

Urban Growth Boundary Stakeholder Roundtable
Meeting Notes
April 26, 2024

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PowerPoint and discussion

Mayor Rosener shared that they wanted more detail about the assumptions of zoning and acres, asking if there is a plan to get that information. Staff responded that it was already distributed.

The presenters shared that while Metro does not receive a target, they must produce a regional housing coordination strategy 1 year after the UGB decision in December of 2025.

How targets get set for individual jurisdiction will change depending on where it is and it will have an equitable lens to center equitable distribution. Presenters shared the other ongoing Metro work for Planning, Research, and Development and other Metro departments as well.

They shared that the targets will be updated annually.

One person shared that they are concerned about whose numbers they will be using.

Another cautioned the group to look at the drivers of what people want and how to have multiple industries thrive.

MentiMeter Activity

Presenters asked stakeholders to participate in mentimeter.

1. What share of existing homes currently within the UGB are single family detached?
 - a. The answer was 50%. Most voters guessed it was 60%.
2. What share of the 90,700 new homes built between 2014 and 2023 were multifamily?
 - a. The answer was 58%. Most voters guessed correctly. This shows that the share of housing types is changing as of the last decade.
3. What share of housing units built between 2014 and 2023 were NOT built in Portland?
 - a. The answer was 47%. Most voters guessed it was 60%. This shows that the majority were built within Portland.
4. From 2014 to 2023, what percentage of new homes were built on vacant land (and NOT through redevelopment or infill?)
 - a. The answer was 45%. Most voters guessed 25%.
5. What middle housing type made up the biggest share of the new units built between 2014 and 2023?
 - a. The answer was townhouse. Most voters guessed correctly.

PowerPoint and discussion

Presenters shared that Sherwood has put in a proposal for expanding the Urban Growth Boundary.

The policy questions around what they are doing in the region are much greater than the forecast. The question of infrastructure funding, housing type, available land, and workforce have been raised in

terms of policy decisions, and they cannot solve all those issues by using the criteria that they are told to use because the state has mandated it.

Comment: Someone shared that they heard that on June 3, the Land Use Technical Advisory Group (LUTAG) gets the draft of the report.

Response: Ted Reid shared that they do not plan to share the draft until the end of June.

Question: Someone asked that if the group only has 3 weeks, is that enough time to review and give feedback that can then be implemented? Is Metro truly taking input from advisory groups? Are Metro staff not taking into account about the input of the Technical Advisory Group (TAG)?

Response: Staff responded that staff has been meeting since summer, and they have given many opportunities to provide feedback, and they are releasing and sharing the data the moment that it is complete or mostly complete. They shared that they have had individual meetings with folks and the people who have concern are welcome. They also shared that when the report is released in June, it is released as a draft and then they will continue to edit it and they can use the feedback.

Question: Sam Diaz shared that Metro is a key player in lobbying the state and that they need federal support for nuts-and-bolts investments. He asked if the group could put together what things would look like for that.

Response: Staff responded that this process and the technical aspects of it and relationships to other topics are important, but that the policy needs mean that the community needs to come together and no one jurisdiction can solve for all things.

Question: Where is the data that is going to inform the policy side of the decision?

Answer: They cannot generate all data immediately but as they start moving towards potential policy solutions, they will check with data to the extent that they have it.

Comment: Tristan Penn shared that he appreciates the transparency that has happened and that this is a process that likely has not been done. He also suggested that it would be nice to know who MPAC, MTAC, and other advisory groups are so they can know who is involved in the process.

Question: Someone shared that they should be able to understand what else Metro will be doing with the final UGB report to address the housing crisis and asked how they are going to use the UGB report to solve these big issues.

Staff shared that the housing needs analysis will include assessments of future and existing needs.

Question: Amtrack is going to offer high speed rail. When you have people who have those commute options, what commute options will people be having that will mean that they do not need to live in the region but have work in the region.

Response: Some of the information is uncertain due to these types of migration.

Staff shared the MSA population forecast by age cohort.

Question: When we talk about baselines, the downside to being wrong if they pick low and its more, then they constrain growth. What is the downside to being wrong on the high side?

Response: We need to do everything we can do spur housing development and if housing development is viable and the jurisdictions are ready then they can work with that. Let's make sure we are not confusing the projection with the policy.

Question: How does the math work when looking that there will be more younger people in the future?

Response: We may have to qualitatively balance this out. If we thought in-migration would be at the higher end, that is something to think about that it would likely be more younger households than the forecast is showing.

Comment: If in migration is being driven by young people, will older people be leading the out migration? Will it free what people will be able to access?

Question: Are multigenerational housing and older (65+) couples also inclusive of people who are younger with their adult children who never left?

Response: Yes, it is any household like that so long as they are 65+. The presence of kids under 18 was not differentiated.

Comment: Working at the city of Portland, this data is informing policies like zoning and other things to implement. Some will not be planning for what could be exponential growth.

Comment: We need to make sure housing is protected for real people and families and not letting people own homes but not live in them.

Comment: In the forecast, it is not solving for the housing process. An issue could also be the type of housing we are creating and making sure that it will address the need.

Question: At what age do people have to give up their driver's license? This is a very big safety issue and I want to figure out that we have the right supply of housing so people can live with self determination and independence. What kind of quality of life are we going to offer our elders?

Response: Proximity and housing are important to consider.

Staff shared that more people are going to be having lower incomes because more retirees mean lower incomes. They are accounting for a healthy vacancy rate because there needs to be room to move around. The range of total units will be around 30,300 for existing housing needs.

Request: One roundtable member shared that the team does not know what the methodology is that is being used and they are not having the level of detail of how the numbers are getting. They asked that they could delay the release of the report by 1 month and give the technical people more time to review it.

Response: We will discuss and get back to you on that.

Comment: We need to start building now, this is an immediate crisis, and supply and demand is a market issue, and we need a lot more units and we have to start building and use all the policy tools we have available to do it. I would encourage us not to focus on the number of units but instead focus on the price. Get the wages up, grow the economy.