
7.1	Presentation	11/09/2023	MPAC Regional Coordination Update	110922m-12

5.3 Consideration of the December 14th, 2022 MPAC Minutes

Consent Agenda

Metro Policy Advisory Committee
Wednesday, February 22nd, 2023

METRO POLICY ADVISORY COMMITTEE (MPAC)Meeting Minutes
December 14, 2022**MEMBERS PRESENT**

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Mary Nolan
Brett Sherman
Christine Lewis
Mark Shull
Sherry French
Denyse McGriff
Kim Harless
Kirstin Greene
Pam Treece
Luis Nava
Terri Preeg Rigsby
Thomas Kim
Vince Jones-Dixon
Kim Harless
Gordon Hovies
Peter Truax

AFFILIATION

City of Lake Oswego, Largest City in Clackamas County
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Washington County
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City of Gresham, Second Largest City in Multnomah County
City of Vancouver
Special Districts in Washington County
City of Forest Grove, Other Cities in Washington Cities

MEMBERS EXCUSED

Nadia Hasan
Ted Wheeler
Carmen Rubio
Brian Cooper
Susheela Jayapal
Omar Qutub
Nadia Hasan
Temple Lentz
Brian Hodson
James Fage
Steve Callaway
Mark Watson

AFFILIATION

City of Beaverton, Second Largest City in Washington County
City of Portland
City of Portland
City of Fairview, Other Cities in Multnomah County
Multnomah County
Citizen of Multnomah County
City of Beaverton, Second Largest City in Washington County
Clark County
City of Canby, City in Clackamas County outside UGB
City of North Plains, City in Washington County outside UGB
City of Hillsboro
Hillsboro School District Board of Directors, Governing Body
of a School District

ALTERNATES PRESENT

Donnie Oliveira
Anthony Martin
Lacey Beaty
Laura Kelly

AFFILIATION

City of Portland
City of Hillsboro
City of Beaverton
Oregon Department of Land Conservation and
Development

OTHERS PRESENT: Roger Alfred, Jose Nava, Tara O'Brien, Katherine Kelly, Chris Deffebach, Sarah Paulus, Andy Shawn, Erin Doyle, Jamie Stasny, Laurie Petrie, Laura Terway, Megan Beyer, Jeff Gudman, Megan McKibben, Jean Senechal Biggs, Jaimie Lorenzini, Matt Bihn, Schuyler Warren

STAFF: Liam Frost, Brianna Dolbin, Eryn Kehe, Eduardo Ramos, Kim Ellis, Roger Alfred, Ramona Perrault, Jaye Cromwell, Connor Ayers, Malu Wilkinson

1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS

MPAC Chair Joe Buck (he/him) called the virtual Zoom meeting to order at 5:00 PM.

Metro Staff Connor Ayers (he/him) called the role.

2. PUBLIC COMMUNICATION ON AGENDA ITEMS

No members of the public chose to provide testimony on agenda items.

3. COUNCIL UPDATE

Metro Councilor Christine Lewis (she/her) began the Council Update by noting that the Metro Council Inauguration will take place on January 3, 2023 at the East Portland Community Center. At this event, several Metro Councilors will be reappointed to their positions and Ashton Simpson will be sworn-in as the new District 1 Councilor.

Councilor Lewis then informed the committee that Metro acquired 3.7 acres of land between Wilsonville and Tualatin, connecting the North Coffee Lake Wetlands and the Tonquin Scablands to create a mile-long stretch of protected creek surrounded by more than 90 acres of wildlife habitat.

Lastly, Councilor Lewis provided updates on the Supportive Housing Services (SHS) committee, which recently reported on the first 15 months of the program. The report stated that the SHS fund has helped over 2,100 people into supportive housing, provided 9,000 individuals eviction protection services, and

the 2018 housing bond has resulted in the construction of 1,600 housing units.

4. COMMITTEE MEMBER COMMUNICATIONS

No members provided updates to the committee.

5. CONSTENT AGENDA

MOTION: Clackamas County Commissioner Mark Shull moved to approve the consent agenda. City of Happy Valley Councilor Brett Sherman seconded.

ACTION: With all in favor, the consent agenda passed.

6. ACTION ITEMS

6.1 Policy Framework for 2023 Regional Transportation Plan Call for Projects

Chair Buck introduced Metro Staff Kim Ellis (she/her).

Key elements of the presentation and member discussion included:

The presentation overviewed the scope and timeline of the 2023 Regional Transportation Plan (RTP), focusing on the call projects stage of the planning process. The call for projects stage involves local jurisdictions, agencies, and committees updating the RTP by adding new projects that seek to fulfill the region's transportation visions and goals. Ellis detailed the policy framework for the 2023 RTP, highlighting that included projects must support measurable objectives and targets, as well as aligning with the RTP's goals of providing equitable transportation, mobility options, thriving economy, safe systems, and climate action and resilience.

City of Hillsboro Councilor Anthony Martin expressed that administrative costs and staff burden should be considered as a factor in the call for projects stage.

City of Portland Director of Planning and Sustainability Donnie Olivera (he/him) questioned if Metro staff has been weighing projects that address several of the RTP goals greater than projects that primarily only impact one target area.

Ellis responded by explaining that Metro is using a quantitative scoring system to evaluate projects, stating that projects that score highly on multiple goal areas will receive greater consideration than those that only address one goal.

Commissioner Shull recommended that the wording "regional balance" should be included in RTP's vision and goals, highlighting the need for a transportation system that accommodates the needs of individuals outside of the metropolitan area. He expressed concerns over the development of high capacity transit, as well as the Regional Mobility Pricing Policy, stating that he would like to ensure that there is adequate time for all jurisdictions to discuss these projects.

6.2 RTP – Climate Smart Strategy Update and Climate Analysis for 2023 RTP

Chair Buck introduced Metro Staff Kim Ellis.

Key elements of the presentation and member discussion included:

Ellis described the implementation of the Climate Smart Strategy, a regional strategy targeted at reducing greenhouse gas emissions in the transportation sector, in the climate analysis for the 2023 RTP. She explained that this strategy has been designed to synergize with the 2040 Growth Plan, bringing investment to communities that will lead to positive climate impacts over time. Notably, Ellis stated that significant investment in transit is the key to reaching desired greenhouse gas emission levels, along with transit supporting other regional goals and visions. The presentation detailed how the region's transportation climate has changed since the 2018 RTP, noting the dramatic effects of the COVID-19 pandemic, new state policies that bring additional tools to support the reduction of emissions, and the increased prominence of electric vehicles. To conclude the presentation, Ellis overviewed responses from the JPACT and MTAC committees on the Climate Smart Strategy.

West Multnomah Soil & Water Conservation District Director Terri Preeg Riggsby (she/her) questioned the timeline for providing feedback on this project.

Ellis noted that it would be ideal to submit feedback by the start of January 2023.

City of Happy Valley Councilor Brett Sherman commented that he was surprised to see that JPACT members had collectively rated parking management and pricing as a relatively low priority, compared to high-capacity transit which was regarded as being high priority. He then asked if seasonal variables are added to projections for multimodal transportation metrics.

Ellis explained that these models use average daily walking, biking, and transit travel as their metric. While seasonality is not directly included in the models, the averaging of this unit serves to capture the influence of the seasons.

Councilor Sherman followed up by questioning if projections that are plainly unachievable will be recalibrated to align with emerging trends.

Ellis responded affirmatively, stating that many of the projections from the 2018 RTP have shifted drastically and that it is necessary to create a new baseline of performance to serve as a basis for improvement.

Councilor Sherman commented that it would be logical to align the Climate Smart Strategy's pricing strategy with the Metro Regional Congestion Pricing Strategy.

Councilor Martin highlighted that the data sources used in the presentation could have been clarified. He then suggested that the assumption that transit ridership will increase should be altered amidst the COVID-19 pandemic and the increase in telecommuting. The councilor then spoke to potential policy approaches for this strategy, discussing increasing and extending the State Electric Vehicle Tax Credit and boosting the flexibility of TriMet. He then remarked that he believes that priority should shift away

from encouraging people to drive more fuel-efficiently towards not driving at all. Lastly, Councilor Martin raised that there may be an overreliance on Climate Friendly Equitable Communities (CFEC).

Ellis responded by noting that Councilor Martin is correct that pricing is not a requirement of CFEC.

Commissioner Shull questioned if the Climate Smart Strategy pricing analysis considers the impact of tolling heightening traffic on byroads, leading to slower traffic and greater emissions. The councilor then cautioned against assumptions about transportation mode shifts, noting that there has been no significant shift towards transit. He asked staff how they will verify that the policy objectives are actually being met.

Ellis remarked that they will be reporting their analysis of the program's success relative to set targets in the RTP. She specified that the RTP seeks to create a unified transportation system that will effectively address the needs of the entire region.

Washington County Commissioner Pam Treece commented that there is only so much that can be done to reduce vehicle miles traveled (VMT) using regional funding sources, and that it may be necessary to request additional support from the state.

Ellis expressed her agreement with the commissioner, stating that local plans and projects can be used as a platform for advocating for greater funding.

Metro Councilor Gerritt Rosenthal asked if there is a method to project how the Inflation Reduction Act's (IRA) incentives for electrification may affect the state of electric vehicles in the region.

Ellis highlighted that the Oregon Department of Transportation (ODOT) has been working to quantify the electrification of the fleet and that this information may be used to shape the direction of the Climate Smart Strategy.

Chair Buck questioned if there is any reason to tie in other policies such as the Regional Mobility Pricing Project (RMPP) into this work.

Ellis commented that this policy will be evaluated in the call to projects stage and considered as a factor in the Climate Smart Strategy.

6.3 Factors of Homelessness: Regional Cooperation

Chair Buck introduced Metro Staff Liam Frost (he/him).

Key elements of the presentation and member discussion included:

The presentation overviewed how Metro's Supportive Housing Services (SHS) program enforces regional collaboration to assist individuals experiencing homelessness into long-term housing. Frost described the formation of the Tri-County Planning Body, a group of regional leaders, experts, and members of the public who have experienced homelessness with the goal of creating a common strategy to address homelessness. The Regional Long-Term Rent Assistance (RLRA) program, which seeks to leverage the

best practices of the Housing Choice Voucher across the region, was explained to the committee. Frost concluded the presentation by highlighting the importance of data coordination in reaching the region's goals related to homelessness.

Councilor Sherman asked if there are any programs to support low-income individuals with mortgage payments or first-time home purchases, rather than solely supporting renters.

Frost clarified the SHS program is specifically targeted at serving people experiencing chronic, severe homelessness, and therefore program funds would not be diverted to supporting home payments.

Councilor Sherman questioned how outreach teams connect homeless individuals with the services provided by this program.

Frost explained that Metro is primarily responsible for providing funding; the actual services are administered by the counties.

Councilor Rosenthal discussed a developing Oregon Health & Science University (OHSU) program that would allow people with severe mental health issues to receive aid before being placed into housing. He asked staff if programs such as this will be considered for integration into SHS policy.

Frost stated that mental health services and homelessness services have previously been regarded as entirely separate programs, and that this assumption is rapidly shifting. As for OHSU's new mental health matrix, he expressed support for the program but noted that there must be significant capacity to effectively help individuals.

Councilor Martin questioned the purpose of the Housing Memo letter.

Chair Buck explained that the letter was at the request of Metro Council President Peterson.

After ending discussion on the SHS, Chair Buck took a moment to congratulate City of Forest Grove Mayor Peter Truax for his retirement, thanking the mayor for his continued hard work and commitment to regional success. City of Hillsboro Mayor Steve Callaway and Commissioner Treece similarly shared his gratitude for Mayor Truax.

Councilor Rosenthal thanked Chair Buck for chairing MPAC over the 2022 year.

Mayor Truax thanked the committee and several members for their service to the region.

7. ADJOURN

Chair Buck adjourned the meeting at 7:00 PM.

Respectfully Submitted,

A handwritten signature in black ink that reads "Jeff Kain". The signature is written in a cursive, flowing style.

Jeffrey Kain
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF December 14th, 2022

ITEM	DOCUMENT TYPE	DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
6.1	Document	12/14/2022	2023 Regional Transportation Plan Call for Projects Overview	121422m-01
6.1	Presentation	12/14/2022	Overview of Timeline and Process for Call for Projects	121422m-02
6.2	Presentation	12/14/2022	Climate Smart Strategy Overview	121422m-03
6.3	Memo	12/14/2022	MPAC Report-Back on Discussions Regarding Homelessness	121422m-04
6.3	Presentation	12/14/2022	Metro Regional Supportive Housing Services	121422m-05

6.1 MPAC Overview

Information/Discussion Items

Metro Policy Advisory Committee
Wednesday, February 22nd, 2023

MPAC Worksheet

Agenda Item Title: MPAC 2023 Overview

Presenters: Andy Shaw, Interim Director, Planning, Development & Research; Malu Wilkinson, Equitable Development & Investments Program Director, Planning, Development & Research

Contact for this worksheet/presentation: Jaye Cromwell; Jaye.cromwell@oregonmetro.gov

Purpose/Objective:

Provide an overview of the role and responsibilities of MPAC to orient new and returning committee members and provide an overview of the 2023 MPAC work program

Outcome:

MPAC members will understand the role MPAC plays in advising Metro Council on land use issues and other matters of regional concern. MPAC members will have a sense of the work and topics that are expected to come before them for information, discussion, and input this year.

What has changed since MPAC last considered this issue/item?

This topic is one that comes before MPAC at the beginning of each year as new MPAC leadership takes the helm. While the role and responsibilities of MPAC described in the Metro charter and bylaws have not changed, the policy issues for MPAC and Metro consideration change annually. This year, MPAC's work program is expected to focus on a wide range of topics including:

- 2024 Urban Growth Management Decision
- 2023 Regional Transportation Plan
- Congestion Pricing and Tolling
- Ongoing Supportive Housing Services & Affordable Housing Bond Implementation
- Economic Development and Employment Land
- Emerging Growth Trends
- Implementation of the Climate Friendly Equitable Communities (CFEC) program
- Transit Oriented Development program

Background

Established by the Metro Charter in 1992, MPAC advises the Metro Council on the amendment or adoption of the Regional Framework Plan and other growth management and land use issues. Policy areas MPAC addresses include:

- regional transportation
- management of the urban growth boundary
- protection of lands outside the urban growth boundary for natural resources, future urban zoning, or other uses
- planning responsibilities required by state law
- other growth management and land use planning matters deemed by Metro Council to be of the region's concern.

MPAC comprises 21 voting members representing cities, counties, special districts and the public, and six non-voting members. Three Metro Councilors also participate as non-voting liaisons.

What packet material do you plan to include?

A PowerPoint presentation will be provided at the MPAC meeting.

6.2 Growth Management Work Plan

Information/Discussion Items

Metro Policy Advisory Committee
Wednesday, February 22nd, 2023

MPAC Worksheet

Agenda Item Title: 2024 Urban Growth Management Decision: draft work program overview

Presenters: Eryn Kehe, Ted Reid (Metro Planning, Development and Research)

Contact for this worksheet/presentation: Ted Reid ted.reid@oregonmetro.gov

Purpose/Objective

- Review proposed work program for the Metro Council's 2024 urban growth management decision process.
- Describe MPAC's proposed role in the growth management decision process.
- Seek MPAC's feedback on the proposed work program.

Outcome

MPAC is familiar with the proposed process – including MPAC's role in making recommendations – that will lead to the Metro Council's December 2024 urban growth management decision.

What has changed since MPAC last considered this issue/item?

MPAC last made a recommendation on a cyclical growth management decision in 2018. More recently, in late 2022, MPAC made a recommendation to the Metro Council on an urban growth boundary exchange. This meeting is the first time that MPAC has discussed the proposed work program for the 2024 urban growth management decision process.

What packet material do you plan to include?

Draft work program overview.

2024 Metro Council Urban Growth Management Decision: Draft work program summary

Regional readiness for population, housing, and job growth

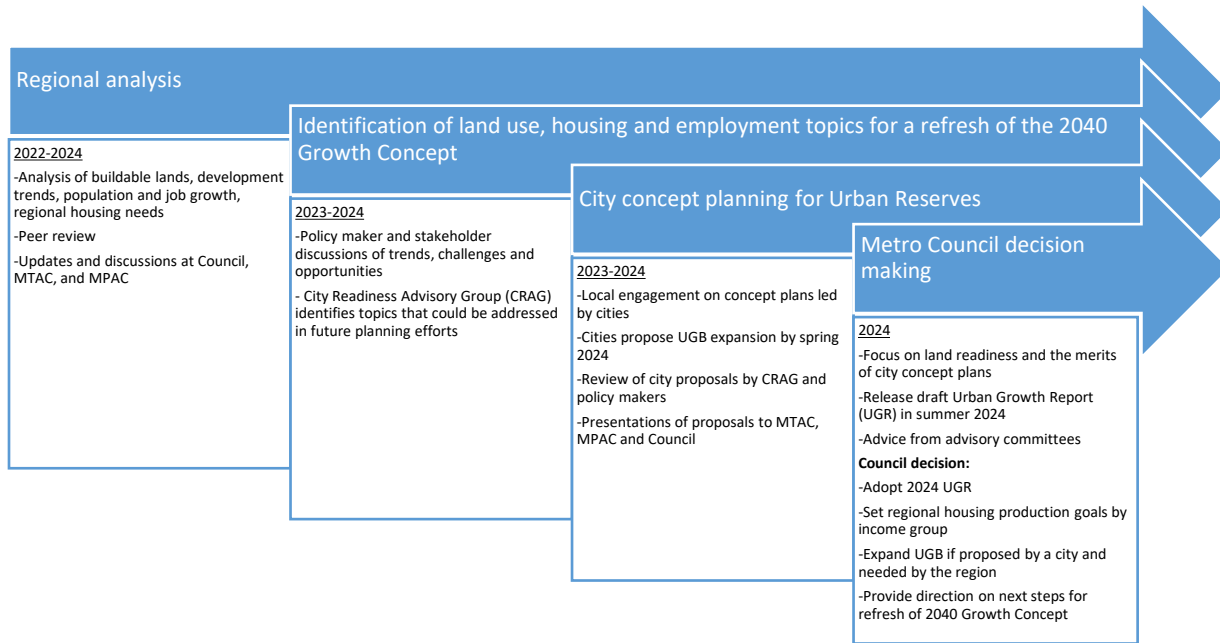
The Metro Council is required under state law to adopt – by the end of 2024 – an assessment of the region’s capacity to accommodate the next twenty years of housing and job growth inside the urban growth boundary (UGB). This work program summary outlines the proposed process that will lead to the Council’s decision, focusing on how the Metro Council and its advisory committees will be engaged.

Metro seeks to improve its growth management practices every time it undertakes this cyclical process. As always, Metro will strive to improve the data analysis that informs decision makers. Likewise, Metro will continue its emphasis on land readiness to ensure that decisions emphasize the governance, market, and infrastructure conditions that must be present to produce housing and jobs. This process will differ from past decisions by applying a greater focus on the housing needs of all income groups, particularly households with lower incomes. This focus on affordability advances shared goals of increasing housing production for those that have the fewest choices.

This proposed work program also describes how this process will identify land use, housing and employment policy topics that deserve additional consideration in a subsequent refresh of the region’s 2040 Growth Concept or through other programs. Those topics will include climate change, racial equity, and ways of diversifying the set of stakeholders that are engaged.

DISCUSSION DRAFT

Process overview



Council roles

Leading up to the Council’s decision in late 2024, policy makers will engage in discussions of a variety of growth and development trends as well as reviewing any UGB expansion proposals submitted by cities. Policy maker discussions will focus on development readiness, additional actions that may be needed to increase housing production and economic growth inside existing urban areas, and specific city proposals for addressing housing and employment needs in UGB expansion areas. Metro Councilors may wish to engage directly with their local elected counterparts throughout this process.

Advisory committee roles

The Metro Policy Advisory Committee (MPAC) will be engaged in policy discussions like those that the Council engages in throughout the process. MPAC will be asked for its advice to the Metro Council in late summer 2024. MPAC’s advice will focus on policy options for increasing the region’s readiness for housing and employment growth and the merits of any city proposals for handling some of that growth through concept planned UGB expansions.

The Metro Technical Advisory Committee (MTAC) will provide advice on technical aspects as needed. Local jurisdiction staff review of the buildable land inventory will be essential and it is likely that Metro will reconvene the ad-hoc Land Use Technical Advisory Group, which has overlap with MTAC membership for this purpose. MTAC will also be asked to review of any city proposals for UGB expansions. Lastly, MPAC may request MTAC’s technical advice on topics.

Metro’s Committee on Racial Equity (CORE) will be briefed on this work program and their advice will be sought on the formation of a diverse youth cohort to both learn about and advise on Metro’s growth management approach. After an initial discussion with CORE, staff will identify the appropriate timing of further engagement with the committee over the course of this work program.

DISCUSSION DRAFT

Staff roles

Staff will manage the work program to meet deadlines and facilitate advisory committee discussions and Council decision making. Staff will also undertake the legal, communications, engagement and technical work needed to support Council decision making. Metro will build on its long-standing expertise in spatial, housing, and economic analysis and research by continuously improving its work to support decision making. Peer review and local jurisdiction staff engagement will help to ensure the validity of these analyses. Aspects of these analyses will be brought forward to inform policy discussions throughout 2023 and 2024 and will be incorporated into the 2024 Urban Growth Report (UGR).

Local jurisdiction roles

As described in this work program summary, staff proposes that this process is centered on city readiness. As such, there will be a heavy emphasis on the merits of city proposals for concept planned UGB expansions. Cities will be responsible for leading local engagement on concept planning Urban Reserve areas. Local jurisdiction staff will also have opportunities to provide peer review of the buildable land inventory and advice through MTAC.

City Readiness Advisory Group

In the 2018 growth management decision, Metro convened a City Readiness Advisory Group (CRAG) that included developers, advocacy groups, affordable housing providers, community organizations, and park district staff. The group was charged with reviewing city proposals for UGB expansions, providing their insight on the readiness of these cities to accommodate growth in an equitable, climate-friendly fashion.

For the 2024 decision, staff proposes reconvening CRAG, but with an expanded, more diverse composition and role. In addition to reviewing any city proposals for residential UGB expansions, this group would also be asked to provide insight on the partnerships, policies, and programs needed to further advance the region's readiness for growth and address topics such as revitalizing downtowns, encouraging mid and high-rise housing production in mixed-use centers, encouraging middle housing in neighborhoods, and enhancing affordability. The group would do so through the lens of equity and climate change.

For several growth management decision cycles, Metro has participated in updates of the Regional Industrial Site Readiness Inventory. Recent discussions at the governor's Semiconductor Taskforce have again affirmed the need to address the readiness of industrial lands to attract high-tech manufacturers. For the 2024 urban growth management decision, staff proposes asking CRAG to review any city proposals for UGB expansions for employment uses. CRAG would be asked for its assessment of the readiness of proposed expansion areas, the likelihood that the area would develop, and possible economic and equity benefits.

CRAG would be asked to provide its advice on these topics to MPAC and the Metro Council as a way of identifying potential focus areas for a subsequent refresh of the 2040 Growth Concept. Staff suggests that the Council consider appointing a councilor to chair this group. Likewise, staff suggests having at least one MTAC and MPAC liaison to this group. Finally, staff recommends including representatives of the proposed youth cohort on CRAG.

DISCUSSION DRAFT

Technical peer review groups

Several technical peer review groups will be engaged in the development of the 2024 UGR. Those will include:

- Regional Forecast: a peer review group consisting of economists and demographers will review regional forecast methods and results.
- Buildable land inventory: the Land Use Technical Advisory Group, consisting of local jurisdiction planning staff and other development specialists will review buildable land inventory methods and results. The draft inventory will also be made available for review by all local jurisdictions.

2024 Urban Growth Management decision approach

Staff proposes the following approach to the 2024 UGR and growth management decision.

- Focus policy discussions on the readiness of cities to urbanize possible expansion areas (concept planned Urban Reserves).
- The draft UGR that staff will release in the summer of 2024 will not be a conclusive determination of regional need for land. The draft UGR will provide high quality, peer-reviewed analysis that will serve as a decision support tool for policy makers that will:
 - As a best practice, use a range forecast to recognize uncertainty about the amount of future population, household, and job growth.
 - Recognize uncertainty regarding the capacity of land inside the UGB to accommodate growth, particularly related to newly allowed “middle” housing types.
 - Differentiate between housing needs and land needs.
 - Differentiate between employment growth forecasts and economic development aspirations and their implications for regional land needs.
 - Seek to understand changes in housing and employment trends that are under way or that have accelerated during the pandemic.
 - Provide information about how various housing types can address the needs of different income groups.
 - Address newer statutory requirements such as estimating not just future, but existing housing needs.
 - Summarize the possible housing production or economic impacts of any city-proposed UGB expansions.
- Determinations of need for UGB expansions will be a result of Council direction, informed by the UGR.
- The Council’s decision would include setting regional housing production targets (for the region, by income group, not by jurisdiction). Those regional targets could serve as the basis for a subsequent Regional Housing Coordination Strategy that would be led by Metro’s Housing Department in coordination with Planning, Development and Research. A requirement for Metro to produce a Housing Coordination Strategy is pending legislation in the 2023 session.

Timeline overview (subject to change)

The timeline below emphasizes engagement of Metro advisory committees, ad-hoc advisory groups, and known stakeholder groups. Staff will develop a more detailed public involvement plan in the coming months. That public involvement plan will likely focus around any proposed UGB expansion areas since experience indicates that’s what the public is most interested in. We also expect to hear ideas from the public about topics to address in a refresh of the 2040 Growth Concept.

DISCUSSION DRAFT

Early 2023

Venues

- MTAC and MPAC
- Metro Council work sessions

Topics

- The 2040 Vision 30 years later
 - How growth has happened following our regional vision/2040 growth concept
 - How UGB decisions work with other tools to realize our regional vision
 - 2040 grant funds available to support visioning/planning inside UGB
- History of UGB decisions and how the process has evolved to bring us to the process we use now
 - How decisions used to be made
 - Legislative changes and lawsuits
 - Reserves—why/when this system was created
- What will be part of the UGB decision (topics, information) this next year and a half and how it will feed into a 2040 refresh
- Advice on draft 2024 Urban Growth Management Decision work program

Deliverables

- Finalize 2024 Urban Growth Management Decision work program

Spring 2023

Venues

- Stakeholder groups such as HBA, business chambers, NAIOP, Metropolitan Mayor's Consortium, community-based organizations, county planning directors' meetings and county coordinating committees
- Metro Council
- MTAC and MPAC

Topics

- Project kickoff with stakeholders; share the 2024 Urban Growth Management Decision work program
- Speaker panels:
 - Office-to-residential conversion potential (consultant product)
 - Development outcomes in centers and past UGB expansion areas (consultant product)
 - Middle housing potential (consultant product)

Deliverables

- Speaker panels

Summer 2023

Venues

- Convene Land Use Technical Advisory Group (LUTAG) to advise on buildable land inventory
- Metro Council
- MTAC and MPAC

DISCUSSION DRAFT

Topics

- Employment and industrial readiness; semiconductor taskforce
- Long-term role of housing production in housing affordability (filtering); gentrification and displacement trends (consultant products)
- Existing housing needs: historic underproduction and housing for people experiencing houselessness (consultant product)

Deliverables/milestones

- Industrial site readiness (scope TBD)
- Speaker panels

Fall 2023

Venues

- LUTAG
- Metro Council
- MTAC and MPAC

Topics

- Factors that influence whether land is buildable and ready

Deliverables/milestones

- Local jurisdiction review of draft buildable land inventory
- Updates on buildable land inventory process

Winter 2023/2024

Venues

- Metro Council
- MTAC and MPAC
- Regional Forecast peer review panel, which in the past has included demographers and economists from PSU, the state of Oregon, NW Natural, and private consulting.

Topics

- Economic and demographic outlook
- Title 6 (Centers) updates per Climate Friendly Equitable Communities Rules
- Draft buildable land inventory

Deliverables/milestones

- Draft regional forecast peer review of methods and results
- Draft buildable land inventory
- Draft Title 6 amendment language
- Letters of interest from cities that intend to propose UGB expansions – DUE BY DECEMBER 1, 2023
- Draft tool for assessing potential economic benefits of adding proposed (if any) industrial lands to UGB (consultant product)

Spring 2024

Venues

DISCUSSION DRAFT

- City Readiness Advisory Group (CRAG)
- Metro Council
- MTAC and MPAC

Topics

- City proposals for UGB expansions
- Historic residential development trends
- Programs, partnerships, and investments needed to improve regional readiness for growth
- Draft regional forecast

Deliverables/milestones

- Draft regional forecast
- City proposals for UGB expansions – DUE BY APRIL 5, 2024
- Draft technical assessment of economic benefits of adding proposed (if any) industrial lands to UGB (consultant product)
- Draft report on historic residential development trends
- LUTAG recommendations for readiness topics to advance in 2040 Growth Concept refresh

Summer 2024

Venues

- CRAG
- Metro Council
- MTAC and MPAC
- Stakeholder groups such as HBA, business chambers, NAIOP, Metropolitan Mayor's Consortium, community-based organizations, county planning directors' meetings and county coordinating committees

Topics

- Draft UGR, with a focus on the draft regional housing needs analysis and setting regional housing production goals by income group.
- City proposals for UGB expansions
- CRAG assessment of UGB expansion proposals

Deliverables/milestones

- Draft UGR, including draft regional housing needs analysis
- Summary of CRAG review of city proposals for UGB expansions
- MTAC and MPAC recommendations on growth management decision, including regional housing production goals by income group, Title 6 amendments, UGB expansions, and topics to advance in 2040 Growth Concept refresh

Fall 2024

Decision process

Metro Council consideration of resolution directing staff to prepare final decision ordinance:

- Public hearings
- Townhalls or other direct public involvement TBD
- Direction on completing the UGR analysis: range forecasts, regional housing target setting by income group, employment lands to plan for, etc.
- Direction on UGB expansions, if any

DISCUSSION DRAFT

- Direction on conditions of approval, if any
- Prepare public notices for UGB expansions, if any
- Direction on Title 6 amendments
- Direction on topics to address in 2040 Growth Concept refresh

Winter 2024

Decision process

- Provide notices for decision as required
- Council first and second read of ordinance:
 - Adoption of final UGR
 - UGB expansions, if any
 - Conditions of approval for UGB expansions, if any
 - Regional housing production goals for various income groups
 - Title 6 amendments
 - Other policy direction such as topics to address in 2040 Growth Concept Refresh
 - Findings of Fact and Conclusions of law

6.3 Update on UGB Land Exchange

Information/Discussion Items

Metro Policy Advisory Committee
Wednesday, February 22nd, 2023

MPAC Worksheet

Agenda Item Title: River Terrace 2.0 UGB exchange: update on Metro Council's decision

Presenters: Andy Shaw, Ted Reid

Contact for this worksheet/presentation: Ted Reid

Purpose/Objective

Provide MPAC with an update on the Metro Council's February 2, 2023 decision on an urban growth boundary (UGB) exchange. In the exchange, the Council added the River Terrace 2.0 urban reserve to the UGB as proposed by the City of Tigard and removed a comparable amount of buildable land from the UGB in unincorporated Clackamas County. The land that was removed from the UGB was added twenty years ago but has not advanced in its development readiness.

Outcome

MPAC is aware of the outcome of the UGB exchange for which it previously provided advice.

What has changed since MPAC last considered this issue/item?

MPAC provided a recommendation to the Metro Council at its November 9, 2022 meeting. Since then, Metro mailed notices of the proposed decision to potentially affected property owners, held two townhall meetings, and one public hearing before the Metro Council decided on February 2, 2023. The Council completed the UGB as recommended by MPAC.

What packet material do you plan to include?

None

Materials following this page were distributed at the meeting.



Metro

MPAC overview

February 22, 2023

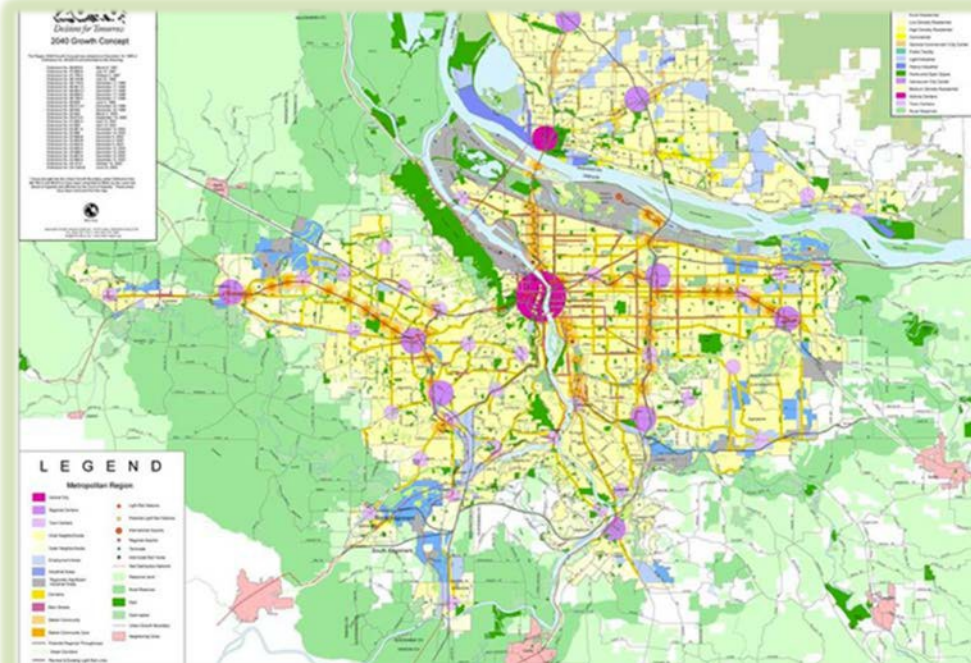
Metro, Your Regional Government



What does Metro do?

What is the 2040 Vision?

What makes Metro different?



Planning, Development, and Research

Equitable Development

- Urban Growth Management
- 2040 Planning and Development Grants
- Economic Development and Economic Forecasting
- Corridor Planning and Investment Areas
- Transit Oriented Development/Redevelopment
- Community Placemaking
- Brownfields

Regional Transportation Planning

- RTP/Climate Smart
- Regional Congestion Pricing
- Emerging Transportation Trends
- Major Projects
- MTIP/RFFA/TSMO/RTO

Research

- RLIS
- Data Resource Center
- Modeling and Forecasting

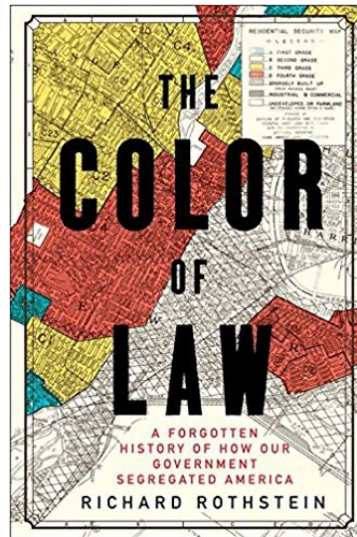
What is MPAC?

- Established by Metro Charter in 1992 to advise Metro Council on the Regional Framework Plan, other matters of metropolitan concern
- A regional body of cities, counties, special districts, school districts, and Tri-Met, as well as public members, public agencies, and Metro Council liaisons.

MPAC By-Laws

- Membership & Appointments
 - 21 voting members representing cities, counties, special districts, school districts, Tri-Met, and the public
 - 6 non-voting members, representing public agencies, Clark County, and City of Vancouver
 - 3 non-voting Metro Council liaisons
 - Appointment process varies by type of position
- Conduct of Meetings & Quorum
 - Quorum = majority of voting and non-voting members/alternates
 - Action = majority of voting members/alternates present
- Officers & Duties
 - Rotating regional leadership

An Eye to the Future Informed by Our Past



2023 Work Program Topics

- 2024 Urban Growth Management Decision
- 2023 Regional Transportation Plan
- Congestion Pricing and Tolling
- Ongoing Supportive Housing Services & Affordable Housing Bond Implementation
- Economic Development and Employment Land
- Emerging Growth Trends
- Implementation of the Climate Friendly Equitable Communities (CFEC) program
- Transit Oriented Development program

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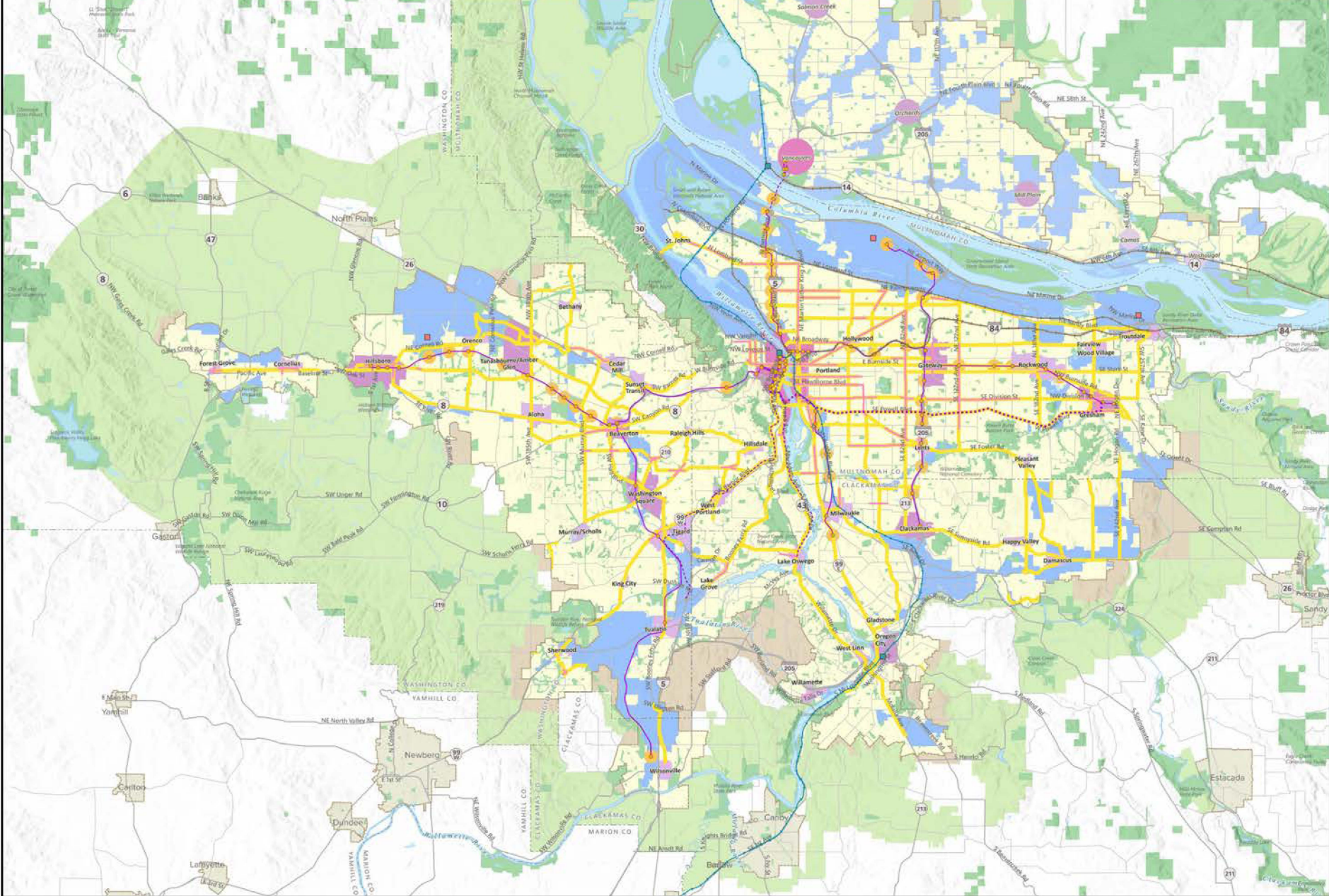
2024 Urban Growth Management Decision

Draft work program

MPAC
2-22-23



Metro



2040 Growth Concept Map

December 2018

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or geospatial accuracy. There are no warranties, expressed or implied, including the warranty of merchantability, or fitness for a particular purpose, accompanying this product. However, restriction of any errors are appreciated.

The Metro 2040 Growth Concept defines the form of regional growth and development for the Portland metropolitan region. The Growth Concept was adopted in December 1995 through the Region 2040 planning and public involvement process. This concept is intended to provide long-term growth management of the region.

The map highlights elements of parallel planning efforts including: the 2018 Regional Transportation Plan that outlines investments in multiple modes of transportation, and a commitment to local policies and investments that will help the region better accommodate growth within its centers, corridors and employment areas.

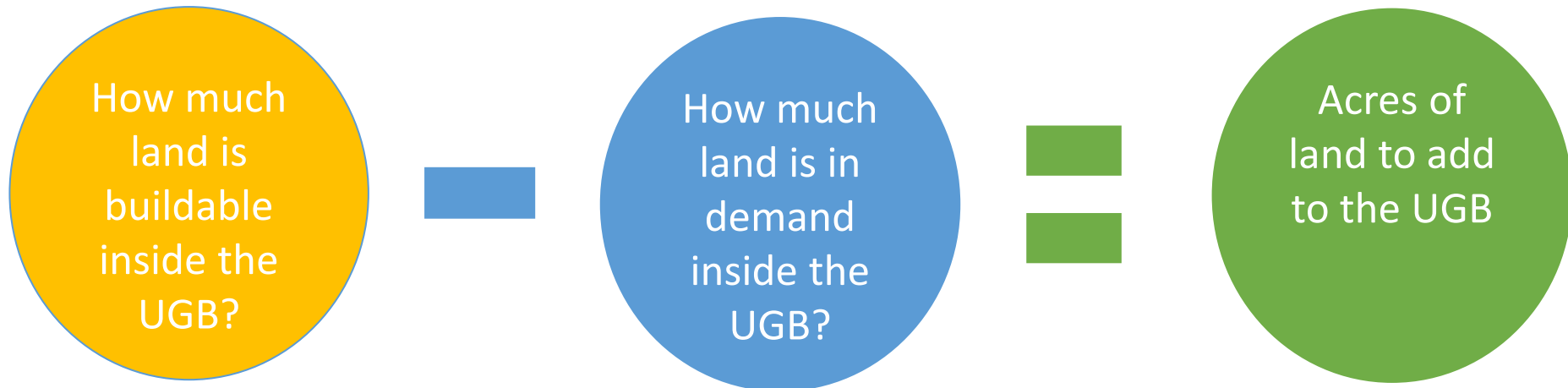
- Central city
- Regional center
- Town center
- Station communities
- Main streets
- Corridors
- Employment land
- Parks and natural areas
- Neighborhood
- Rural reserve
- Urban reserve
- Urban growth boundaries
- Existing high capacity transit
- Planned high capacity transit
- Proposed high capacity transit tier 1
- Mainline freight
- High speed rail (proposed)
- County boundaries
- Neighboring cities
- Airports
- Intercity rail terminal



For more information on these initiatives, visit <http://www.oregonmetro.gov/2040>

The basic premise of Oregon's growth management laws

Before expanding the UGB, determine whether more land is needed because of household and employment growth.

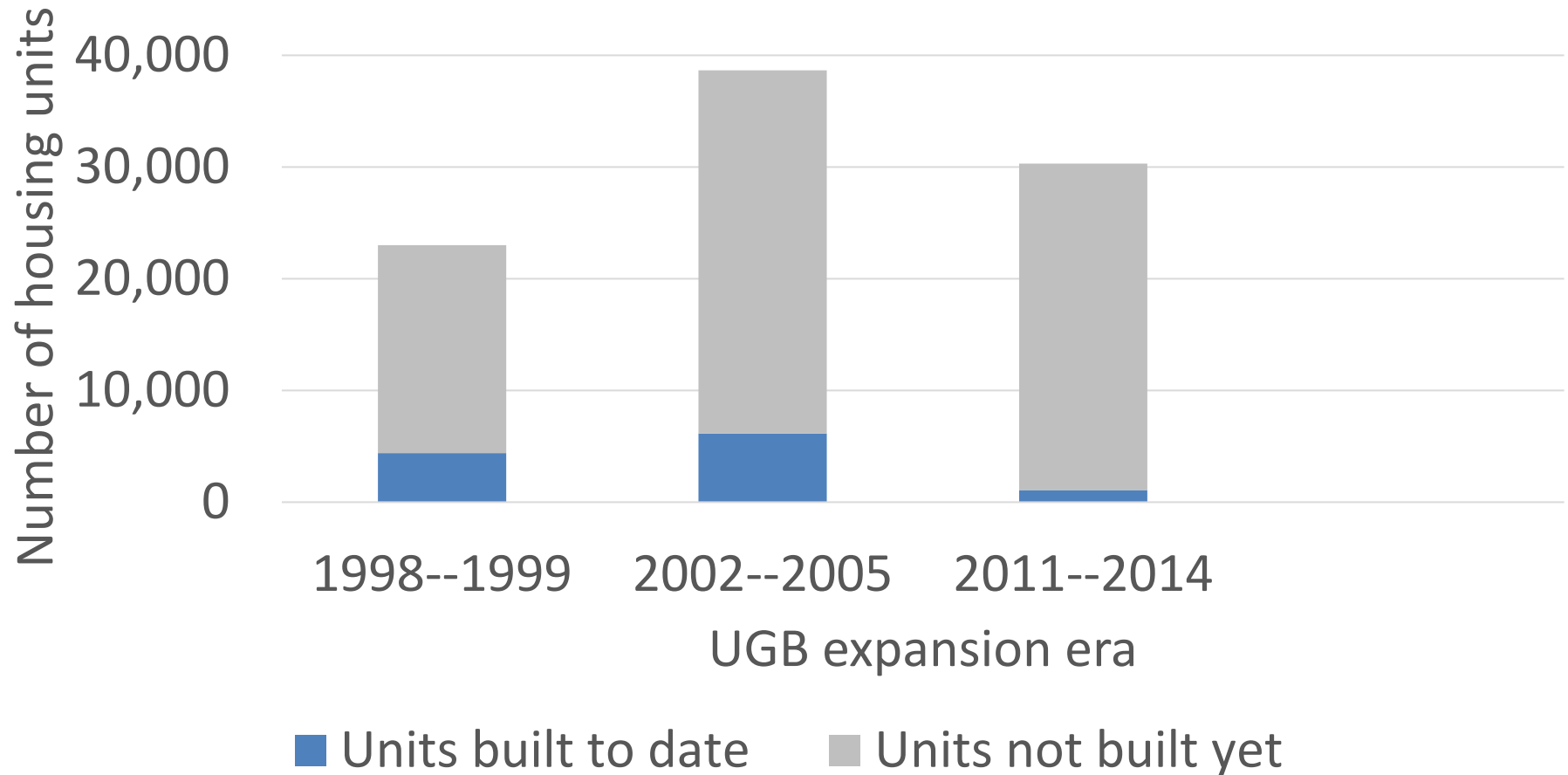


City readiness matters

UGB expansions only produce jobs or housing when there is a city that can plan the area and build pipes, roads, sidewalks, parks and schools



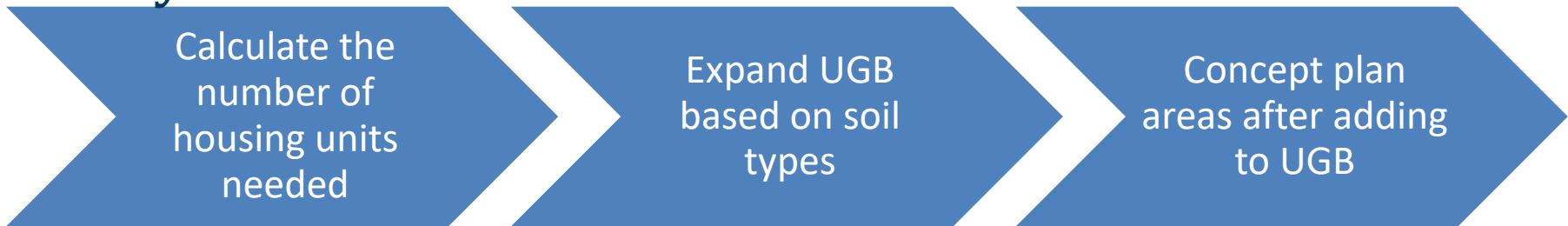
Past UGB decisions that did not emphasize readiness have been slow to produce housing



Source: ECONorthwest analysis using RLIS taxlot data (note: taxlot data tends to lag actual development)

Metro has improved its growth management process to focus on readiness

Old system



New system



What's in an Urban Growth Report?

Employment

- Regional employment forecast
- Assessment of trends like work from home, etc.
- Employment site inventory
- Industrial land readiness



What's in an Urban Growth Report?

Housing

- Population and household forecast
- Development trends:
 - Price, type, size, rent/own
 - Redevelopment, infill, vacant lands
- Displacement trends
- Housing needs analysis



What will be new in the 2024 Urban Growth Report?

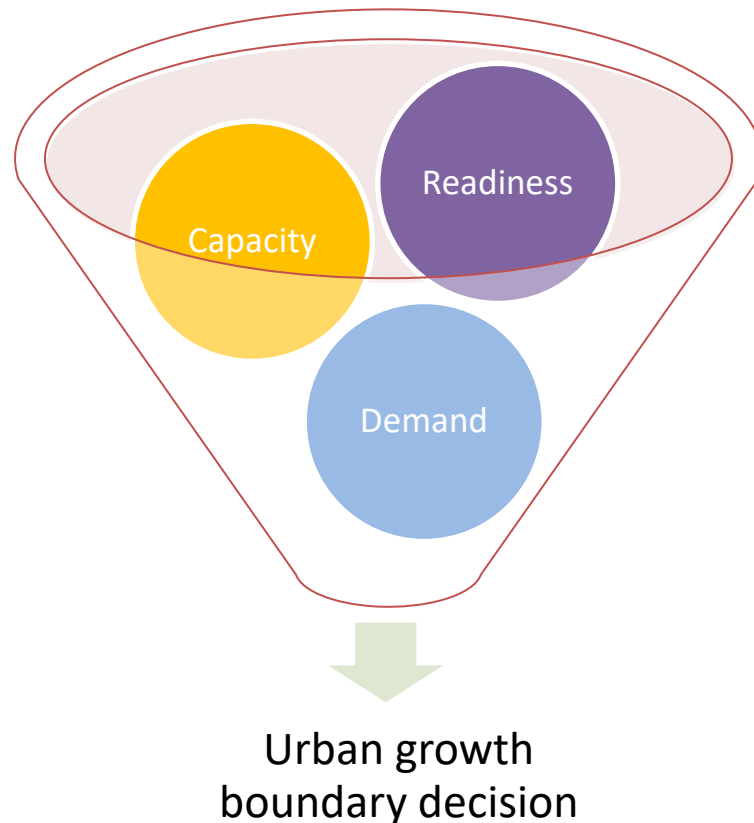
- Development proforma approach for assessing growth capacity, including middle housing estimates
- Housing needs by income group
- Existing and future housing needs
- Consideration of economic aspirations & forecasts



Technical analyses pose policy questions

Council's UGB decision requires information:

- Growth projections/demand
- Buildable land/growth capacity
- Readiness of land in urban reserves to develop



2024 Urban growth management approach

- Focus on readiness of cities
- Differentiate between:
 - housing needs and land needs
 - employment forecasts and economic development aspirations
- Summer 2024 draft Urban Growth Report will not provide “the answer;” it will be a support tool.

Overview of timeline

Ongoing technical work and stakeholder engagement

Forecasts
Land inventories
Trends analysis
Modeling
Peer review
Convene advisory group

City proposals for expansions

Fall 2022: grant funding applications due (none received)
Dec 1, 2023: Letters of interest
April 5, 2024: Proposals due

Council decision

Early summer 2024: draft UGR
Mid summer 2024: advisory group recs to staff
Late summer 2024: COO rec
Early fall 2024: MPAC and CORE recs to Council; Council direction to staff
Fall 2024: Public hearings
Dec 2024: Council decision

Advice and decision-making

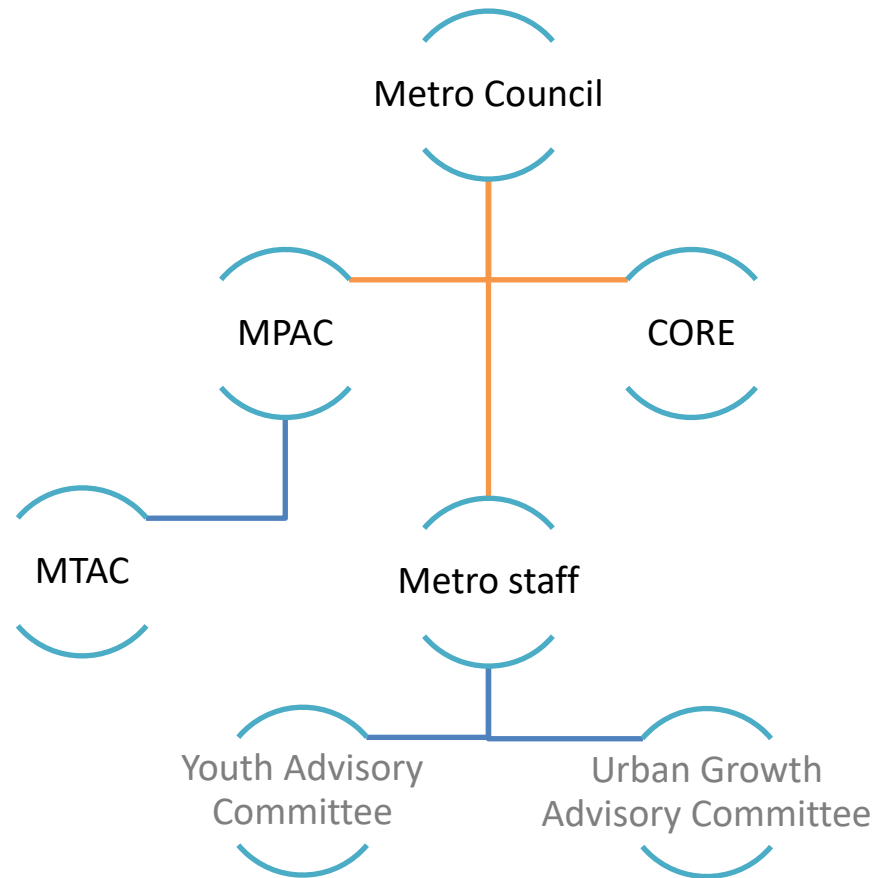
Metro Council makes
UGB decisions

MPAC and CORE
advise Council

MTAC advises MPAC

COO/staff will make a
recommendation to
Council

Advisory committees
inform staff



MPAC's advisory role in late 2024:

Early summer 2024: Draft Urban Growth Report

Late summer 2024: Chief Operating Officer recommendation

Late summer/early fall 2024: MPAC will be asked whether it endorses COO recommendation

Questions and suggestions

- About the work program?
- About MPAC's advisory role?

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