

Urban Growth Report Roundtable

March 15, 2024

Meeting Notes

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Introductions and welcome

- Introductions
- Catherine Ciarlo introduced the topic of today's meeting.
- Marissa Madrigal COO thanked the stakeholders for their time and the importance of their input in the land-use decision making process.
- Last few meetings have been data input and today will be used for discussion on the capacity or supply. How many housing units can be accommodated in the existing growth boundary? The supply of housing.
- Mentioned use of the proforma model to help estimate capacity for development and redevelopment.

Discussion activity

Participants were asked to get together with three people next to them. They were asked to think about an empty parcel, perhaps a lot or urban parcel.

Some of the reasons why the site is vacant or empty included:

- Price of property
- Zoning and market mismatch
- Market conditions outweigh subsidies
- Owner unwilling to sell, subdivide, collaborate
- Property owner motivations
- Cost of infrastructure to serve site
- Parcel assembly
- Site constraints
- Environmental challenges - brownfields, floodplains
- Absentee landowner
- Land banking
- Political challenges
- Public ownership
- Easements
- Regulatory requirements - frontage, trees, stormwater, fees
- Transportation infrastructure is not upkept and makes mobility to and from the site difficult

- NIMBY-ism
- Political difficulties to put tax increments due to public opposition

Presentation on the regional forecast recap and the preliminary capacity results

Discussion questions:

- Question: How does land go through a cycle of twenty years and be determined as developed or not developed? At what point developable land drop off the list of having the potential to be developed?
 - Answer: There is a general range that tries to capture the uncertainty especially in land that has a trend of not being utilized
 - We don't focus on site specific "yes" or "no" – this analysis is half a million parcels so the focus is on probability across the entire region and results in a general range
- Question: Are you collecting data to understand the land-use constraints that apply within the uncertainty category? This will help understand what policies we need to encourage statewide. Can we summarize the broader challenges that are shared by underused sites?
 - Comment: More and more properties are being passed on due to challenges. Applying the past likelihoods of redevelopment from the backcasting model might not capture the increased challenges of today.
 - Comment: The fact that middle housing is possible as a redevelopment option today in many places where it hasn't been allowed over the past 20 years is also a factor. The model is likely both underestimating and overestimating capacity in places.
 - Comment: Development challenges take longer to solve now and take more capital than in the past – keep this in mind as we consider redevelopment potential
- Question: Can the forecast be applied to different policy assumptions? How can housing prices be factored in? Capacity goes beyond the number of units we need – we need to match the price of those units to what is needed.
 - Answer: Some of this coming next month with reviewing the housing needs analysis results
 - Comment: Using the phrase "highest and best use" can be a discriminatory term
- Question: Best use for who? Be intentional for who we are developing for. Does more housing relate to lower rent rates, or will it just buy out potential homebuyers?
 - Answer: There is a grave need for policy implementation that limits corporations that buy-out single family homes, taking them out of market and putting them back in market as rentals for both short and long-term use

- Follow Up comment/question: Should there be market or policy inventions that limits the number of units being bought? Who are we building for? Who are we leaving behind?
- Question: What are the density assumptions going into the vacant land analysis?
 - Answer: Pro forma model suggests that in areas where both SF and middle housing are allowed, middle housing looks better on paper. The pro forma analysis assumed that density of MF is lower than the expected density method assumptions for MF (does not assume that MF gets built to its highest allowed density).
 - Answer: Expected density method assumes more of a blend between SF and MF – rather than assuming that whatever looks best on paper wins every time
- Question: How does the density assumption change based on the location?
 - Answer: The zoning inputs and the rent/price gradient can help account for locational factors of expected densities
- Question: Does the pro-forma factor in the sale price or likelihood of purchase?
 - Answer: There's a sales and rent surface that varies across the region. Neither surface is specific to middle housing. The surface does not account for how demand for middle housing and multifamily housing might shift from community to community, or the likelihood of how more dense housing types would sell
 - The results will be reviewed by local staff who can adjust assumptions based on their knowledge of their community
- Question: How are accommodations for waste, refuge, and local city services like beautification factor in? Concerns about waste disposal, urban and suburban services?
 - Answer: Metro's Waste Prevention and Environmental Services Department does projections for capacity for waste and landfill capacity. Their analysis shows plentiful capacity for the forecasted time frame, even including the projected increase in population and housing units.
- Question: How do these results compare with the governor's housing goals?
 - Answer: Governor's goal for Metro region is aspirational – about 20,000 housing units per year for the Metro region
 - The capacity results range from 133,000 – 175,000 units over the 20 year time horizon
- Comment: Want to flag the role of urban unincorporated areas for housing production goals. Can we provide more information about where we are in those areas? We are seeing a lot of capacity in urban unincorporated areas but reluctance to see that infill development take hold
- Comment: Trying to provide entry level housing is difficult if the market moves to the place where the price has to be so high to account for the cost of the development challenges

- Question: Are there other opportunities for community engagement? Is this process open at the local level too? Are there chances to focus on other aspirations in this area?

Next Meeting:

- Housing Needs Analysis
- Parking lot question that have been raised
- Preview of how those concerns will be addressed.