



600 NE Grand Ave.  
Portland, OR 97232-2736

# Metro Policy Advisory Committee (MPAC)

## agenda

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Wednesday, March 27, 2024

5:00 PM

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

ID: 958 8991 6633)

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

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### 2. Public Communication on Agenda Items (5:02PM)

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](mailto: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.

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### 3. Council Update (5:05PM)

### 4. Committee Member Communication (5:07PM)

### 5. Consent Agenda (5:10PM)

5.1 Consideration of the January 24, 2024 MPAC Minutes

[24-6022](#)

Attachments: [012424 MPAC Minutes](#)

5.2 Consideration of the February 28, 2024 MPAC Minutes

[COM 24-0787](#)

Attachments: [022824 MPAC Minutes](#)

- 5.3 Metro Technical Advisory Committee (MTAC) Nominations for Member/Alternate Member Positions [COM 24-0773](#)
- Attachments: [MPAC Worksheet](#)  
[MTAC Nominations Memo](#)  
[MTAC Member List, as of February 9, 2024](#)

**6. Information/Discussion Items (5:15PM)**

- 6.1 2024 State Legislative Recap (5:15PM) [COM 24-0781](#)
- Presenter(s): Jenna Jones (she/her), Metro
- Attachments: [MPAC Worksheet](#)
- 6.2 UGM: Job and Population Forecast Discussion (5:35PM) [COM 24-0786](#)
- Presenter(s): Ted Reid (he/him), Metro
- Attachments: [MPAC Worksheet](#)
- 6.3 UGM: Preliminary UGB Capacity Estimates Needs (5:55PM) [COM 24-0782](#)
- Presenter(s): Ted Reid, he/him, Metro
- Attachments: [MPAC Worksheet](#)

**7. Adjourn (7:00PM)**

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ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានការបណ្តឹងរើសអើងសូមទូរស័ព្ទទៅក្រុមហ៊ុនរបស់យើង [www.oregonmetro.gov/civilrights](http://www.oregonmetro.gov/civilrights)។

បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃច័ន្ទ) ប្រាំពីរថ្ងៃ មុនថ្ងៃប្រជុំដើម្បីអាចឱ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

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## 2024 MPAC Work Program

**As of 3/18/24**

*Items in italics are tentative*

<p><b>March 27, 2024</b> (online only)</p> <ul style="list-style-type: none"> <li>• 2024 Legislative State Legislative Recap (Jenna Jones (she/her), Metro; 20 min)</li> <li>• UGM: Job and Population forecast discussion (Ted Reid (he/him), Metro)</li> <li>• UGM: Preliminary UGB Capacity Estimates needs (Ted Reid, he/him, Metro; 45min)</li> </ul>	<p><b>April 24, 2024</b> (in-person)</p> <ul style="list-style-type: none"> <li>• Housing Update (30 min)</li> <li>• Site Readiness Toolkit (David Tetrick, he/him, Metro; 30 min)</li> <li>• UGM: Regional Housing Needs Analysis (Ted Reid (he/him), Metro; 60 min)</li> </ul>
<p><b>May 22, 2024</b> (online only)</p> <ul style="list-style-type: none"> <li>• Presentation of city UGB expansion proposals (Eryn Kehe, she/her, Ted Reid, he/him, Metro; city partners TBD; 45 min)</li> <li>• 2040 Planning &amp; Development Grants - program refinements (Serah Breakstone, she/her, Metro; 30 min)</li> </ul>	<p><b>June 26, 2024</b> (in-person)</p> <ul style="list-style-type: none"> <li>• Assessment of city employment land UGB expansion proposals (Eryn Kehe, she/her, Ted Reid, he/him, Metro; city partners TBD; 45 min)</li> </ul>
<p><b>July 24, 2024</b> (online only)</p> <ul style="list-style-type: none"> <li>• 2024 Draft Urban Growth Boundary Report Eryn Kehe, she/her, Ted Reid, he/him, Metro; 45 min)</li> </ul>	<p><b>August 28, 2024- CANCELLED</b> COO recommendation UGM Decision released and emailed to MPAC members</p>
<p><b>September 11, 2024</b> (<i>virtual</i>)</p> <ul style="list-style-type: none"> <li>• <i>UGM COO recommendation review and public comment feedback</i></li> </ul>	
<p><b>September 25, 2024</b> (in person)</p> <ul style="list-style-type: none"> <li>• UGB Expansion Recommendation to Metro Council (action)</li> </ul>	<p><b>October 23, 2024</b> (online)</p>
<p><b>November 13, 2024</b> (in person)</p>	<p><b>December 11, 2024</b> (online)</p> <ul style="list-style-type: none"> <li>• Follow up on UGM process (Ted Reid, he/him, Metro; 45 min)</li> </ul>

**5.1 Consideration of the January 24, 2024 MPAC Minutes**

*Consent Agenda*

Metro Policy Advisory Committee  
Wednesday, March 27<sup>th</sup>, 2024



600 NE Grand Ave.  
Portland, OR 97232-2736  
oregonmetro.gov

## METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes  
January 24, 2024

### MEMBERS PRESENT

Pam Treece (Chair)  
Vince Jones-Dixon  
Gordon Hovies  
Sherry French  
Ed Gronke  
Thomas Kim  
Luis Nava  
Gerritt Rosenthal  
Ty Stober  
Mark Shull  
Tim Rosener  
Mary Nolan  
Glen Yung  
Terri Preeg Riggsby  
Brett Sherman  
Denyse McGriff

### AFFILIATION

Washington County  
City of Gresham, Second Largest City in Multnomah County  
Special Districts in Washington County  
Special Districts in Clackamas County  
Citizen of Clackamas County  
TriMet  
Citizen of Washington County  
Metro Council  
City of Vancouver  
Clackamas County  
Other Cities in Washington County  
Metro Council  
Clark County  
Special Districts in Multnomah County  
City of Happy Valley, Other Cities in Clackamas County  
City of Oregon City, Second Largest City in Clackamas County

### MEMBERS EXCUSED

Ted Wheeler  
Randy Lauer  
Duncan Hwang  
Allison Tivnon  
Omar Qutub  
Sharon Meieran  
Brian Hodson  
James Fage  
Susan Greenberg  
Steve Callaway  
Carmen Rubio  
Joe Buck  
Kirstin Greene  
Alex Howard

### AFFILIATION

City of Portland  
City of Troutdale, Other Cities in Multnomah County  
Metro Council  
City of Beaverton, Second Largest City in Washington County  
Citizen of Multnomah County  
Multnomah County  
City of Canby, City in Clackamas County outside UGB  
City of North Plains, City in Washington County outside UGB  
Beaverton School Board, Governing Body of a School District  
Largest City in Washington County  
City of Portland  
City of Lake Oswego, Largest City in Clackamas County  
Oregon Department of Land Conservation and Development  
Port of Portland

ALTERNATES PRESENT

Anthony Martin  
Laura Kelly

Bill Reid

Ashley Hartmeier-Prigg

AFFILIATION

Largest City in Washington County  
Oregon Department of Land Conservation and  
Development

City of North Plains, City in Washington County  
outside UGB

City of Beaverton, Second Largest City in  
Washington County

OTHERS PRESENT: Medha, Adam B., Jeff Renfro, Mark McMullen, Tom Armstrong, Joe Gall,  
Sandy Glantz, Michael Veale, Dee Anders, Jaimie Lorenzini, Jim Duggan, Stephen Roberts, Jean  
Senechal Biggs, Braden, Dr. Smart Ocholi, Jessica Pelz

STAFF: Connor Ayers, Jemeshia Taylor, Eryn Kehe, Jaye Cromwell, Roger Alfred, Malu Wilkinson,  
Ted Reid, Eliot Rose, Dennis Yee, Glen Hamburg, Kim Ellis, Laura Combs, Josh Harwood

**1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS**

MPAC Chair Pam Treece called the Zoom meeting to order at 5:00 PM.

Metro staff Jemeshia Taylor (she/her) called the role.

Chair Treece asked if they had reached quorum.

Metro staff Roger Alfred noted that they had reached quorum.

**2. PUBLIC COMMUNICATION ON AGENDA ITEMS**

Chair Treece read aloud the instructions for providing public testimony.

No members of the public provided testimony.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

**3. COUNCIL UPDATES**

Metro Councilor Gerritt Rosenthal gave updates about the Supportive Housing Services tax, a possible  
new Zoo Bond, and the Urban Growth Report. He also gave updates about the Waste Prevention and  
Environmental Services, the Parks and Nature and a burst pipe at the Metro Regional Center.

Seeing no further discussion, Chair Treece moved onto the next agenda item.



#### 4. COMMITTEE MEMBER COMMUNICATIONS

City of Sherwood Mayor Tim Rosener mentioned that Kim Young was appointed as the new Council President for the City of Sherwood.

City of Vancouver Councilmember Ty Stober introduced himself to the MPAC members.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

#### 5. CONSENT AGENDA

##### 5.1 Consideration of the December 13, 2023 MPAC Minutes

Chair Treece called for a motion to approve the consent agenda.

**MOTION:** City of Sherwood Mayor Tim Rosener moved to approve the consent agenda. City of Oregon City Mayor Denyse McGriff seconded.

**ACTION:** Councilmember Stober abstained. With all else in favor, the consent agenda was approved.

#### 6. ACTION ITEMS

##### 6.1 MPAC Nominations and Review of MPAC Charge

Chair Treece introduced Metro staff Malu Wilkinson (she/her) to present.

Wilkinson gave an overview of MPAC, MPAC's charge and MTAC. She mentioned that the recommended nominees were stated in the meeting packet.

Chair Treece thanked staff for their work. She mentioned that Mayor McGriff will step down from the First Vice Chair position and nominated City of Happy Valley Councilor Brett Sherman for the position.

Mayor McGriff explained that she was appointed by the Governor to the Willamette Falls Locks Authority and that will take a lot of her time. She noted that she will still be participating in MPAC.

Gronke commented that Councilor Sherman would be a great candidate for the position.

Chair Treece mentioned that City of Gresham Councilor Vince Jones-Dixon agreed to be nominated for the Second Vice Chair position.

Mayor McGriff mentioned that Councilor Sherman was featured in the West Linn Tidings newspaper.

Councilor Jones-Dixon commented that he was looking forward to this year.

Chair Treece called for a motion to approve the nominations.

**MOTION:** Mayor McGriff moved to approve the nominations. Ed Gronke seconded.

**ACTION:** With all in favor, the action passed.

Chair Treece mentioned their recommendation to the Metro Council on the UGB expansion. She also mentioned that the MPAC meetings will be in-person every other month.

Wilkinson noted that the February meeting will be in-person at Metro. She also mentioned that staff looking into having the meetings in different locations.

Chair Treece asked those that want to volunteer to host a meeting to also consider if they have the capacity to run a meeting partially on Zoom.

Mayor Rosener mentioned that the city of Sherwood could host a MPAC meeting.

Mayor McGriff raised concerns about not be able to attend some of the in-person meeting because of another in-person meeting she must attend.

Chair Treece commented that the goal is to make the meetings available to everyone.

Wilkinson explained that they cannot hold a public meeting without a remote option.

Councilor Sherman noted that the City of Happy Valley could host a MPAC Meeting.

Councilmember Stober mentioned that MPAC could also visit to the City of Vancouver.

Chair Treece noted the level of commitment and the importance of seeing each other in person.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

## **7. INFORMATION/ DISCUSSION ITEMS**

### **7.1 Carbon Pollution Reduction Grant**

Chair Treece introduced Metro staff Eliot Rose (he/him) to present.

Rose gave an overview of the what the Carbon Pollution Reduction Grant (CPRG) do and what MPAC members can do. He noted the members of the Climate Partners' Forum, the rounds of planning and the rounds of funding. Rose mentioned the importance of coordination and explained how the plans and implementation grants overlap. He discussed the PCAP development process timeline, the Metro area PCAP priority strategies and what they have learned so far. Rose noted the next steps and some discussion questions.

Rose asked Metro staff Jemeshia Taylor to post the discussion questions in the chat.

Taylor posted the discussion questions in the chat.

Councilor Sherman asked if Metro would be the entity that is doing the application and the coordination for the grant. He also asked if the action plan was mandatory or a tool that they have available.

Rose explained that the EPA allows for Metro to lead a collaborative action or for other agencies to lead for one of the implementation grants. He noted that the program is new, and the application is complicated. Rose gave some examples of agencies that might collaborative together on certain applications.

Rose noted that the EPA's deadline for applicants to submit their notice of intent to apply is February 1<sup>st</sup>. He explained that once the applications are in, it will be easier to coordinate with other applicants.

Chair Treece noted that they are running behind and that they should keep their questions and answers concise.

Mayor McGriff asked about the role of TriMet. She raised concerns that TriMet is their partner in reducing climate change, but they are not participating as much.

Rose mentioned that transit is one of the best ways to reduce greenhouse gases. He noted that they are working with TriMet to see what implementation applications can best move forward.

Gronke asked if there was a formula for ODOT to use when they propose a reduction in greenhouse gases because of congestion pricing.

Rose asked Wilkinson to speak on the parameters of the congestion pricing program.

Wilkinson noted that staff will follow-up with Gronke.

Gronke commented about congestion pricing and that it does not really help reduce greenhouse gas emissions.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

## **7.2 Urban Growth Management Functional Plan Annual Compliance Report**

Chair Treece introduced Metro staff Glen Hamburg (he/him) to present.

Hamburg noted Metro's functional plans, including the Regional Framework Plan (RFP) and the Urban Growth Management Functional Plan (UGMFP). He discussed the compliance report, the UGMFP Title 11 and the UGMFP Title 4. Hamburg explained the 2023 amendments and the requested changes from Happy Valley.

Chair Treece asked Hamburg to stay in the meeting to answer questions.

Hamburg noted that he cannot stay for the rest of the meeting but can gave out his contact information.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

### 7.3 Urban Growth Management Expert Panel

Chair Treece introduced Metro staff Ted Reid (he/him) to present.

Reid discussed the Urban Growth Report and noted the purpose of the presentation.

Josh Hardwood, Metro introduced Mark McMullen, State of Oregon.

McMullen discussed inflation, the labor market, and Oregon's unique business cycle. He mentioned some expected impacts from the CHIPS Act and some reasons why workers will remain scarce for some time in Oregon. McMullen explained that the population growth had stalled, but the current demographics are great. He discussed data on Oregon's domestic migration, population, housing, and housing demand. McMullen mentioned the effect of a zero-migration scenario on Oregon's population and housing demand.

Hardwood commented on how some things are changing, and others are not. He introduced Jeff Renfro, Multnomah County and asked him about the things that probably will and will not go back to normal.

Renfro mentioned the relationship population growth or job growth to income growth. He discussed changes in the relationship between the drivers of their tax revenue and indicators of economic activity.

Hardwood commented that even in the zero-migration scenario, they would still need more housing.

Councilor Sherman noted the growth of Happy Valley and its need for single-family homes. He explained that the savings for builders from incentives do not always get passed down to those buying homes. He asked how they can incentivize builders to make the housing the region needs.

Hardwood explained the demand can change quickly, while the supply does not change. He suggested that they should not overreact to the impact of the short-term demand. Hardwood mentioned that they will probably stay away from the individual policy prescriptions.

McMullen noted that the Governor's taskforce is putting out a list of recommendations related to housing. He mentioned that the housing needs analysis will change because of sample size issue and the census data that was used.

Councilor Sherman commented on the balance of providing new units that are more affordable and not reducing the values of existing homes.

Mayor Rosener asked about long-term solutions, such as making more land available for housing. He noted that much of the land in Sherwood that is available for housing is infrastructure constrained. Mayor Rosener also commented on the importance of land for job and attracting companies to Oregon.

Hardwood stated that the question was outside of his expertise, but explained how City of Portland has a different vacant land problem. He mentioned the difficulty of predicting where the development is going to happen.

City of Hillsboro Councilor Anthony Martin asked how housing production increases and climate change factor into the Metro area forecast.

Hardwood mentioned that there will be climate migration, but not to the scale that they need to put it as a factor in a forecast.

Renfro mentioned that climate was not explicitly incorporated, but it may be incorporated in the future within the livability factor.

McMullen noted that Oregon is losing population, but there are jobs available. He believed that climate is a factor and noted the difficulty in getting the data.

Hardwood mentioned that cities like Spokane and Salt Lake City are booming partially because of the cost of living.

Councilor Rosenthal asked if the concept of community has changed and if that would affect housing density and cost. He also mentioned Orenco Station as an example.

Hardwood explained that they look at demographics, like age cohorts and their behavior over time.

Renfro commented on how some Millennials want the same things as previous generations, such as a family and a house, later in their life. He explained that the core metro area is not affordable for younger people, so they are going to other places.

McMullen noted that there are debates about the character of neighborhoods has changed across generations. He mentioned that Millennials in Oregon are not having children like previous generations, but their housing preferences may change when they do have children.

Chair Treece asked the panelists for their remarks and advice to MPAC on the UGM decision.

Mayor Rosener explained that the average age of the population of Sherwood has been mostly constant. He asked what things they need to do to reverse some of the trends.

Hardwood noted the challenges of making long-term plans and suggested that they not overreact to recent events because it is a longer time horizon.

McMullen mentioned the shortage of commercial and industrial land in Oregon. He noted that they will need to lean on their industry expertise and clusters in the state that make sense for employers.

Renfro suggested that they be realistic about what the recovery of the region will look like, to focus on the core drivers of growth and to look at the demographics.

Chair Treece thanked the panelists and Metro staff.

**8. ADJOURN**

Chair Treece adjourned the meeting at 7:00 pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Jemeshia Taylor".

Jemeshia Taylor  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JANUARY 24, 2024**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT NO.</b>
7.1	Presentation	01/24/24	EPA Climate Pollution Reduction Grant (CPRG) Presentation	012424m-01
7.2	Presentation	01/24/24	2023 Compliance Report Presentation	012424m--02
7.3	Presentation	01/24/24	Oregon's Economic and Housing Outlook Presentation	012424m-03

**5.2 Consideration of the February 28, 2024 MPAC Minutes**

*Consent Agenda*

Metro Policy Advisory Committee  
Wednesday, March 27th, 2024





600 NE Grand Ave.  
Portland, OR 97232-2736  
oregonmetro.gov

**METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes  
February 28, 2024

MEMBERS PRESENT

Vince Jones-Dixon (Chair)  
Gordon Hovies  
Sherry French  
Mark Shull  
Tim Rosener  
Pam Treece  
Mary Nolan  
Glen Yung  
Terri Preeg Riggsby  
Brett Sherman  
Kirstin Greene  
Denyse McGriff  
Omar Qutub  
Ed Gronke  
Steve Callaway  
Luis Nava  
Thomas Kim  
Emerald Bouge  
Gerritt Rosenthal

AFFILIATION

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

MEMBERS EXCUSED

Ted Wheeler  
Randy Lauer  
Ty Stober  
Joe Buck

AFFILIATION

City of Portland  
City of Troutdale, Other Cities in Multnomah County  
City of Vancouver  
City of Lake Oswego, Largest City in Clackamas County

ALTERNATES PRESENT

Keith Kudrna

AFFILIATION

City of Troutdale, Other Cities in Multnomah County

OTHERS PRESENT: Dan Rutzick, Jef Dalin, Thomas Kim, Natalie Zito, Sarah E, Jaimie Stasny, CB, Sandy Glantz, DW, Tom Stuart, Christina Ghan, Adam Barber, Joe Gall, Anthony Martin, Mat Cole, Amanda Jones, Miles Palacios, Tom Armstrong, Jim Duggan, Jean Senechal Biggs, Roger Alfred

STAFF: Connor Ayers, Georgia Langer, Laura Combs, Andy Shaw, Jaye Cromwell, Eryn Kehe, Ted Reid, Jenna Jones, Josh Harwood, Estee Segal, Luis Sandoval, Marta McGuire, Dennis Yee, Ina Zucker, Catherine Ciarlo, Marissa Grass

### **1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS**

MPAC Vice Chair Brett Sherman meeting to order at 5:07 PM.

Metro staff Connor Ayers (he/they) called the role.

Vice Chair Brett Sherman called on Metro Attorney Roger Alfred to provide a membership update.

Roger Alfred shared that they have decided not to have a vote on the meeting's consent agenda in order to avoid procedural issues. He shared that there is a dispute as to who has the appointed seat for the Special Districts of Washington County seat. He shared that in January, the Special District Association of Oregon reached out to the other Special Districts and started an appointment process to determine who would be appointed as the representative for those districts. Alfred shared that Metro was notified earlier this month that the Washington County Districts had jointly appointed Miles Palacios as the new member and Jim Duggan as the alternate. Alfred shared that Gordon Hovies filed objections to the process by which the new appointments had been made, under both the state public meetings law and the MPAC bylaws. Because there is a currently pending dispute, the MPAC Chair and Metro Attorneys office requested that the seat remain unoccupied this evening to allow time for Metro to confer with the Special Districts association about their process.

Gordan Hovies stated that the Special Districts Association had failed to give proper public notice in the selection process.

### **2. PUBLIC COMMUNICATION ON AGENDA ITEMS**

Vice Chair Brett Sherman read aloud the instructions for providing public testimony.

No members of the public provided testimony.

Seeing no further discussion, Vice Chair Sherman moved onto the next agenda item.

### **3. COUNCIL UPDATES**

Vice Chair Brett Sherman called on Councilor Mary Nolan to share Council updates.

Councilor Nolan stated that the Council is exerting its energy and time on the Waste Prevention and Environmental Services (WPES) program and the Environmental Services program. They added that they are close to concluding a task force recommendation, which include adjustments in the way that they determine fees. Councilor Nolan remarked that it will come to the Council, and they will approve a new policy and implement it in time for jurisdictions to implement it into their local collection rates. They also shared that they approved a Zoo Bond measure that will be on the ballot. Councilor Nolan shared that this Zoo Bond is aimed to improve safety for animals, employees, and visitors, and making sure that the grounds are accessible.

Councilor Gerritt Rosenthal noted that the Governor's land use bill has moved to Ways and Means. He shared that they have changed it to 50-100 acres and there are changes to the variance process, and the money for infrastructure was reduced by about \$150 Million. Councilor Rosenthal shared that the funds will be allocated rather than being something to apply for.

Seeing no further discussion, Vice Brett Sherman moved onto the next agenda item.

#### **4. COMMITTEE MEMBER COMMUNICATIONS**

Thomas Kim stated that they are making process on the Better Red project, and the current disruptions on the red and blue lines will wrap up soon. Kim added that they are also beginning what will be the most major disruption on the project with a nine-day bus bridge on the west side, and this project is on track. Kim also shared that they welcomed the new battery electric busses to their yard which will triple the number of their zero emission busses.

Seeing no further discussion, Vice Brett Sherman moved onto the next agenda item.

#### **5. CONSENT AGENDA**

The Consent Agenda was postponed until next month's meeting.

#### **6. INFORMATION/ DISCUSSION ITEMS**

##### **6.1 Waste Prevention and Environmental Services: Garbage and Recycling System Facilities Plan Update**

Vice Chair Brett Sherman introduced Marta McGuire, Marissa Grass, and Luis Sandoval to present on the topic.

Staff pulled up the Garbage and Recycling System Facilities Plan PowerPoint.

Presentation Summary:

The presenters shared the mission of Waste Prevention and Environmental Services (WPES), the Regional Waste Plan outcomes. They discussed what they did in Phase 3, which includes creating targeted engagement, policy tools, and draft scenarios. The presenters shared the current gaps in the system for residential and small business customers, as well as commercial customers. The

presenters discussed what they heard in their engagement process with the community and in Tribal consultation. They also shared what their next steps are, including the creation for an implementation strategy and a draft final plan. They asked the MPAC members if they had any questions, if anything stood out to them, and if there is anything they wanted to life-up as Council considers preferred scenario elements.

#### MPAC Member Discussion:

Vice Chair Brett Sherman noted that proximity is important, and asked how they can deliver the best possible solution to residents at a price point that is feasible.

Luis Sandoval responded that the public facilities will have the same services that they provide to the general public, but there will be an ability to have donations available for reuse, and that they can get better access for people. Sandoval shared that in the distributed model, they will have space for reuse retail opportunities and enough space for warehousing those. He added that the reuse warehouse was very supported. Sandoval added that building new facilities requires investment, and that it will impact people's garbage bills by \$3 per month by 2040, compared to today. He shared that the baseline also shows increase of \$1.30 cents in the monthly garbage bill by 2040.

Vice Chair Sherman noted that as they are looking for an alternate space for south metro, it is a complicated process because they are looking at the impact. Vice Chair Sherman asked if the impact and footprint will be smaller because they are looking at smaller facilities.

Sandoval responded that it is less complex because Metro is looking at smaller properties. He added that they would require smaller properties, but he is not sure about the smaller footprint. Sandoval noted that the theory is that they would look at smaller footprints.

Mayor Steve Callaway shared that he remembers when the facility opened. He stated that it must be served in Washington county and in East County because they are major producers. Mayor Callaway also shared that this is an equity issue. He noted that with the 50 participants in the survey, 30 were providers and the others were represented in the repair and reuse, but it did not feel like there was enough from the public. Mayor Callaway asked if there will there be efforts to engage the public more.

Martha McGuire thanked Mayor Callaway for his acknowledgement that some do not have access to that service yet. She shared that they will be doing a larger public comment period to gather preferences, but they have tried to do a lot of targeted engagement to make sure they are including the voices of people that are most impacted by the decisions.

Mayor Callaway stated that he would like to make sure that detailed costs are shared before the development of the final recommendation, noting that cities are forced to approve these and pass on the costs.

McGuire added that their request is to come back to MPAC in July once they have had engagement with Council in the spring. McGuire added that they are trying to narrow the field more and they will be able to work with Council in May to help get them there.

Ed Gronke shared concerns that small electronic appliances are being made under the assumption that they will be thrown away. He asked if Metro intends to get involved in this process to ensure manufacturers will make appliances in such a fashion that they can be repaired.

McGuire responded that that it is part of their right to repair part of their legislative agenda.

Gordon Hovies asked if they are accepting microwaves and ovens.

Sandoval responded that yes, they do accept those items.

McGuire responded that people can look at their website for more information.

Commissioner Mark Shull noted that in 2022, Metro adopted a tip fee with suggestive annual rates ranging from 7.1%-7.9% for 2022 through 2027. He shared concerns about how last year's rate was set at 11% which compounds over time. Commissioner Shull asked if this year's rate will consider that last year's fee exceeded the fee predictability range.

McGuire responded that it is up to Council to set fees for the next fiscal year.

Commissioner Shull asked if Metro could provide some clarify on the cost drivers warranting these increases and how tip fee increases to date impact the fee predictability.

McGuire responded that she would get back to him on that.

Commissioner Shull asked if there will be engagement with elected officials in the region regarding the establishment of the fiscal year 24-25 tip fee.

McGuire responded that they have been holding stakeholder roundtables on this, and the next one is in April. She noted that there is an interested parties list where people can get involved to discuss the budget. McGuire added that Council will hold public hearings, and local governments and community members are welcome to testify and hear more information about the budget process.

Director Terri Preed Riggsby discussed medical facilities and campuses, sharing that they have a goal of trying to reduce the waste in their landfills. She asked how Metro is working with those medical and educational institutions and large campuses to reduce their waste stream and if that's a part of this process.

McGuire responded that they conduct education in partnership with cities and counties as part of their waste reduction efforts. She shared that they have staff across the region that provide those services. McGuire shared that Metro does provide oversight for the handling of special waste, but that she will get more information from the compliance and regulatory staff.

Luis Nava echoed Mayor Callaway's concerns about the diversity in the outreach events that they provide. Nava shared that in the past, the outreach did not show participation of People of Color. Nava

noted that because these events did not have people of color in large numbers, they need to make sure to bring accountability for that.

Grass thanked Nava for his feedback.

Mayor Tim Rosener shared stated that certain stakeholder groups, like mayors and haulers, should be able to interact and advise prior to the decision. Mayor Rosener shared that when they talk about rate increases, they reach out to communities to make sure they are aware of this and are prepared. He also noted that they need to make sure that they are setting up a system that people will actually use.

Mayor McGriff stated the recommendation about smaller facilities and allowing for more education and recycling is great, and that she hopes they move forward with it.

Emerald Bouge noted that they need to ensure people are in close proximity to these access sites. She also noted the travel time from haulers to facilities is something to consider as well.

## **6.2 2024 Urban Growth Management Decision: Draft Regional Population, Household, and Employment Forecast**

Vice Chair Brett Sherman introduced Ted Reid, Eryn Kehe, Josh Harwood, and Dennis Yee to present on the topic.

Staff pulled up the 2024 Urban Growth Management Decision: Draft Regional Population, Household, and Employment Forecast PowerPoint presentation.

Presentation Summary:

Presenters shared why they manage urban growth and shared a timeline of their work and the urban growth management (UGM) decision. They explained that the regional forecast is in the “demand” part of their the UGB assessment, and the other components include readiness and capacity. They shared that this is a forecast rather than a plan, and that there is always uncertainty in these forecasts. The presenters shared the data regarding population growth components, the MSA birth rate assumptions, mortality assumptions, natural change, and net migration. They discussed that there will be increases in diversity in the region, and they also shared labor force participation forecasts.

MPAC Member Discussion:

Vice Chair Brett Sherman asked what the data looks like nationally in comparison to this region.

They responded that it is generally the same.

Mayor Callaway asked if they define migrant as anyone who moves.

Dennis Yee responded yes, so long as it is not internal migration within the region.

Mayor Callaway asked Metro factors in different forecasts.

Ted Reid responded that there is a process that they go through that starts at creating a seven-county forecast, and then they go through their distributed forecast process where they work with regional jurisdiction to determine how many people will move into those individual jurisdictions.

Mayor Callaway asked what year the forecast is projecting to.

Josh Harwood responded that they will get back to him on that.

Eryn Kehe added that these forecasts are updated every six years.

Mayor Callaway noted that he likes the idea of the distributed forecast.

Mayor Tim Rosener asked about how this progresses with local jurisdictions, stating that in Sherwood, they do not use the Portland State University forecasts because they are not accurate for Sherwood. He asked how the process of distributed forecasts work.

Kehe responded that for the UGB decision, they need to look at the needs of the region as a whole. She added that through that, the Council and MPAC make recommendations and that is when the discussion about growth within that boundary occurs.

Ted Ried responded that they will work together to figure out what those numbers should be. He shared that it will be adopted by the Council, and they will bring a plan to MPAC to look at.

Mayor Rosener asked about how this report gets used, noting that they should talk about where they want to be and how they should get there. He noted that growth is important for property taxes and to keep up with inflation. He asked if the report will share what the underlying key drivers are, and as policymakers, inform them on what they can do to reverse some trends.

Kehe responded that the urban growth report is primarily a report of data and information that is the most accurate that they can present, and that then the decision making and policymaking becomes the task of MPAC and Council. She added that the data will then be presented in ranges, and they can have discussions with one another about where people think it falls in that range and why. Kehe noted that the policy conversations need to be what happens and continues after the UGB decision.

Vice Chair Sherman clarified if the forecast is modestly positive but more subdued with a greater potential for negative outcomes over time.

Harwood responded that yes, that is the case.

Mayor Rosener asked if there could be more discussion on this at a later date.

Kehe noted that they are planning to come back to them with the capacity analysis, and that they can save time to come back to the demand discussion as well.

Chair Pam Treece stated that they will have their next organizational meeting for MPAC and they will make sure they can come back to this discussion.

7. **ADJOURN**

Vice Chair Brett Sherman adjourned the meeting at 6:58 pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Georgia Langer".

Georgia Langer  
Recording Secretary



**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF DECEMBER 13, 2023**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT NO.</b>
6.1	Presentation	02/28/2024	Waste Prevention and Environmental Services: Garbage and Recycling System Facilities Plan Update Presentation	022824m-01
6.2	Presentation	02/28/2024	2024 Urban Growth Management Decision: Draft Regional Population, Household, and Employment Forecast Presentation	022824m-02

**5.3 Metro Technical Advisory Committee (MTAC)**  
**Nominations for Member/Alternate Member Positions**

*Consent Agenda*

Metro Policy Advisory Committee  
Wednesday, March 27th, 2024

# 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

Date: March 12, 2024  
To: Metro Policy Advisory Committee (MPAC)  
From: Eryn Kehe, Metro Technical Advisory Committee (MTAC) Chair  
Subject: MTAC Nominations for MPAC Consideration

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## **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**

Position: Largest City in Clackamas County: Lake Oswego  
Nomination: **Jessica Numanoglu, alternate member**  
Community Development Director, City of Lake Oswego

Position: Multnomah County: Other Cities  
Nomination: **Dakota Meyer, alternate member**  
Associate Planner, City of Troutdale

Position: Multnomah County  
Nomination: **Graham Martin, alternate member**  
Senior Transportation Planner, Multnomah County

Position: Service Providers: Parks  
Nomination: **Kia Shelly, alternate member**  
Planning & Development Director, North Clackamas Parks & Recreation District

Position: Service Providers: TriMet  
Nomination: **Tom Mills, alternate member**  
Director, Planning & Policy, TriMet

Position: Redevelopment/Urban Design

Nomination: **Brian Moore, member**

Development Manager, Development & Investment, Prosper Portland

Position: Redevelopment/Urban Design

Nomination: **Erin Reome, alternate member**

Principal Planner, North Clackamas Parks and Recreation District

Position: Commercial/Industrial

Nomination: **Greg Schrock, alternate member**

Associate Professor and School Director, PSU Toulon School of Urban Studies and Planning

Position: Public Health & Urban Forum

Nomination: **Max Nonnamaker, alternate member**

Built Environment & Transportation Program Specialist, Multnomah County Health Department

Position: Public Health & Urban Forum

Nomination: **Leah Fisher, alternate member**

Public Health Built and Natural Environment Analyst, Clackamas County

Position: Residential Development

Nomination: **Kerry Steinmetz, alternate member**

Fidelity National Title, Vice President Development Services Group, Portland Area

**METRO TECHNICAL ADVISORY COMMITTEE (MTAC) 2024**

Updated: 3/12/2024

<i>Position</i>	<i>Member</i>	<i>Alternate</i>
<b>Clackamas County Citizen</b>	<b>Joseph Edge</b>	<b>Kamran Mesbah</b>
<b>Multnomah County Citizen</b>	<b>Carol Chesarek</b>	<b>Victoria (Vee) Paykar</b>
<b>Washington County Citizen</b>	<b>Victor Saldanha</b>	<b>Faun Hosey</b>
<b>Largest City in the Region: Portland</b>	<b>Tom Armstrong</b>	<b>Morgan Tracy Patricia Diefenderfer</b>
<b>Largest City in Clackamas County: Lake Oswego</b>	<b>Erik Olson</b>	<b>Jessica Numanoglu*</b>
<b>Largest City in Multnomah County: Gresham</b>	<b>Terra Wilcoxson</b>	<b>Mary Phillips Ashley Miller</b>
<b>Largest City in Washington County: Hillsboro</b>	<b>Dan Dias</b>	<b>Dan Rutzick</b>
<b>Second Largest City in Clackamas County: Oregon City</b>	<b>Aquilla Hurd-Ravich</b>	<b>Pete Walter</b>
<b>Second Largest City in Washington County: Beaverton</b>	<b>Anna Slatinsky</b>	<b>Jean Senechal Biggs Brian Martin Jessica Engelmann</b>
<b>Clackamas County: Other Cities</b>	<b>Laura Terway, Happy Valley</b>	<b>Laura Weigel, Milwaukie</b>
<b>Multnomah County: Other Cities</b>	<b>Vacant</b>	<b>Dakota Meyer, Troutdale*</b>
<b>Washington County: Other Cities</b>	<b>Steve Koper, Tualatin</b>	<b>Miranda Bateschell, Wilsonville</b>
<b>City of Vancouver</b>	<b>Katherine Kelly</b>	<b>Rebecca Kennedy</b>
<b>Clackamas County</b>	<b>Jamie Stasny</b>	<b>Martha Fritzie</b>
<b>Multnomah County</b>	<b>Adam Barber</b>	<b>Kevin Cook Sarah Paulus Graham Martin*</b>
<b>Washington County</b>	<b>Jessica Pelz</b>	<b>Theresa Cherniak</b>
<b>Clark County</b>	<b>Gary Albrecht</b>	<b>Oliver Orjiako</b>
<b>Oregon Department of Transportation</b>	<b>Neelam Dorman</b>	<b>Glen Bolen</b>

<b>Oregon Department of Land Conservation &amp; Development</b>	<b>Laura Kelly</b>	<b>Kelly Reid</b>
<b>Service Providers: Water &amp; Sewer</b>	<b>Manuel Contreras, Jr., Clackamas Water Environmental Services</b>	<b>Chris Faulkner, Clean Water Services Cassera Phipps, Clean Water Services</b>
<b>Service Providers: Parks</b>	<b>Gery Keck, Tualatin Hills Park &amp; Recreation District</b>	<b>Kia Shelly, North Clackamas Park &amp; Recreation District*</b>
<b>Service Providers: School Districts</b>	<b>Cindy Detchon, North Clackamas School District</b>	<b>Vacant</b>
<b>Service Providers: Private Utilities</b>	<b>Nina Carlson, NW Natural</b>	<b>Raihana Ansary, Portland General Electric</b>
<b>Service Providers: Port of Portland</b>	<b>Tom Bouillion</b>	<b>Greg Theisen</b>
<b>Service Providers: TriMet</b>	<b>Tara O'Brien</b>	<b>Tom Mills* Fiona Lyon</b>
<b>Private Economic Development Organizations</b>	<b>Vacant</b>	<b>Jerry Johnson, Johnson Economics, LLC</b>
<b>Public Economic Development Organizations</b>	<b>Bret Marchant, Greater Portland, Inc.</b>	<b>Scott Bruun, Oregon Business Industry Jeff Hampton, Business Oregon</b>
<b>Land Use Advocacy Organization</b>	<b>Brett Morgan, 1000 Friends of Oregon</b>	<b>Sarah Radcliffe, Habitat for Humanity Portland Region Mary Kyle McCurdy, 1000 Friends of Oregon</b>
<b>Environmental Advocacy Organization</b>	<b>Nora Apter, Oregon Environmental Council</b>	<b>Aaron Golub, Portland State University Jacqui Treiger, Oregon Environmental Council</b>
<b>Housing Affordability Organization</b>	<b>Rachel Loftin, Community Partners for Affordable Housing</b>	<b>Rachael Duke, Community Partners for Affordable Housing</b>
<b>Residential Development</b>	<b>Preston Korst, Home Builders Association of Metropolitan Portland</b>	<b>Kerry Steinmetz, Fidelity National Title, Development Services Group Greater Metropolitan Portland*</b>
<b>Redevelopment/Urban Design</b>	<b>Brian Moore, Prosper Portland*</b>	<b>Erin Reome, North Clackamas Park &amp; Recreation District*</b>
<b>Commercial/Industrial</b>	<b>Erik Cole, Schnitzer Properties, Inc. and Revitalize Portland Coalition</b>	<b>Greg Schrock, Portland State University*</b>
<b>Green Infrastructure, Design &amp; Sustainability</b>	<b>Mike O'Brien, Mayer/Reed, Inc.</b>	<b>Craig Sheahan, David Evans &amp; Associates, Inc.</b>
<b>Public Health &amp; Urban Forum</b>	<b>Brendon Haggerty, Multnomah County</b>	<b>Max Nonnamaker, Mult. Co.* Ryan Ames, Washington County Leah Fisher, Clackamas County*</b>
<b>Non-Voting Chair</b>	<b>Eryn Kehe, Metro</b>	<b>Planning &amp; Development Dept.</b>

\*To be confirmed by MPAC

## **6.1 2024 State Legislative Recap**

*Information/Discussion Items*

Metro Policy Advisory Committee  
Wednesday, March 27th, 2024



# MPAC Worksheet

**Agenda Item Title:** 2024 State Legislative Recap

**Presenters:** Jenna Jones, Metro

**Contact for this worksheet/presentation:** Jenna Jones

**Purpose/Objective**

To review the 2024 State Legislative Session issues that pertain to MPAC including housing and land use.

**Outcome**

MPAC members understand housing and land use legislation that was under consideration during the 2024 State Legislative Session.

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

The 2024 State Legislative Session has concluded.

**What packet material do you plan to include?** Powerpoint presentation.

## **6.2 UGM: Job and Population Forecast Discussion**

*Information/Discussion Items*

Metro Policy Advisory Committee  
Wednesday, March 27th, 2024

# MPAC Worksheet

**Agenda Item Title:** 2024 urban growth management decision: draft regional population and employment forecast

**Presenters:** Eryn Kehe (Metro), Ted Reid (Metro)

**Contact for this worksheet/presentation:** Ted Reid

## **Purpose/Objective**

The purpose of this item is to continue MPAC's engagement in growth management topics so that it is prepared to advise the Metro Council on its regional growth management decision in late 2024.

Under state law, Metro must assess – at least every six years – whether there is a regional need to expand the urban growth boundary (UGB) to ensure adequate room for 20 years of expected housing and job growth. UGB expansions are only allowed if there is a demonstrated regional need for more land.

To assess that demand, Metro begins by forecasting regional population, household, and employment growth. This draft forecast has been reviewed by external economists and demographers. MPAC discussed the draft forecast at its February 28, 2024 meeting and requested a follow-up discussion.

## **Outcome**

MPAC members are aware of the technical analyses and review processes that will inform their recommendation to the Metro Council for the 2024 urban growth management decision. MPAC members can ask questions of Metro staff and discuss the implications of the draft forecast.

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

At the February 28, 2024 meeting, Metro staff presented the draft regional population, household, and employment forecast. This analysis and others will be incorporated into a draft 2024 Urban Growth Report (UGR) that will be released in the summer of 2024.

## **What packet material do you plan to include?**

None – presentation available at meeting.

## **6.3 UGM: Preliminary UGB Capacity Estimates Needs**

*Information/Discussion Items*

Metro Policy Advisory Committee  
Wednesday, March 27th, 2024

# MPAC Worksheet

**Agenda Item Title:** 2024 urban growth management decision: preliminary growth capacity estimates

**Presenters:** Becky Hewitt (ECONorthwest); Eryn Kehe (Metro), Ted Reid (Metro)

**Contact for this worksheet/presentation:** Ted Reid

## **Purpose/Objective**

The purpose of this item is to continue MPAC's engagement in growth management topics so that it is prepared to advise the Metro Council on its regional growth management decision in late 2024.

Under state law, Metro must assess – at least every six years – whether there is a regional need to expand the urban growth boundary (UGB) to ensure adequate room for 20 years of expected housing and job growth. UGB expansions are only allowed if there is a demonstrated regional need for more land.

To assess that demand, Metro begins by forecasting regional population, household, and employment growth. This draft forecast has been reviewed by external economists and demographers. MPAC discussed the draft forecast at its February 28, 2024 meeting.

To assess the growth capacity of the existing UGB, Metro works with cities and counties to inventory buildable land and uses a financial feasibility model to estimate how much housing or job development may occur on already developed lands over the next two decades. MPAC has previously discussed the methods used for estimating growth capacity. At the March 27, 2024 meeting, MPAC will have an opportunity to learn about preliminary estimates of the UGB's residential growth capacity.

## **Outcome**

MPAC members are aware of the technical analyses and review processes that will inform their recommendation to the Metro Council for the 2024 urban growth management decision. MPAC members can ask questions of Metro staff and discuss the implications of the preliminary growth capacity estimates.

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

At the February 28, 2024 meeting, Metro staff presented the draft regional population, household, and employment forecast. This analysis and others will be incorporated into a draft 2024 Urban Growth Report (UGR) that will be released in the summer of 2024.

## **What packet material do you plan to include?**

None – presentation available at meeting.

Materials following this page were distributed at the meeting.

## 2024 MPAC Legislative Summary

### Housing/Land Use Bills

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#### **SB 1530: Housing Funding Package (PASSED)**

Senate Bill 1530 is the primary housing appropriations bill being considered by the legislature during the 2024 legislative session. Together, this bill, Senate Bill 1537 (Governor Kotek's Housing Production Bill), and House Bill 4134 constitute this housing package. Below are the key components of the full package. Note: HB 4134 allocates funding to shovel ready projects not in the Metro region so the summary is not included below.

#### Strengthening Housing Stability

- \$41M for rental assistance and eviction prevention programs
- \$15M to the Healthy Homes Repair Fund
- \$4M to the Residential Heat Pump Program
- \$3.5M for air conditioners and air filters delivery
- \$1M for Community Warehouse
- \$1M for outreach, education, and support for residents whose housing may be withdrawn from publicly supported housing.

#### Addressing Housing and Homelessness

- \$65M to continue operations at shelters at risk of closure
- \$18M to support organizations in providing or operating recovery housing (18 organizations in the tri-county region)
- \$2M to support emergency shelters and facilities utilized during extreme temperatures or air quality event

#### Improving Access to Homeownership

- \$5M for Individual Development Accounts

#### Boosting Housing Production

- \$89.4M in direct allocations for shovel-ready housing infrastructure projects (regional allocations below)
  - \$3M Beaverton
  - \$3M Gresham
  - \$1.75M Lake Oswego
  - \$1.57M Tigard
  - \$3M Tualatin Valley Water District
  - \$12M Prosper Portland (\$6M for housing/\$6M for OMSI)
  - \$3M Oak Lodge Water Authority

- \$29.2M to acquire lands for culturally specific affordable housing projects
  - \$25M to Albina Vision Trust for property that will be developed for affordable housing;
  - \$1.25M to the Center for African immigrants and Refugees Organization, to purchase property on SE Stark Street in Portland, for affordable housing; and
  - \$3M to the Center for Intercultural Organizing (doing business as Unite Oregon), to purchase property on E. Burnside Street in Portland, for affordable housing.

**SB 1537: Governor’s Housing Production Bill (PASSED)**

This bill was proposed by the Governor after being introduced in many other sessions primarily by republican sponsors. In 2023, a similar version of this bill narrowly died on the Senate floor. The Governor’s Housing Production has a few key provisions, including:

1. The creation of a Housing Accountability and Production Office co-managed by the Department of Land Conservation and Development (DLCDD) and the Building Codes Division (BCD) of the Department of Consumer and Business Services (DCBS).
2. Requires local jurisdictions to grant up to 10 mandatory design and development adjustments.
3. Allowing cities to petition Metro for urban growth boundary expansions, 100 acres for large cities/50 acres for small cities for a total of 300 acres, once in the next seven years for housing if they can demonstrate land need and affordability need. Metro will determine if the petition meets the requirements of the bill and if a petition does, Metro shall expand the urban growth boundary once they verify the petition meets the requirements of the bill. The UGB provisions become operative on January 1, 2025, and sunset on January 2, 2032.
4. The bill includes **\$3M** of funding for local housing planning technical assistance funding, **\$5M** for local housing infrastructure planning capacity, **\$10M** for the Housing Accountability and Production Office and **\$75M** for moderate-income (80%-130% AMI) housing financing.

**SB 1564: Housing Model Codes (PASSED)**

HB 1564 requires the Land Conservation and Development Commission to adopt model ordinances for cities of different sizes to implement housing and urbanization requirements.

**HB 4026: UGB Amendment Ballot Referrals (PASSED)**

This bill shields final land use decisions, like UGB amendments, from referendum petitions and establishes that land use decisions are administrative decisions of local governments. It is also retroactive to January 1, 2023 to address a North Plains petition.

**HB 4063: Housing Omnibus (PASSED)**

HB 4063 was a housing omnibus bill that included provisions extending the Oregon Housing Needs Analysis to urban unincorporated areas of the Metro region. Other areas of the bill include provisions related to



**HB 4099: State Gap Funding Delayed SDCs (FAILED)**

HB 4099 directed the OHCS to purchase and collect debt from a housing developer, based on the deferred payment of system development charges (SDCs) for a project as agreed to by a local government and the developer. It establishes and appropriates \$10 million in general funds to the Municipal Development Protection Fund within the State Treasury to administer the program. Many local governments charge SDCs on transportation, water/wastewater, stormwater and parks to ensure those systems can support housing.

**HB 4155: State Housing Infrastructure Funding Study (FAILED)**

HB 4155 requires the Oregon Business Development Department to study infrastructure financing in Oregon. According to the Department of Land Conservation and Development (DLCD), Oregon needs to develop more than 550,000 new housing units across income levels to accommodate 20 years of population growth.

**Industrial Lands**

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**SB 1526: RSIS Extension (PASSED)**

This omnibus bill made technical and clarifying changes to tax statutes. It included a sunset extension for the Industrial Site Readiness Program to December 31, 2029.

**HB 4042: RSIS Funding (FAILED)**

This bill would have established the Industrial Site Readiness Loan Fund and invested \$40 million into the fund.

**Economic Development**

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**SB 5701: Christmas Tree Bill (PASSED)**

The Christmas tree bill is the end of session funding bill and included many allocations important to Metro and the region, including:

- \$8 million for the Economic Equity Investment Program
- \$11.8 million to support arts and culture organizations' recovery efforts from the COVID-19 pandemic.
- \$2.5 million for GPI's marketing strategy to restore the Portland region's reputation and to help attract, retain businesses and jobs and talent.
- \$20 million for ODOT to clean up trash and maintain the health and safety of their right of ways.
- \$15 million to the City of Hillsboro for the Hillsboro Hops Ballpark.

**HB 4041: Economic Equity Investment Program Funding (FAILED)**

The bill asked for \$30 million for the Economic Equity Investment Program for grants to culturally responsive, community-based organizations with programs that build generational wealth for people experiencing multiple economic risk factors.

**HB 4124: Arts and Cultural Funding (FAILED)**

The bill asked for \$27 million to support arts and culture organizations' recovery efforts from the COVID-19 pandemic.

**Other Bills of Interest**

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**HB 4002: Measure 110 Reform (PASSED)**

The legislature officially ended Oregon's Measure 110 drug decriminalization experiment by re-establishing possession of small amounts of hard drugs as a NEW unspecified misdemeanor crime. HB 4002 also permits counties to set up systems offering "deflection," where those facing possession charges can opt for treatment. Deflection will vary by county and at the time of the passage HB 4002 almost two dozen counties submitted letters of intent to the Legislature to provide deflection programs.

**HB 5204: Measure 110 Reform/Behavioral Health Funding (PASSED)**

HB 5204 was the vehicle for the funding side of HB 4002 and includes:

- \$30.5M Deflection programs - including Community Mental Health Program funding;
- \$10M for Medication Assisted Treatment in jails;
- \$12M for Specialty courts, including drug courts;
- \$3.45M for Criminal Justice Commission to set up and coordinate deflection programs and other related agency needs;
- \$2M for Curricula for Oregon schools about the dangers of synthetic opioids, including fentanyl; and
- \$85.4M for Shovel-Ready Behavioral Health Treatment Projects

Total: \$211 million



# SB 1537: Governor's Housing Production Bill

## Background

On January 10, 2023, Governor Kotek issued Executive Order 23-04, which established an annual housing production target of 36,000 homes in Oregon, and which established the Governor's Housing Production Advisory Council (HPAC), tasked with providing recommendations to achieve the housing production target. The HPAC's January 2024 report included recommendations on one-time urban growth boundary (UGB) amendments, funding for infrastructure and affordable housing, and adjustments to land use standards, are incorporated into SB 1537.

## Bill Summary

### ***Housing Accountability and Production Office (Sections 1-11)***

Creates the Housing Accountability and Production Office (HAPO), coordinated by DLCD and DCBS/BCD, to support housing production in local communities with a more definitive structure and process to address complaints, concerns, and issues from local governments and developers about compliance with state housing law. This office will enhance opportunities to collaborate with local governments in lieu of enforcement actions. **Housing Accountability and Production Office Funding - \$5 million and Local Housing Planning Technical Assistance Funding - \$10 million.**

HAPO becomes operative July 1, 2025.

### ***Financial Assistance Supporting Housing Production (Sections 12-36)***

#### **Local housing infrastructure planning capacity: \$3 million**

Directs Business Oregon to provide capacity and support for infrastructure planning to municipalities to enable them to plan and finance infrastructure for water, sewers and sanitation, stormwater and transportation consistent with opportunities to produce housing units at minimum densities of 17 units per acre in Metro (10 in cities with pop. 25,000+/6 in cities with pop. 2,500 – 25,000/5 in cities with pop. less than 2,500).

Fund sunsets January 2, 2030.

#### **Moderate-income housing financing: \$75 million**

Establishes definitions for the moderate-income housing revolving loan fund. This includes that eligible housing projects are those at 120% of the median income or below. The revolving loan fund is established as a partnership between the State.

and local jurisdictions to facilitate the development of moderate-income housing sponsoring jurisdictions. The revolving loan fund creates up a fee in-lieu of taxes program in the sponsoring jurisdiction. The process will be as follows:

1. OHCS administers a state capitalized fund that jurisdictions may borrow from to make grants to new moderate-income housing developments if gaps exist in development budgets.
2. The loans to jurisdictions from the fund are established with a 10-year repayment period.
3. Projects receive a limited duration property tax exemption (only on improvements--existing taxes on land, etc. remain in place), with fire districts property tax disbursements exempt.
4. Sponsoring jurisdictions place a fee on the property to pay back the loan. Upon loan repayment, the fee terminates, and the property becomes fully taxable.

Requires the program to be operational no later than June 30, 2025.

***Housing Land Use Adjustments (Sections 37-47)***

Requires local governments to approve, up to 10 total, select design and development adjustments for housing development projects that an applicant can meet one of the following of the criteria:

- The adjustments will enable development of housing that is not otherwise feasible due to cost or delay resulting from the unadjusted land use regulations;
- (B) The adjustments will enable development of housing that reduces the sale or rental prices per residential unit;
- The adjustments will increase the number of housing units within the application;
- All of the units in the application are subject to an affordable housing covenant as described in ORS 456.270 to 456.295, making them affordable to moderate income households as defined in ORS 456.270 for a minimum of 30 years;
- At least 20 percent of the units in the application are subject to an affordable housing covenant as described in ORS 456.270 to 456.295, making them affordable to low income households as defined in ORS 456.270 for a minimum of 60 years;
- The adjustments will enable the provision of accessibility or visitability features in housing units that are not otherwise feasible due to cost or delay resulting from the unadjusted land use regulations; or
- All of the units in the application are subject to a zero equity, limited equity, or shared equity ownership model including resident-owned cooperatives and community land trusts making them affordable to moderate income households as described in ORS 456.270 to 456.295 for a period of 90 years.

Exemption process for local governments, includes two avenues:

1. The local government currently reviews design and development adjustments for all applications for the development of housing and all listed development and design adjustments in the bill are eligible under the local government's adjustment process and within the previous 5 years the city has approved 90 percent of received adjustment requests.

2. The adjustment process is flexible and accommodates project needs as demonstrated by testimonials of housing developers who have utilized the adjustment process within the previous five years.

#### Limited Land Use Decisions

The following land use decisions are processed as limited land use decisions: Partitions, subdivisions, replats, or property line adjustments, site plan review, extensions, alterations, or expansions of nonconforming uses, mandatory adjustments under the bill. Allows HAPO to approve a hardship exemption or time extension to these provisions if the local government demonstrates a hardship would result from implementing a limited land use decision.

These requirements become operative January 1, 2025 and sunset January 2, 3032.

#### ***One-Time Site Additions to UGBs (Sections 48-60)***

On a one-time basis, eligible cities can choose to add 50 or 100 acres of land for housing to their UGB. The Metro region is capped at 300 acres total. Requirements for land being brought in include:

- Any land added would also need consent of the property owner.
- Land added can only be urban reserve, non-resource land, or exception land – no high-value farm or forest land outside of urban reserves already designated for future urban development.
- The expansion area must adopt a complete communities binding concept plan that includes:
  - o Mandatory affordability – 30% of the total units must be affordable for 60 years (units available for rent at 80% AMI or less, units available for purchase at 130% AMI or less)
  - o Minimum density – 17 units per acre in Metro
  - o Integrated mixed-use residential areas for complete communities
  - o Transportation network planning
  - o Open space, scenic, historic, and natural resource goal protections
  - o Natural hazard protections
  - o Binding agreements for all necessary urban services

A city is eligible for an expansion if they meet land and affordability metrics:

- **LAND NEED METRIC.** No UGB expansions with housing in the last 20 years and no more than 20 contiguous acres of vacant residential land, or by having 75% of UGB expansion areas with housing developed in last 20 years or with acknowledged comprehensive plan designations, infrastructure plans, and housing development occurring demonstrated by land use or building permit applications in process.
- **AFFORDABILITY METRIC.** When using the CHAS data provided by HUD, a city has a greater % of households extremely cost burdened (paying more than 50% of income on housing) than the State of Oregon as whole. **OR** At least 25 percent of the renter households in the city being severely rent burdened as indicated under the most recent housing equity indicator data under ORS 456.602 (2)(g).

Within the expansion area, 30% of all housing units must be legally set aside for affordable housing. The following are included in the bill to help ensure affordability is included in the expansion:

- Land for affordable housing dispersed throughout the expansion area;

- Land for affordable housing deed-restricted prior to any building permit issuance;
- Market rate housing production capped at 85% of units built prior to affordable unit production; and
- Binding development and financing plan for affordable housing with non-performance penalties

#### *Metro's Role in One-Time Expansions*

If Metro receives requests for less than 300 acres on or before July 1, 2025, Metro will review the city's request and make sure it complies with sections of the bill. Metro has 120 days to review a petition and decide whether sites comply with the bill. If Metro receives requests for 300 acres or more on or before July 1, 2025, Metro will determine which requests best comply with the intent of the bill and maximize needed housing by January 1, 2027.

The one-time land use expansions sunset January 2, 2033.

#### *Alternative UGB Land Exchange*

Metro or a city outside of Metro may amend its urban growth boundary to add one or more sites to the UGB and to remove one or more tracts of land from the urban growth boundary as provided:

1. The acreage of the added site and removed lands must be roughly equivalent;
2. The removed lands must have been zoned for residential uses; and
3. The added site must be zoned for residential uses at the same or greater density than the removed lands.

Land may be removed from an urban growth boundary under this section without landowner consent. A landowner may not appeal the removal of the landowner's land from an urban growth boundary under this section unless the landowner agrees to enter into a recorded agreement with Metro or the city in which the landowner would consent to annexation and development of the land within 20 years if the land remains in the urban growth boundary. Review of an exchange of lands made under this section may only be made by the Department of Land Conservation and Development in the Metro area.

# Urban growth management update: Preliminary capacity results

MPAC

March 27, 2024

## Technical work and analysis: Developing the urban growth report

- Buildable land inventory (BLI)
- Regional forecast
- Capacity analysis
- Employment trends and site characteristics
- Housing needs analysis
- Residential readiness analyses
- Draft urban growth report (UGR)

## City expansion proposals

- Letters of interest
- Expansion proposals

*2040 planning and development grants available*

## Metro Council decision

- Consider Metro staff and advisory group recommendations
- Public hearings
- Policy direction
- Final decision

Nov 2022 - July 2024

Dec 2023 - April 2024

Aug 2024 - Dec 2024

Residential readiness analyses

Capacity analysis - begin BLI and regional proforma model

Draft capacity analysis available for local review

Regional forecast updated

Housing needs analysis

Draft UGR public comment period

Public hearing

Letters of interest due

You are here

Proposals due

Advisory group input

Final UGB decision

## Engagement

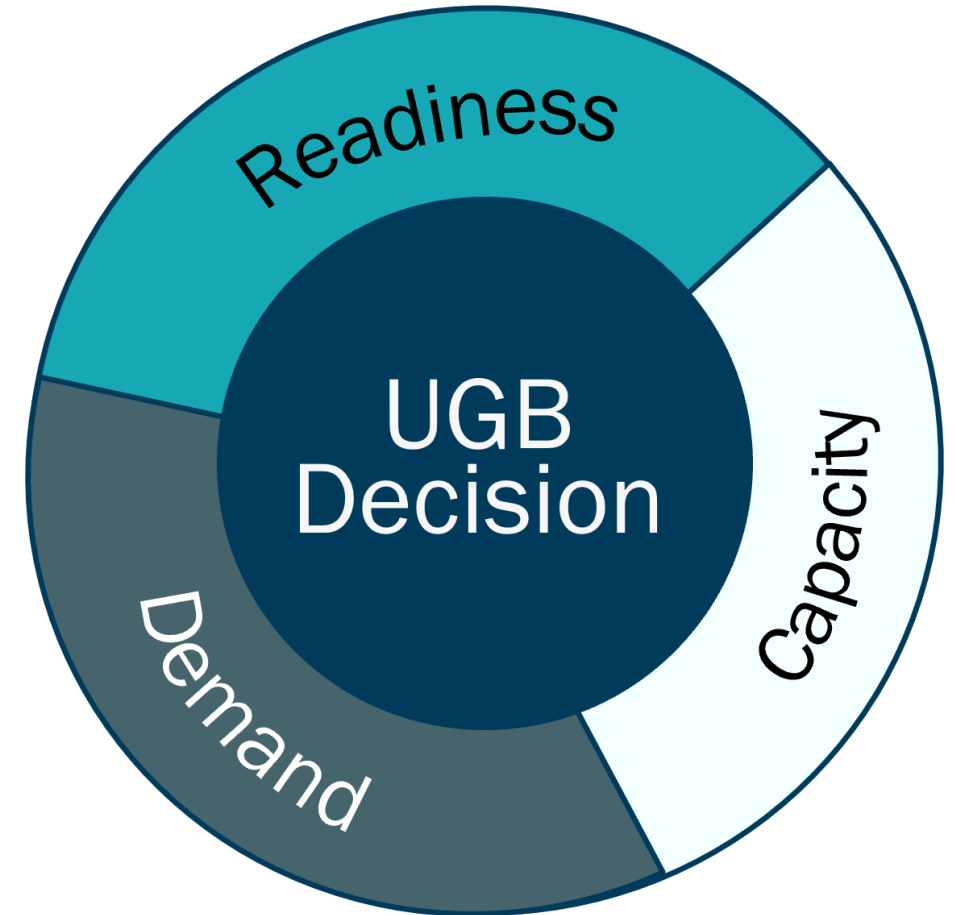
- MTAC
- MPAC
- CORE
- Land Use Technical Advisory Group
- Jurisdictional outreach
- Urban growth report roundtable
- Youth cohort
- Interest group presentations

# Project timeline



# A decision support tool

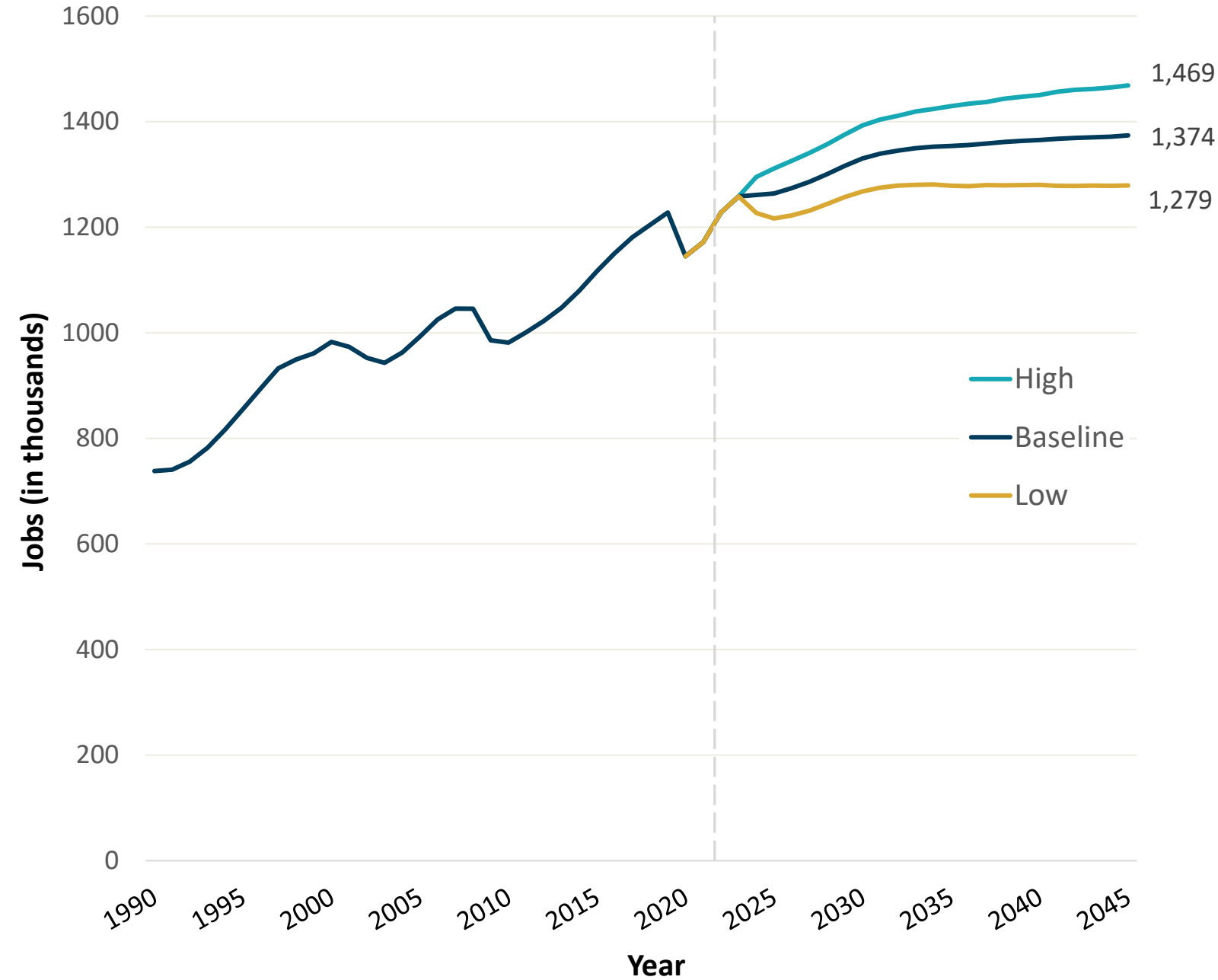
The Urban Growth Report (UGR) is a decision-making tool for the Metro Council.



# Regional forecast - recap

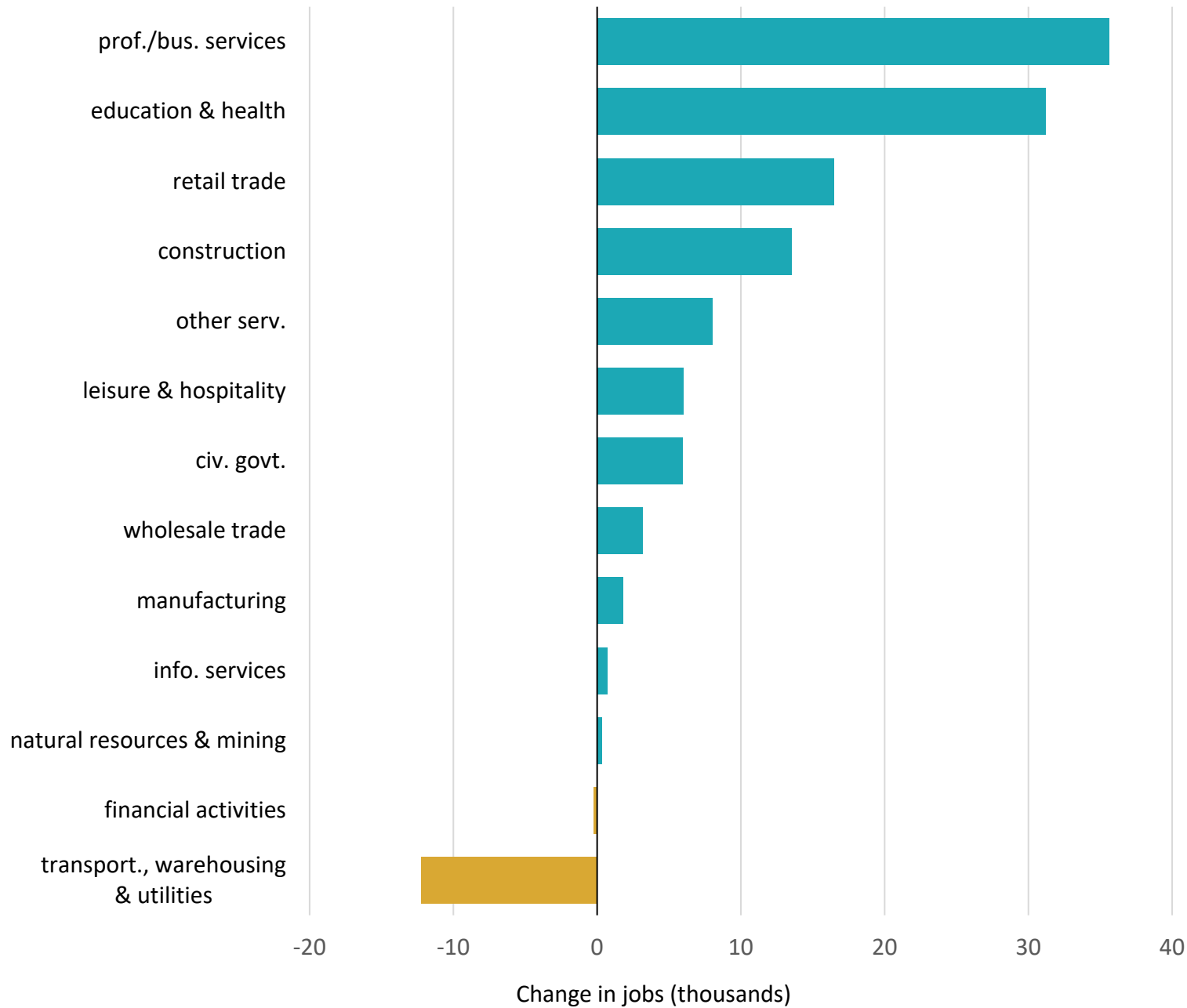
- We expect population to grow, just at a slower pace
- Gains are forecasted for professional and business services, education and health, retail, and construction.
- As manufacturing declines nationally, our region is holding steady.
- This is a forecast, not a plan.

## MSA payroll employment, total



**MSA  
employment  
outlook**

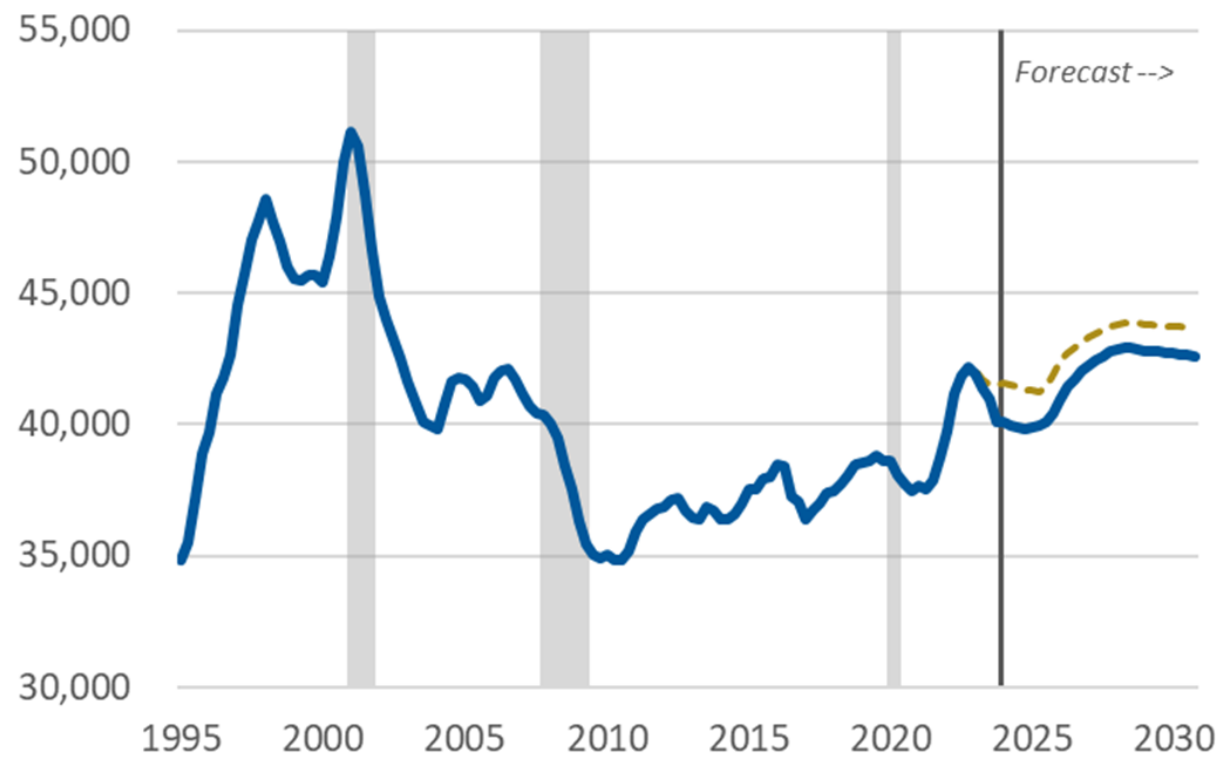
## MSA change in Jobs 2024-2044 (in thousands)



**Sector-  
specific  
forecast**

# OR Office of Economic Analysis: CHIPS Act impacts

## Oregon Computer & Electronic Products



Latest Data: 2023q4 | Source: Oregon Employment Dept, Oregon Office of Econ Analysis

# Regional forecast - recap

- Data have limitations
  - Census data and employment categories miss people and unique kinds of work
  - Anyone who analyzes data brings a perspective
- We compare our data and seek peer review
- Produce a range to acknowledge uncertainty

**Regional forecast:  
MPAC discussion and questions**

# Residential capacity analysis – preliminary results



# Some things to keep in mind about the capacity analysis

- Volatility of market factors
- Analysis on a regional scale
- Results presented as a range
- These results are preliminary and will undergo local review for additional refinement

# Capacity estimates based on:

- Actual redevelopment that occurred – “backcasting”
- Trends in density and mix of housing types
- Market factors that may impact future development
- 20-year time horizon

# Where do we estimate capacity?

Vacant and partially vacant land



Land used for redevelopment and infill

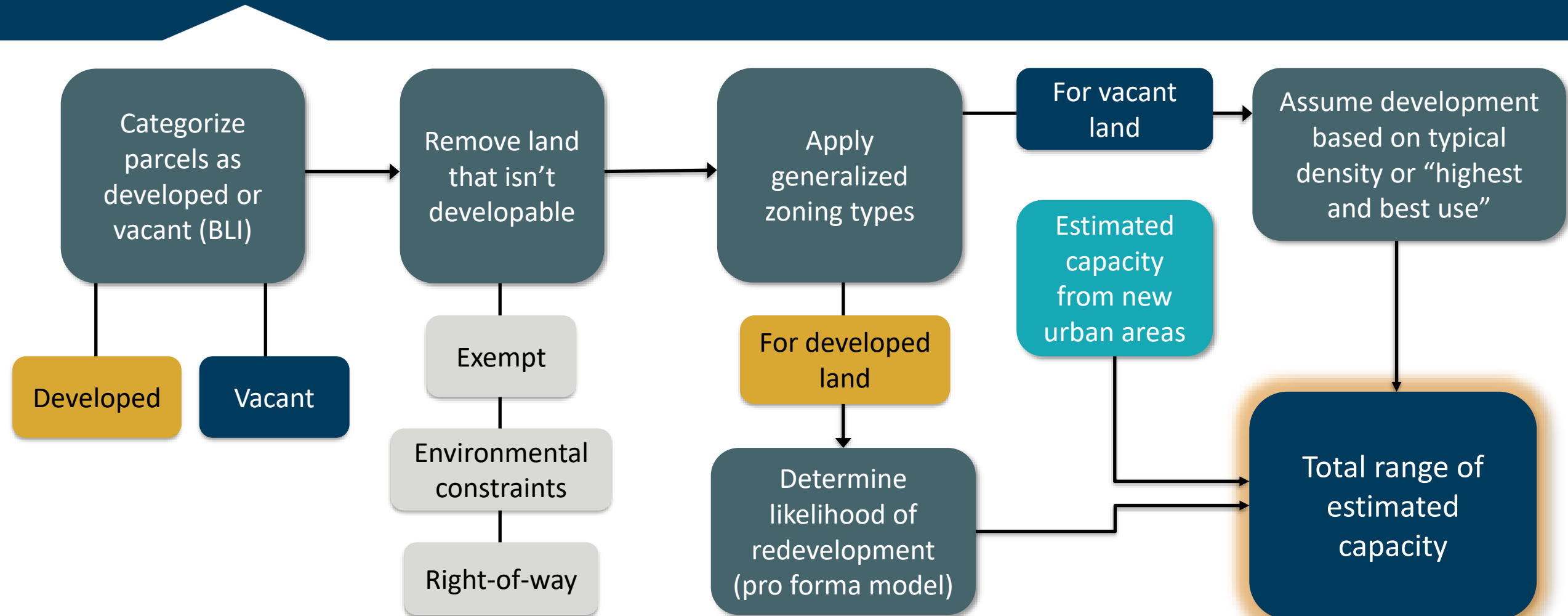


Land in concept planned areas without urban level zoning



*All capacity calculations are done on lands within the existing urban growth boundary and summarized on a regional scale*

# How do we estimate capacity?

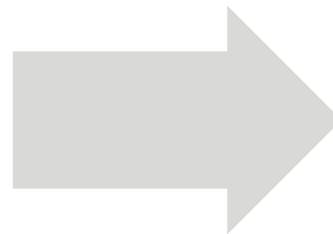


**Questions?**

# Pro forma model variables

## How viable is (re)development?

- Rents & sale prices
- Construction costs
- Cap rates\* (linked to interest rates)



## What are the odds of redevelopment?

- Redevelopment rate compared to historic trends based on feasibility results

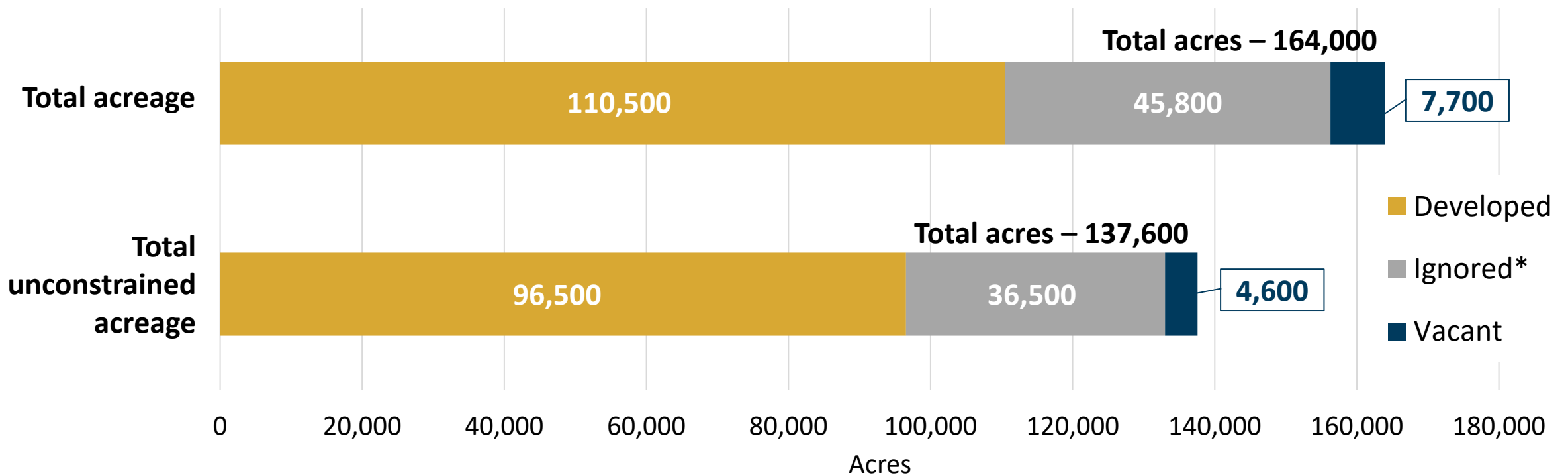
*\*Cap rate = relationship between the revenue an income-generating property produces and its sale price. Higher cap rate means properties are worth less at the same revenues.*

# Notes about the pro forma model

- Used to understand what types of (re)development are most likely to be market feasible
- Only accounts for market rate development
- Does not account for additions or conversions where the original home is preserved
- Does not account for local incentives, policies, or interventions to spark redevelopment in the market

# Results of the Buildable Lands Inventory (BLI)

## Residential land within the existing UGB by type

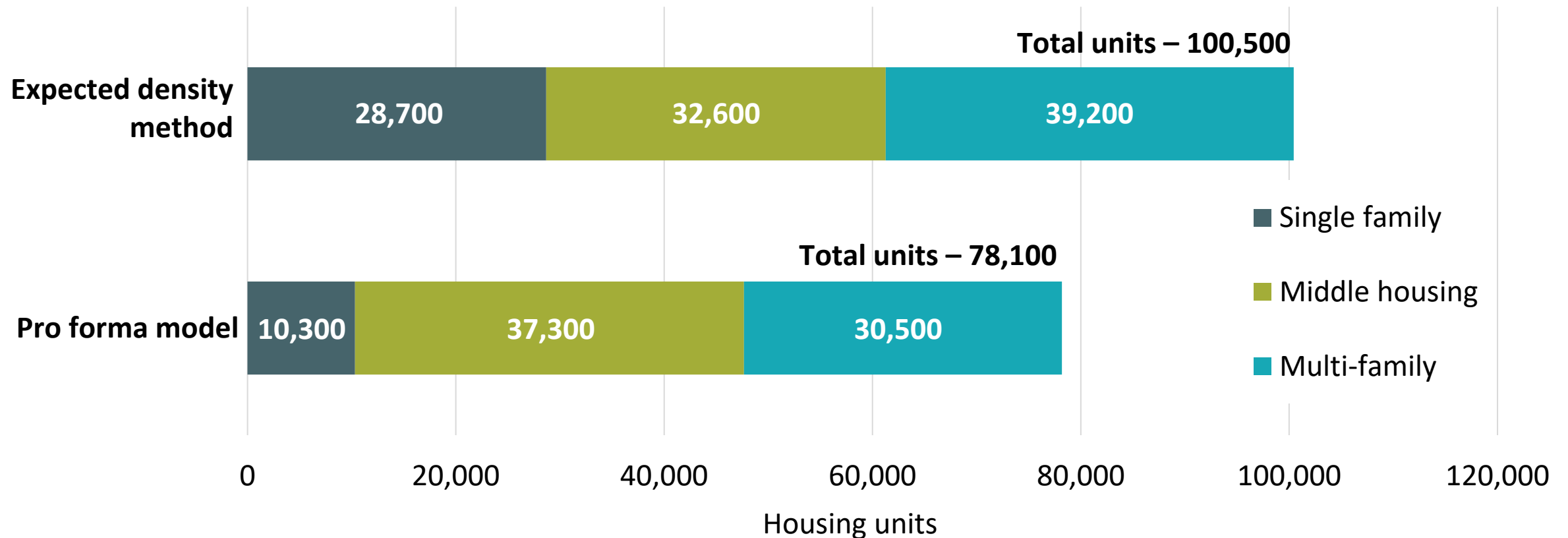


\*Ignored taxlots include right-of-way, tax exempt, parks, open space, HOA, golf courses, rail property, schools, and small taxlots under 1000 sq. ft.

\*\*Unconstrained land removes environmental constraints such as flood plains, wetlands, steep slopes, and important habitat



# Vacant land – preliminary results

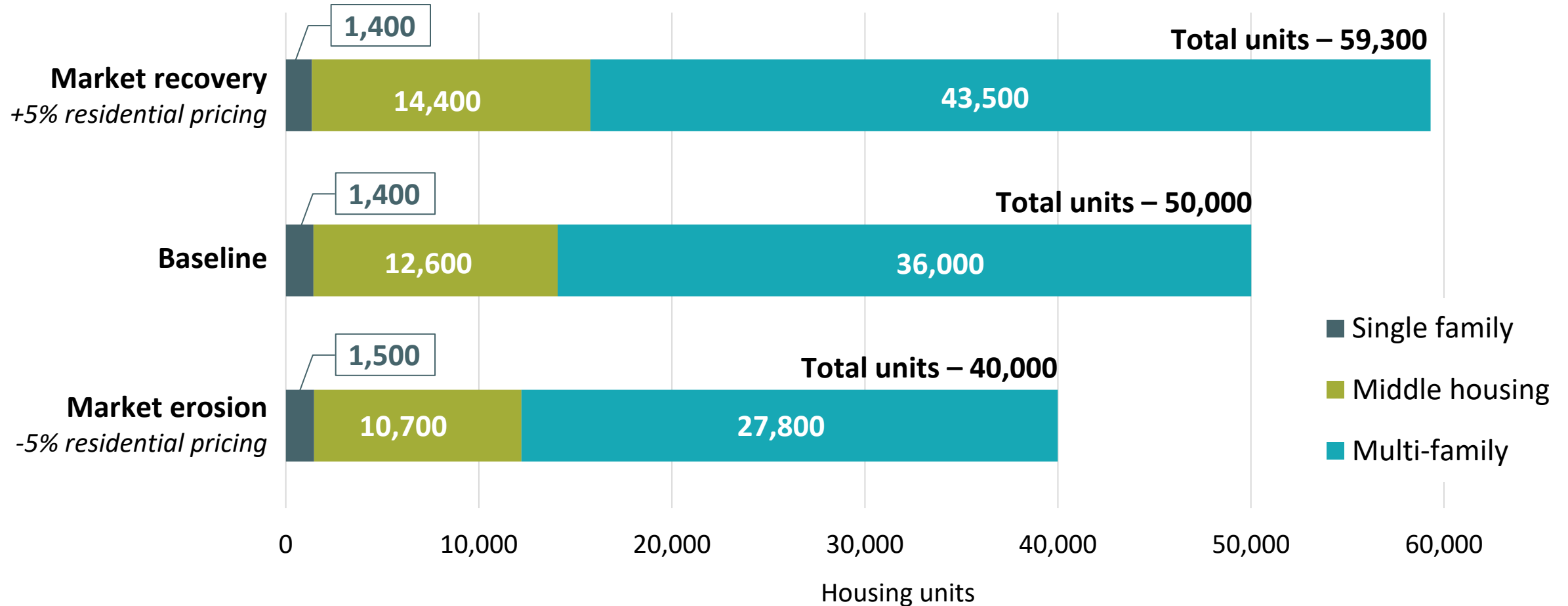


*Note: Small lot detached units are counted under the “single family” category rather than middle housing, due to the market response to this housing type*

# Redevelopment – establishing the “baseline”

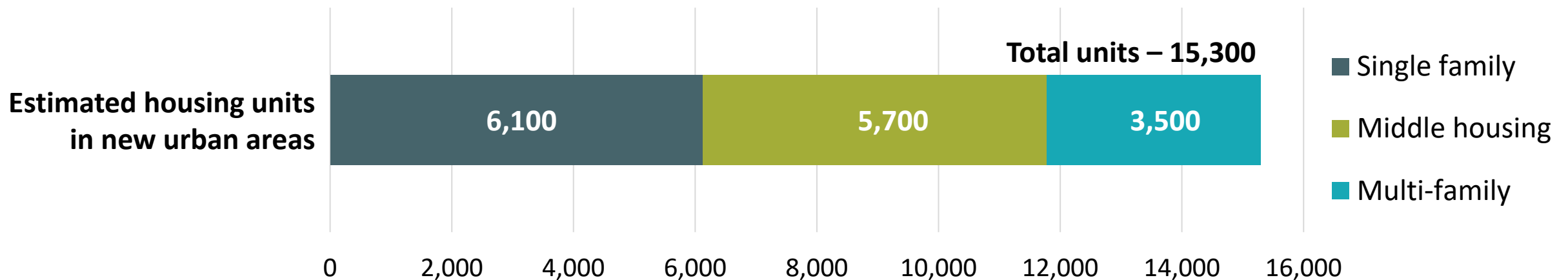
- **Market conditions assume modest recovery**
  - Interest rates and cap rates come back down somewhat
  - Relationship between rents/prices & construction costs remains similar to today
- **Redevelopment rates aligned with trends over last 20 years**

# Redevelopment – preliminary results



# New urban areas

- Areas that have been added to the UGB but have not yet received urban level zoning – Frog Pond, South Cooper Mountain, River Terrace, Witch Hazel Village South, Kingston Terrace
- Capacity based on local concept plan designations



# Additional future adjustments to capacity results



## Additional capacity

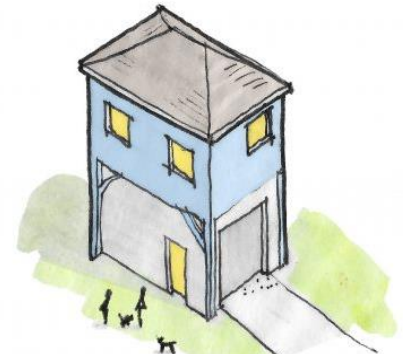
- Office to residential conversion
- ADUs and middle housing conversion

## Less capacity

- Second homes and vacation rentals



STAND-ALONE DETACHED



ADU OVER A GARAGE

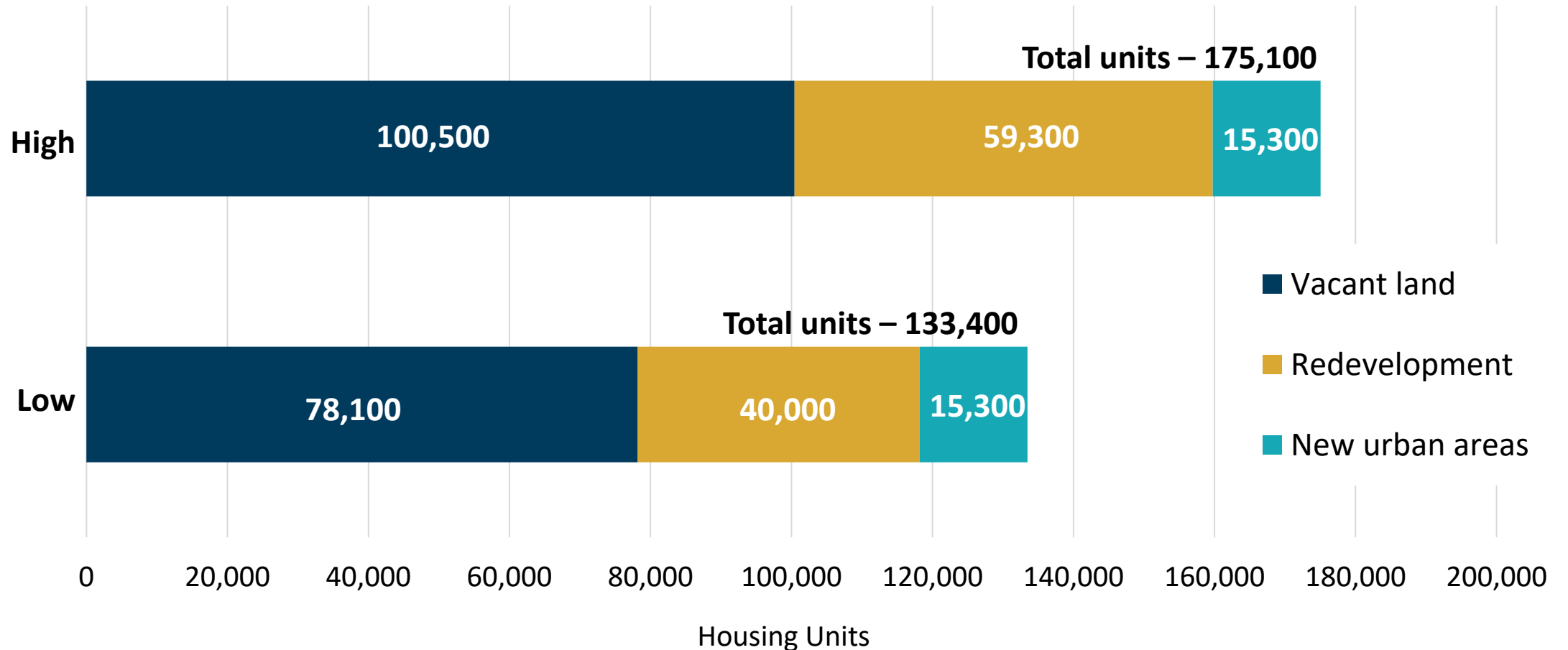


ATTACHED ADU



BASEMENT ADU

# Combined preliminary capacity results



**Questions?**

[oregonmetro.gov](http://oregonmetro.gov)

