



Metro
600 NE Grand Ave.
Portland, OR 97232-2736

Metro Policy Advisory Committee (MPAC)

agenda

Wednesday, June 26, 2024

5:00 PM

Metro Regional Center, Council chamber,
<https://zoom.us/j/95889916633> (Webinar
ID: 958 8991 6633)

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

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

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

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

Those wishing to testify orally are encouraged to sign up in advance by either: (a) contacting the legislative coordinator by phone at 503-813-7591 and providing your name and the item on which you wish to testify; or (b) registering by email by sending your name and the item on which you wish to testify to legislativecoordinator@oregonmetro.gov.

Those requesting to comment during the meeting can do so by using the "Raise Hand" feature in Zoom or emailing the legislative coordinator at legislativecoordinator@oregonmetro.gov. Individuals will have three minutes to testify unless otherwise stated at the meeting.

3. Council Update (5:10PM)

4. Consent Agenda (5:20PM)

4.1 Consideration of the May 22, 2024 MPAC Minutes

[24-6084](#)

Attachments: [052224 MPAC Minutes](#)

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

- 5.1 Housing Update (5:25 PM) [COM](#)
[24-0795](#)
- Presenter(s): Liam Frost, Metro
- Attachments: [MPAC Worksheet](#)
[MPAC Memo](#)
- 5.2 Assessment of City Employment Land UGB Expansion
Proposals (5:50PM) [COM](#)
[24-0817](#)
- Presenter(s): Eryn Kehe, she/her, Metro
Ted Reid, he/him, Metro
David Tetrick, he/him, Metro
- Attachments: [MPAC Worksheet](#)
- 5.3 2040 Planning & Development Grants Program
Updates(6:35PM) [COM](#)
[24-0818](#)
- Presenter(s): Serah Breakstone, she/her, Metro
- Attachments: [MPAC Worksheet](#)

6. Adjourn (7:00PM)

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ការគោរពសិទ្ធិពលរដ្ឋរបស់ ១ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានការបណ្តឹងរើសអើងសម្រាប់សេវាភាសាអង់គ្លេស។ www.oregonmetro.gov/civilrights។

បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសាស្រីពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃច្រើនការ) ប្រាំពីរថ្ងៃ ថ្ងៃច្រើនការ មុនថ្ងៃប្រជុំដើម្បីអាចឱ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

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2024 MPAC Work Program

As of 6/03/24

Items in italics are tentative

<p>May 22, 2024 (online only)</p> <ul style="list-style-type: none"> • DLCD OHNA update (Sean Edging, Oregon Department of Land Conservation and Development) • Site Readiness Toolkit (David Tetrick, he/him, Metro; 30 min) • Presentation of city UGB expansion proposals (Eryn Kehe, she/her, Ted Reid, he/him, Metro; City of Sherwood staff; 45 min) 	<p>June 26, 2024 (in-person)</p> <ul style="list-style-type: none"> • Assessment of city employment land UGB expansion proposals (Eryn Kehe, she/her, Ted Reid, he/him, Metro; 45 min) • 2040 Planning & Development Grants - program refinements (Serah Breakstone, she/her, Metro; 30 min) • Housing Update (Liam Frost, Metro, 30 min)
<p>July 24, 2024 (online only)</p> <ul style="list-style-type: none"> • 2024 Draft Urban Growth Boundary Report Eryn Kehe, she/her, Ted Reid, he/him, Metro; 60 min) • <i>WPES: System Facilities Plan Update (Marta McGuire (she/her), Metro, Estee Segal (she/her), Metro; 30 min)</i> 	<p>August 28, 2024- CANCELLED <i>COO recommendation UGM Decision released and emailed to MPAC members</i></p>
<p>September 11, 2024 (virtual)</p> <ul style="list-style-type: none"> • UGM COO recommendation review and public comment feedback 	
<p>September 25, 2024 (in person)</p> <ul style="list-style-type: none"> • UGB Expansion Recommendation to Metro Council (action) • <i>WPES: System Facilities Plan Update (Marta McGuire (she/her), Metro, Estee Segal (she/her), Metro; 30 min)</i> 	<p>October 23, 2024 (online)</p>
<p>November 13, 2024 (in person)</p>	<p>December 11, 2024 (online)</p> <ul style="list-style-type: none"> • Follow up on UGM process (Ted Reid, he/him, Metro; 45 min)

4.1 Consideration of the May 22, 2024 MPAC Minutes

Consent Agenda

Metro Policy Advisory Committee
Wednesday, June 26th, 2024



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

METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

May 22, 2024

MEMBERS PRESENT

Vince Jones-Dixon
Mark Shull
Tim Rosener
Pam Treece (Chair)
Mary Nolan
Brett Sherman
Kirstin Greene
Omar Qutub
Gerritt Rosenthal
Alison Tivnon
Sharon Meieran
Sherry French
Denyse McGriff
Ed Gronke
Luis Nava
Joe Buck
Glen Yung
Susan Greenberg

AFFILIATION

City of Gresham, Second Largest City in Multnomah County
Clackamas County
Other Cities in Washington County
Washington County
Metro Council
City of Happy Valley, Other Cities in Clackamas County
Oregon Department of Land Conservation and Development
Citizen of Multnomah County
Metro Council
Second Largest City in Washington County
Multnomah County
Special Districts in Clackamas County
Largest City in Clackamas County
Citizen of Clackamas County
Citizen of Washington County
City of Lake Oswego, Largest City in Clackamas County
Clark County
Governing Body of a School District

MEMBERS EXCUSED

Ted Wheeler
Brian Hodson
James Fage
Emerald Bogue
Thomas Kim
Terri Preeg Riggsby
Keith Kudrna
Carmen Rubio
Gordon Hovies
Duncan Hwang
Ty Stober
Steve Callaway

AFFILIATION

City of Portland
City in Clackamas County outside UGB
City in Washington County outside UGB
Clark County
Port of Portland
TriMet
Special Districts in Multnomah County
Other Cities in Multnomah County
Special Districts in Washington County
Metro Council
City of Vancouver
Largest City in Washington County

ALTERNATES PRESENT

Laura Kelly
Anthony Martin

AFFILIATION

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

OTHERS PRESENT: Medha Pulla, Marc, Tracey Lam, Adam Barber, Jim Duggan, Robert Liberty, Tom Armstrong, Jeffery Kleinman, San Inouye, Jim Lodbell, Laurie Thiel, Mary Kyle McCurdy, Todd Christiansen, Stephen Roberts, Eric Rutledge, David Tetrick, Barbara Taylor, David Nemarnik, Sandy Glantz, Jena Hughes, Jessica Pelz, LEdeh, Anna Slatinsky, BK, COHV, Karen Gunson, J Stasny, Mariann Hyland, Nicole Stingh, Sean Edging, Al Pearson

STAFF: Connor Ayers, Georgia Langer, Andy Shaw, Roger Alfred, Catherine Ciarlo, Malu Wilkinson, Marissa Madrigal, Anne Buzzini, Val Galstad, Ina Zucker, Ted Reid, Jaye Cromwell,

1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS

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

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

2. PUBLIC COMMUNICATION ON AGENDA ITEMS

MPAC Chair Pam Treece read aloud the instructions for providing public testimony.

Jeff Kleinman, attorney representing West of Sherwood Farm Allianace, shared that Sherwood's population in 2021 was projected that Sherwood's population would be 20,006 which is a 3% population increase. He noted that this land proposal has a 41% land increase, which is based on a minimum 30% increase in population. He shared that his clients want state law and Metro's practices to require that they make decisions based on regional needs.

David Nemarnik, Sherwood resident, shared that he lives across the street from the proposed land expansion area. He explained that he owns a vineyard and stated that the area west of Sherwood is the best place to grow pinot noir. He stated that the wine industry contributes \$8.6 billion to the state's economy, and that they have 19 employees with a payroll of almost \$1.5 million. Nemarnik shared that they are opposed to the Sherwood West concept plan due to their vineyard and the traffic, noting that the investments and businesses that they have made could be hurt with this plan. He shared his opposition to the expansion.

Mary Kyle McCurdy, 1000 friends of Oregon, shared that they are concerned about the use of the urban reserves. They shared that there will be costs related to infrastructure. They added that the Sherwood west proposal will not ameliorate the housing crisis in the region, noting that SB1537 would require higher densities and 30% affordable housing to that bill, significantly exceeding what is proposed in Sherwood west. They shared their opposition to the expansion.

Leif Hanson, resident of Sherwood, shared that he felt the citizen involvement process was inadequate and resulted in them being forced to be expanded. He shared his opposition to the expansion.

San Inouye, resident of Sherwood, shared that that High School enrollment is projected to decline in 3 years. He shared his opposition to the expansion.

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

3. **COUNCIL UPDATES**

COO Update:

Chair Pam Treece introduced Metro COO Marissa Madrigal to give an update on the Housing Stakeholder Advisory Table.

COO Madrigal discussed the path to a regional housing recommendation, explaining that the COO Recommendation to Metro Council will come this summer. She shared that they will ask voters for support for changing existing taxes or for new measures. COO Madrigal noted that 3/5 of people support adding affordable housing to the current tax. She added that they have worked with DEI and have worked on a wide array of possible investment strategies and the analysis will help them figure out what needs to be analyzed. She discussed oversight in government, and shared that they have an oversight committee that involves many community partners.

MPAC Member Discussion:

Sharon Meieran expressed concern for this plan, particularly for Population A. She noted that it should be a supportive housing measure for services for chronically homeless individuals, most who have major behavioral health issues. Meieran noted that there is not a mention of groups that involve people who are providers of behavioral health substance use disorder services.

COO Marissa Madrigal responded that they want to advance the commitments and desired outcomes of SHS, not work against it. She noted that the stakeholder table involved a large array of coalitions, including the groups that Meieran mentioned. She noted that the stakeholders have also shared that and share that they will continue to focus on that.

Meieran responded that she is concerned because it was mentioned in a meeting that there are six overarching goals that the SHS folks are focusing on. She noted that in that meeting, she asked if there was an overarching plan, and she was told that that was not the case. She recommended folks work together to build what people need and asked if there is a plan that puts all six of the goals together.

COO Madrigal shared that those six goals are being discussed as part of the Tri-County planning Body rather than in the process that they have been involved in. She added that the concern about coordination has been theme and Meieran's concerns are shared.

Anthony Martin asked if this will be reallocating things above the anticipated cash flow or if they will reallocate all resources from it in general.

COO Madrigal responded that the line for reallocation will be determined through conversations with counties and their partners, and that they want to ensure stability and ensure that they can fund services.

With no further discussion, Chair Pam Treece moved to the Council Update.

Council Update:

Councilor Gerritt Rosenthal shared that the 2040 Planning development Grants are open for applications. He added that for waste prevention and solid waste fees, the Council voted to move forward with a cost-of-service model and that would involve an 11.9% increase in the regional solid waste fees, which will go into effect July 1st. He also shared that Metro’s disaster debris management program just distributed their first grants, and they were just awarded \$1.5 million dollars for Brownfields grant. Councilor Rosenthal added that WPES is going to celebrate waste and recycling workers week to recognize and thank folks who have cleaned up waste downtown.

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

4. CONSENT AGENDA

Chair Treece noted that there were five items on the consent agenda: Consideration of the April 24, 2024 MPAC Minutes; Consideration of the March 27, 2024 MPAC Minutes; Consideration of the February 28, 2024 MPAC Minutes; Consideration of the January 24, 2024 MPAC Minutes, and Metro Technical Advisory Committee (MTAC) Nominations for Member/Alternate Member Positions.

MOTION: Moved by Commissioner Mark Shull and seconded by Mayor Tim Rosener

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

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

5. COMMITTEE MEMBER COMMUNICATIONS

There being no committee member communications, Chair Treece moved onto the next agenda item.

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

6. INFORMATION/ DISCUSSION ITEMS

6.1 Oregon Housing Needs Analysis: Housing Target Setting Methodology

Chair Pam Treece introduced Sean Edging, Oregon Department of Land Conservation and Development, to present on the topic.

Presentation Summary:

The presenter shared the methodology process for determining the Oregon Housing Needs Analysis (OHNA) methodology and discussed House Bill 2001/2889. He shared that Metro has a different approach in state law and discussed the OHNA policy implications. The presenter discussed Goal 10 for Housing, which is to provide for the housing needs of citizens of the state. He also explained the Housing Acceleration Program and OHNA Rulemaking.

MPAC Member Discussion:

Councilor Brett Sherman mentioned that exterior influences appear to be an issue, asking how they navigate that. He also asked, if being referred into the housing acceleration program, what resources they would have available.

Sean Edging shared that those questions are a major consideration in the rulemaking process. Edging highlighted the complexity of operationalizing a regulatory framework, emphasizing the need to consider various market factors. He acknowledged the influence of external elements beyond control, such as market prices and government decisions. Edging emphasized the importance of analyzing barriers to housing production comprehensively, both within and beyond local and state jurisdictions. Edging underscored the intent to identify factors within their control to enhance production outcomes and address barriers effectively. Furthermore, he emphasized the necessity for the Department of Land Conservation and Development (DLCD) to provide resources for local implementation and facilitate collaboration with other state agencies affecting housing production.

Councilor Sherman followed up, asking what tools are available to them.

Edging emphasized the state's acknowledgment of its role in funding housing projects that wouldn't otherwise materialize in the market. He highlighted ongoing legislative discussions regarding state funding and infrastructure, encouraging community engagement in future dialogues. Additionally, Edging noted the directive given to the DLCDC to develop practical tools and policies for local governments to facilitate housing production. Edging shared that these tools include ready-to-use building plans, accessible housing policies, model finance plans, and the establishment of Tax Increment Financing (TIF) districts. He stated that this initiative aims to provide not only technical assistance but also financial support from the state to bolster local housing production efforts.

Kristin Greene asked if Sean could mention the relationship of the housing production strategy toolkit. She requested that they send something out about that after the meeting.

Edging highlighted the development of the comprehensive toolkit comprising various policies, actions, tools, and investments aimed at supporting and facilitating housing production at the city level. He underscored the ongoing refinement of this toolkit, emphasizing the importance of providing tangible policies that local governments can readily implement. Edging stated that they would share these resources after the meeting.

Anthony Martin mentioned the target setting methodology, asking why the state isn't reconciling differences between the forecasting growth rates that Metro is using and the other forecasting growth rates that are out there. He also asked how the housing target is accounting for access to jobs.

Edging emphasized that the state does not produce growth estimates for the Metro Urban Growth Boundary (UGB). Edging shared that Metro produces the total estimate, which the Department of Administrative Services (DAS) utilizes for allocating housing needs to local governments within the region. Edging discussed the methodology for allocating jobs regionally, emphasizing the importance of equitable distribution and access to employment opportunities. He recommended watching the Metro allocation webinar for detailed insights into this process, which primarily considers proximity to jobs via walking or transit within the regional transit shed. Edging shared that this methodology aims to address factors like equitable distribution of housing and access to job opportunities across the region.

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

6.2 Small Site Industrial Readiness Toolkit

Due to time restraints, Chair Treece decided to postpone this agenda item.

6.3 Presentation of City UGB Expansion Proposals

Chair Treece introduced Metro staff Ted Reid and Eryn Kehe, and City of Sherwood Mayor Tim Rosener, Eric Rutledge, and Joy Chang to present on the topic.

Presentation Summary:

The presenters shared their concept plan for Sherwood's expansion, which they called "Sherwood West". They discussed Sherwood's housing land, employment land, and regional large industrial site needs. The presenters explained their community engagement process as well as the goals of the proposed Sherwood West. They discussed that they will have different types of housing available in that area and shared the housing estimates. The presenters discussed the mixed employment zone area that they will have as well as employment estimates. They explained the transportation network, and the parks, trails, and habitats surrounding the area. The presenters discussed development readiness and the support they have received from partner agencies and the public.

MPAC Member Discussion:

Councilor Brett Sherman noted that an area this size must be divided in parcels. He asked how they will work with that and get the coordination to make this work in the long term.

Eric Rutledge shared that they want to grow in an orderly way, so certain properties must go before others. He shared that as staff and elected people, there are perspective developers who have tied up properties for 10 years or more.

Mayor Tim Rosener shared that they are planning to do this in a compatible way, explaining that they will look at revamping the annexation rules, annexation agreement requirements, and development agreements to ensure that it is a system, and they have a strong plan. He added that they want strong agreements that are supporting the plan.

Anthony Martin asked how Metro will contextualize the decision beyond the 2024 Urban Growth Report

informing Sherwood's expansion proposal. Martin additionally asked how mid-cycle proposals in 2027 will be informed by the 23-24 growth report.

Ted Reid shared that in city proposals, cities need to demonstrate that there is a regional need for additional lands that they did not anticipate or that have arisen since the 2024 decision.

Mayor Joe Buck expressed his excitement about the Sherwood West concept plan. He asked how the plan is being received by the community.

Mayor Tim Rosener shared that they do not have overwhelming support, but they have over 50% of support for this concept. He noted that except for a few specific landowners, and a group of homes that are worried about a road, they have not seen any kind of organized opposition. He added that the most organized opposition they have seen was from the community members who testified today. He shared that he is eager to talk to anyone who wishes to discuss their concerns, noting that they are valid concerns.

Chair Pam Treece thanked the MPAC members for the questions they asked.

7. **ADJOURN**

Chair Pam Treece adjourned the meeting at 7:01 pm.

Respectfully Submitted,



Georgia Langer
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF MARCH 27, 2024

ITEM	DOCUMENT TYPE	DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
6.1	Presentation	05/22/2024	Oregon Housing Needs Analysis Presentation	052224m-01
6.3	Presentation	05/22/2024	Sherwood West UGB Expansion Proposal Presentation	052224m-02

5.1 Housing Update

Information/Discussion Items

Metro Policy Advisory Committee
Wednesday, June 26th, 2024

MPAC Worksheet

Agenda Item Title: Housing Department Update

Presenters: Liam Frost, Emily Lieb, Alison Wicks, Yesenia Delgado, Valeria McWilliams

Contact for this worksheet/presentation: Alice Hodge

Purpose/Objective: Provide information on the progress made by the Housing Department over the last 12 months, and the implementation status of Metro's Supportive Housing Services (SHS) and the Affordable Housing Bond (AHB).

Outcome: A clear understanding of the current status of program goals, challenges and opportunities in both homeless services and affordable housing construction.

What has changed since MPAC last considered this issue/item? In fulfilling its commitments to voters, the Metro Housing Department has grown in the past 12 months, ensuring that we are successfully supporting the Tri County Planning Body's policy and planning work, and providing adequate oversight and accountability for the implementation of SHS and AHB.

What packet material do you plan to include? N/A

To: MPAC members
From: Liam Frost, Metro Housing Department Deputy Director
Re: Background information for June 26, 2024 Housing Presentation to MPAC

Metro Housing Department

The Housing Department was formed in November 2022 in consideration of the expansive responsibilities required of Metro by both the 2018 Metro Housing Bond and the 2020 Supportive Housing Services (SHS) measures. In ramping up to fulfill our duties following the passage of the SHS measure, it became clear that the small team in the Planning Development and Research Department was not sufficient to manage \$652M in capital funding and the distribution of at least \$250M annually over the course of ten years for homeless services. To ensure that the goals of both voter-approved ballot measures are achieved, Metro Council, upon the recommendation of Metro COO, Marissa Madrigal, approved the creation of the new department. Over the last fiscal year, the department has been recruiting and hiring for key positions in compliance, data, technical assistance and policy support.

2018 Metro Affordable Housing Bond

In 2018, Metro partnered with local cities and counties to engage the community and ask voters to support the creation of new affordable housing in the region. The resulting voter-approved bond generated \$652.8 million and was projected to create 3900 affordable homes across the region.

Plans are in place that will commit all remaining bond funds by the end of 2024 with final projects expected to break ground by 2026. The program is now projected to achieve at least 120% of its original production target once all funds are expended, creating an estimated 4,700 affordable homes that will provide housing for approximately 9,000 to 15,000 people across the region.

2020 Supportive Housing Services Measure

In May 2020, voters in greater Portland approved Measure 26-210 to fund services for people experiencing or at risk of homelessness. Metro works with Clackamas, Multnomah and Washington counties to reduce homelessness through programs and services that help people find and keep safe and stable homes. These include but are not limited to:

- Emergency services such as outreach and shelter
- Placement into housing
- Help paying rent
- Advocacy and case management

- Services in the areas of mental health, physical health, language and culture needs, education, employment, addiction and recovery, tenant rights and others.

As of December 2023, just over two years into implementation, the three counties report that 3,938 households have been placed into housing; 14,144 evictions have been prevented; 970 shelter beds have been created or sustained.

5.2 Assessment of City Employment Land UGB Expansion Proposals

Information/Discussion Items

Metro Policy Advisory Committee
Wednesday, June 26th, 2024

MPAC Worksheet

Agenda Item Title: Assessment of city employment land UGB expansion proposals

Presenters: Eryn Kehe, she/her; Ted Reid, he/him; David Tetrick, he/him

Contact for this worksheet/presentation: Laura Combs, she/her

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 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 and the preliminary estimates of the UGB's residential growth capacity. MPAC has also discussed the regional population, household, and employment forecast as well as how those forecasts are used for a regional housing needs analysis.

The focus of this meeting is discussion of the approach to completing the employment land demand analysis. Additionally, staff will present a supplemental employment analysis specific to the Sherwood West expansion proposal to understand if the proposed expansion area offers specific attributes to meet regional needs that cannot be met with other lands inside the UGB.

The draft 2024 Urban Growth Report, which includes the collection of all the technical analyses presented to MPAC this year, will be released in late June. The draft Urban Growth Report serves as a basis for MPAC's recommendations to the Metro Council and for the Metro Council's growth management decision.

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 regarding the approach to the employment land demand analysis and the implications for the Sherwood West expansion proposal.

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

At the May 22, 2024 meeting, City of Sherwood staff presented the Sherwood West Concept Plan. Since this meeting, Metro staff has continued completing technical work including the employment land demand analysis and the assessment of proposed employment land expansions in Sherwood West.

What packet material do you plan to include?

None – presentation available at meeting.

5.3 2040 Planning & Development Grants Program Updates

Information/Discussion Items

Metro Policy Advisory Committee
Wednesday, June 26th, 2024

MPAC Worksheet

Agenda Item Title: 2040 Planning & Development Grants Program Updates

Presenters: Serah Breakstone

Contact for this worksheet/presentation: Serah Breakstone

Purpose/Objective

Provide an update on refinements to the 2040 Planning & Development grants program and inform MPAC that a new grant cycle is now available.

An updated grants handbook is available here:

https://www.oregonmetro.gov/sites/default/files/2024/05/22/2040-Grants-2024-handbook_final_updated.pdf

Outcome

Awareness of the 2040 grants program updates and new cycle, information that can be provided to MPAC members' networks

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

A number of refinements to the program have occurred since the last update to MPAC. Refinements were the result of outreach to grant users and were intended to improve flexibility, effectiveness, and responsiveness of the program.

What packet material do you plan to include?

none

Materials following this page were distributed at the meeting.



Metro

Naim Hassan Photography

Metro Housing Update

MPAC | June 26, 2024

A regional approach to housing and homelessness



FY 2023-24 Dept Investment Progress



Affordable
Housing
Bond
5 FTE

Oversight,
accountability,
evaluation f
or housing
development



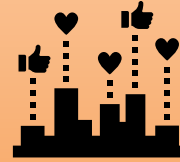
Regional
Capacity
6 FTE

Increasing
region's
ability to
provide
housing
services



SHS
Oversight
7 FTE

Monitoring,
compliance,
data review,
accountability



Regional
Alignment
6 FTE

Building
a regional
program
through TCPB
and Regional
Investment
Fund

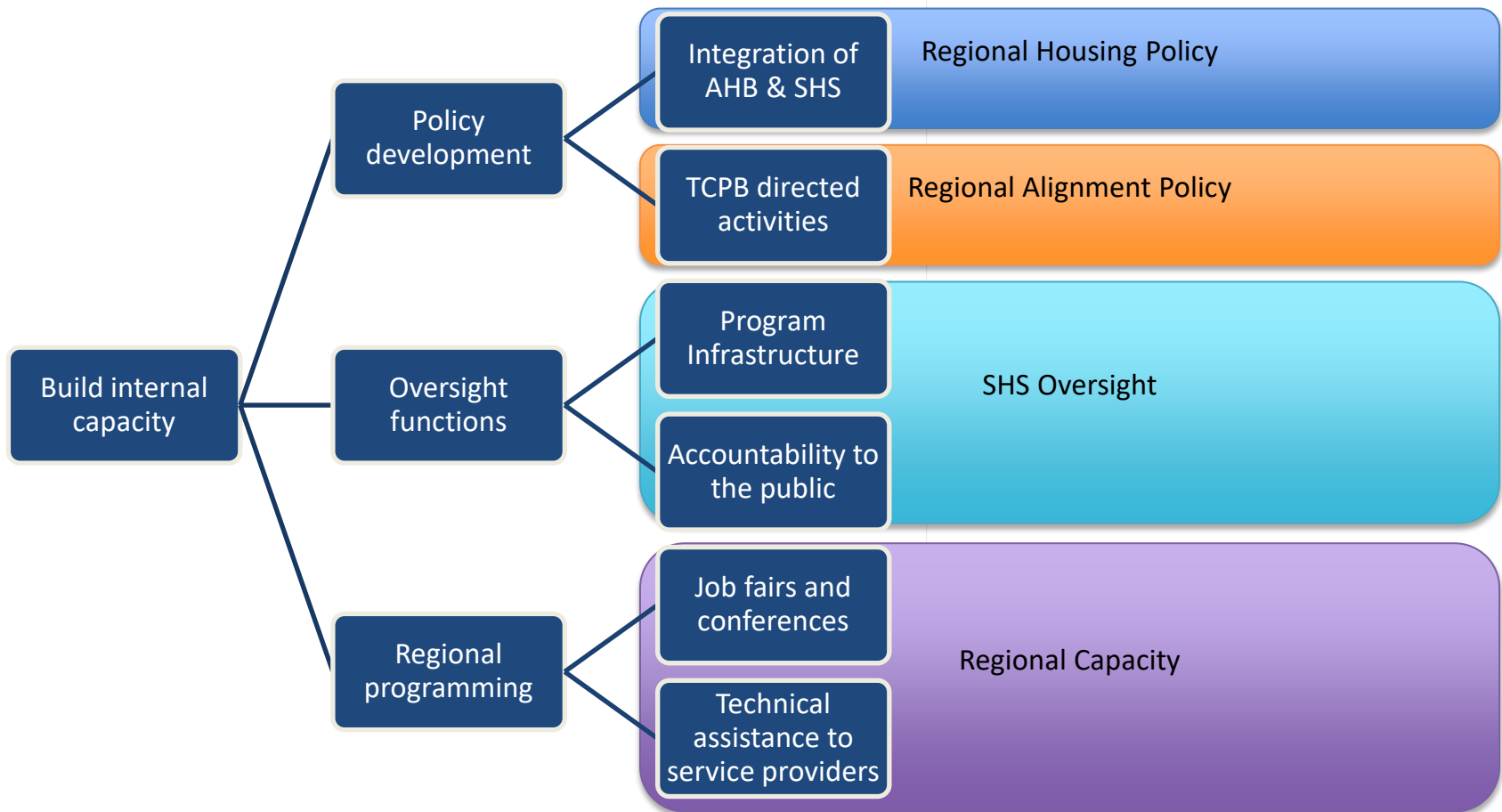


Housing
Policy
5 FTE

Integration of
AHB and SHS,
strategic
initiatives

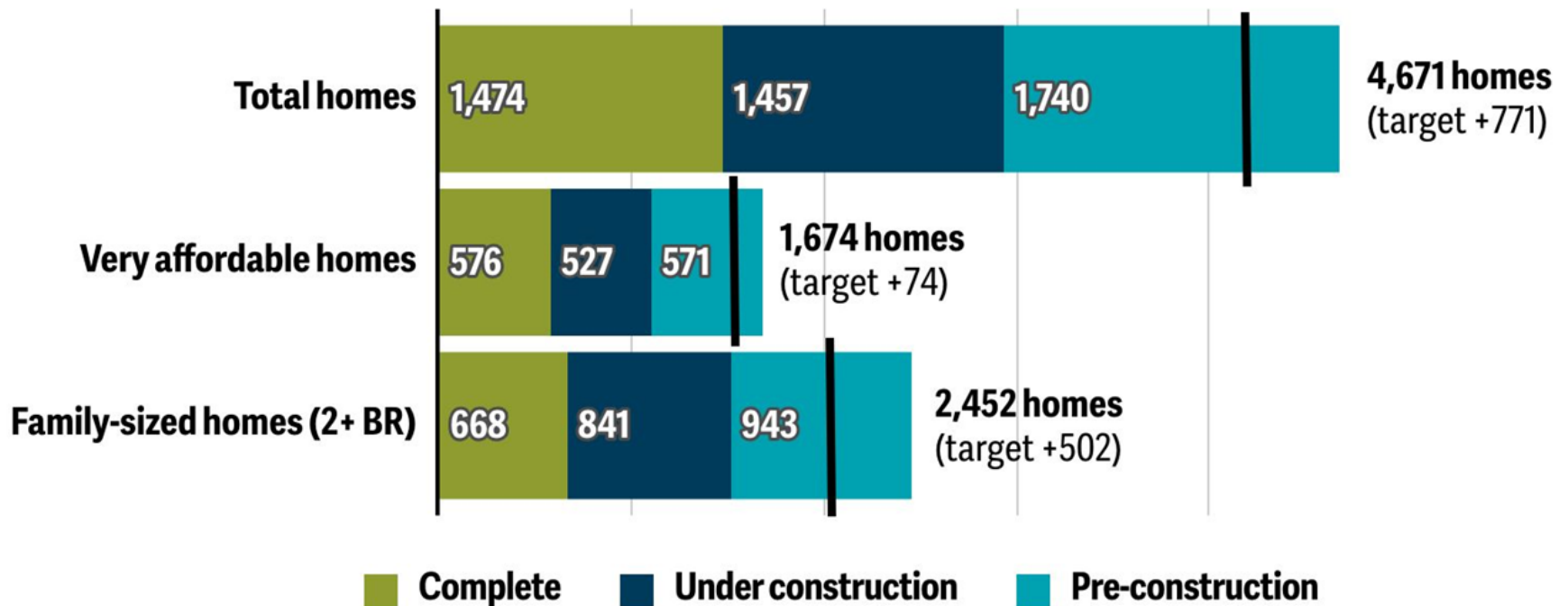
Leadership, Operations, Communications, Equity
16 FTE

FY 2023-24 Housing Department

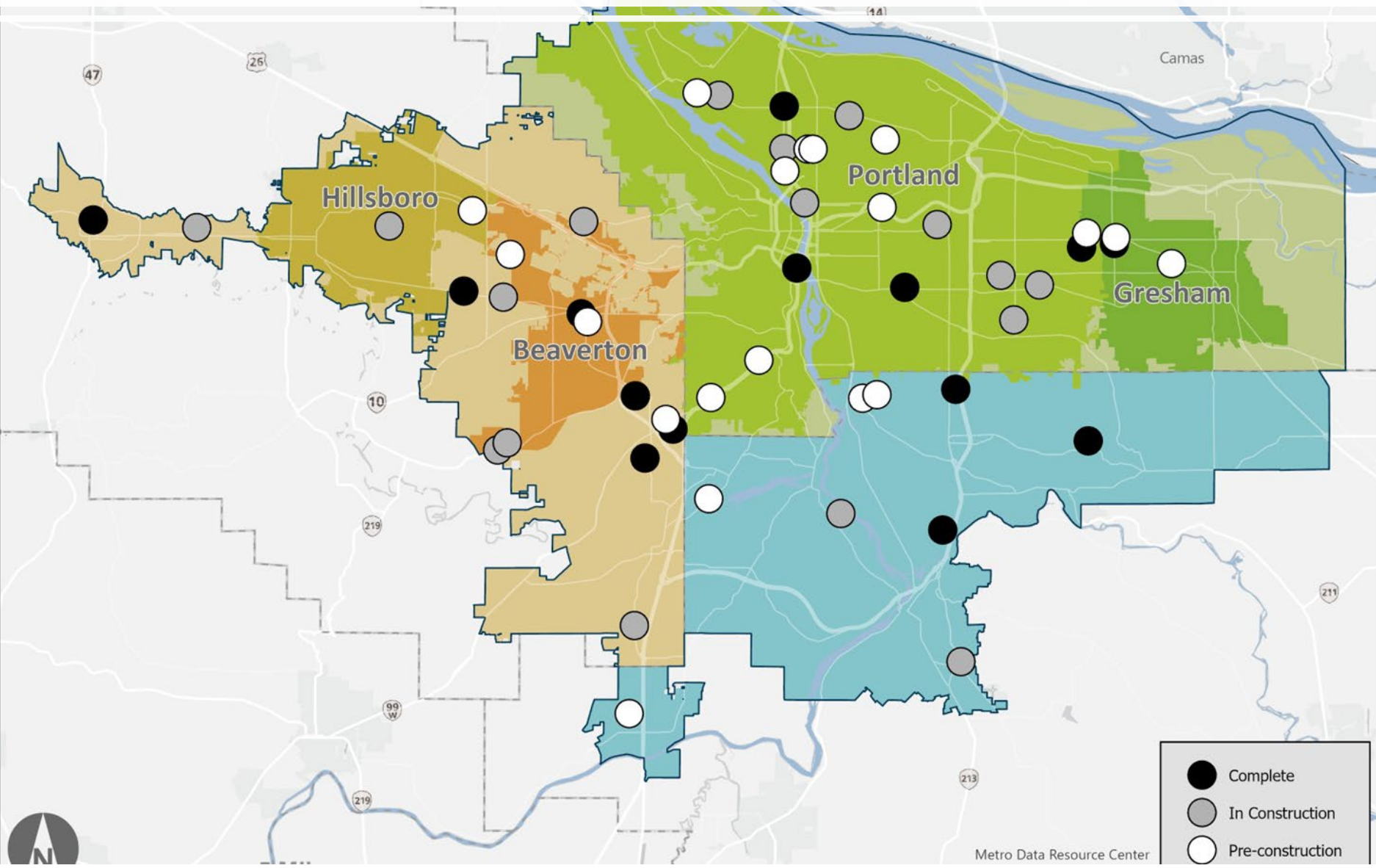


Affordable housing bond dashboard

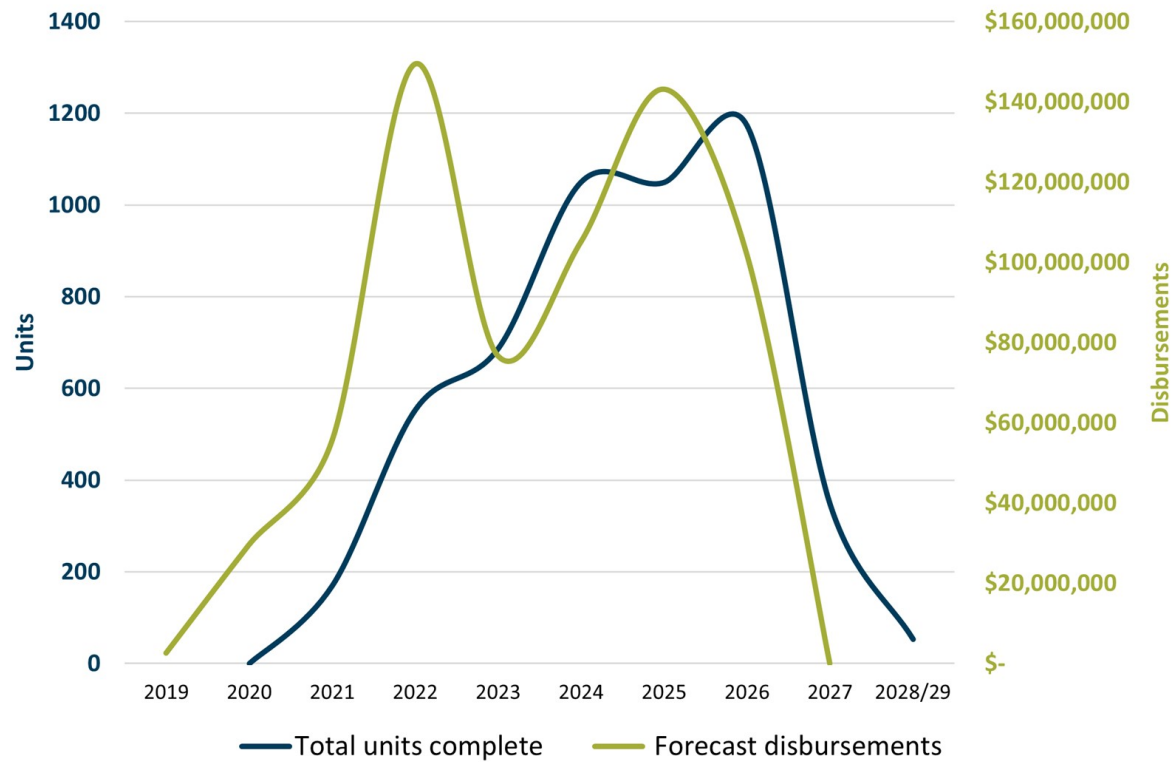
Affordable housing production: progress underway



Affordable housing bond project locations



Affordable housing bond pipeline



SHS regional overview: Progress to goals snapshot

July 1, 2023 to March 31, 2024

Type	FY24 goal	Progress as of March 31, 2023
Permanent supportive housing placements*	1,395 households	966 households (69%)
Rapid rehousing placements	935 households	778 households (83%)
Eviction prevention	1,725 households	2,201 households (128%)
Shelter units	460 beds	592 beds (122%)

**Supportive housing: permanent supportive housing and other service-enriched housing for Population A (e.g. transitional recovery housing)*

Regional Long-term Rent Assistance program snapshot | July 1, 2023 to March 31, 2024

	Clackamas	Multnomah	Washington	Regional total
Total housed (leased up) from 7/1/23-3/31/24	289 households	309 households	303 households	901 households
Total households in housing using RLRA voucher*	697 households	708 households	1,250 households	2,655 households

****Number of households in housing using an RLRA voucher during reporting period: Number of households/people who were in housing using an RLRA voucher at any point during the reporting period. (Includes (a) everyone who has been housed to date with RLRA and is still housed, and (b) households who became newly housed during the reporting period.)***

Regional overview: Population A/B report out | July 1, 2023 to March 31, 2024

	Long-term Homeless (Population A)			Homeless/At Risk (Population B)			TOTAL (regional)
	Clack	Mult	Wash	Clack	Mult	Wash	
Total households placed/ stabilized in housing	362	483	360	925	514	1319	3,963
Total people placed/ stabilized in housing	682	616	516	2,214	757	3560	8,345

Population A : People who have experienced literal homelessness for extended periods of time, have a disability and little to no income.

Population B: Defined as people who are experiencing or have a substantial risk of experiencing homelessness.

Braiding resources: Affordable housing bond and supportive housing services

**Hattie Redmond
(Multnomah County):** 60
permanent supportive
housing apartments

Culturally specific, on-site
services provided by Urban
League

The housing bond
contributed \$4.4 million to
capital/construction while
services are funded by
supportive housing services





Background

- Required by ballot measure 26-210
- Tasked with setting goals for regionalization
- Directs 5% of SHS revenue towards regionalization
- Convened monthly
- **2024 focus: progress updates and development of implementation plans**

Tri-County Planning Body update



Status: finalizing recommendations and approval of implementation plans (IPs)

- Training
- Technical Assistance
- Employee Recruitment and Retention
- Coordinated Entry
- Regionwide Landlord Recruitment (approved in March)
- Healthcare System Alignment

**Tri-County
Planning
Body update**



Next steps

1. Staff develop associated work plans and budgets for TCPB review and approval
2. SHS Oversight Committee approval
3. Implementation

Tri-County Planning Body update

Thank you



Metro

MPAC | June 26, 2024



Urban growth management: Employment land analyses

MPAC

June 26, 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



Engagement

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

Project timeline

July 9: Draft UGR is released for public comment period (ends August 4)

Discussion of draft UGR:

July 9: Council Work Session

July 17: MTAC

July 24: MPAC

July 26: UGR roundtable

August 14: COO recommendation released

Discussion of COO recommendation:

August 21: MTAC

September 3: Council Work Session

September 11: MPAC

Discussion of final overall recommendations:

September 18: MTAC (recommendations to MPAC)

September 19: CORE (recommendations to Council)

September 25: MPAC (recommendations to Council)

September 26: Council holds public hearing on COO recommendation

October 1: Council direction on intended decision

November 21: Council first reading of ordinance; public hearing

December 5: Council second reading of ordinance; final decision

**The draft
UGR and
beyond**

Employment land: draft capacity results

2024 Vacant Buildable Land

Employment Land
June 2024 (DRAFT)

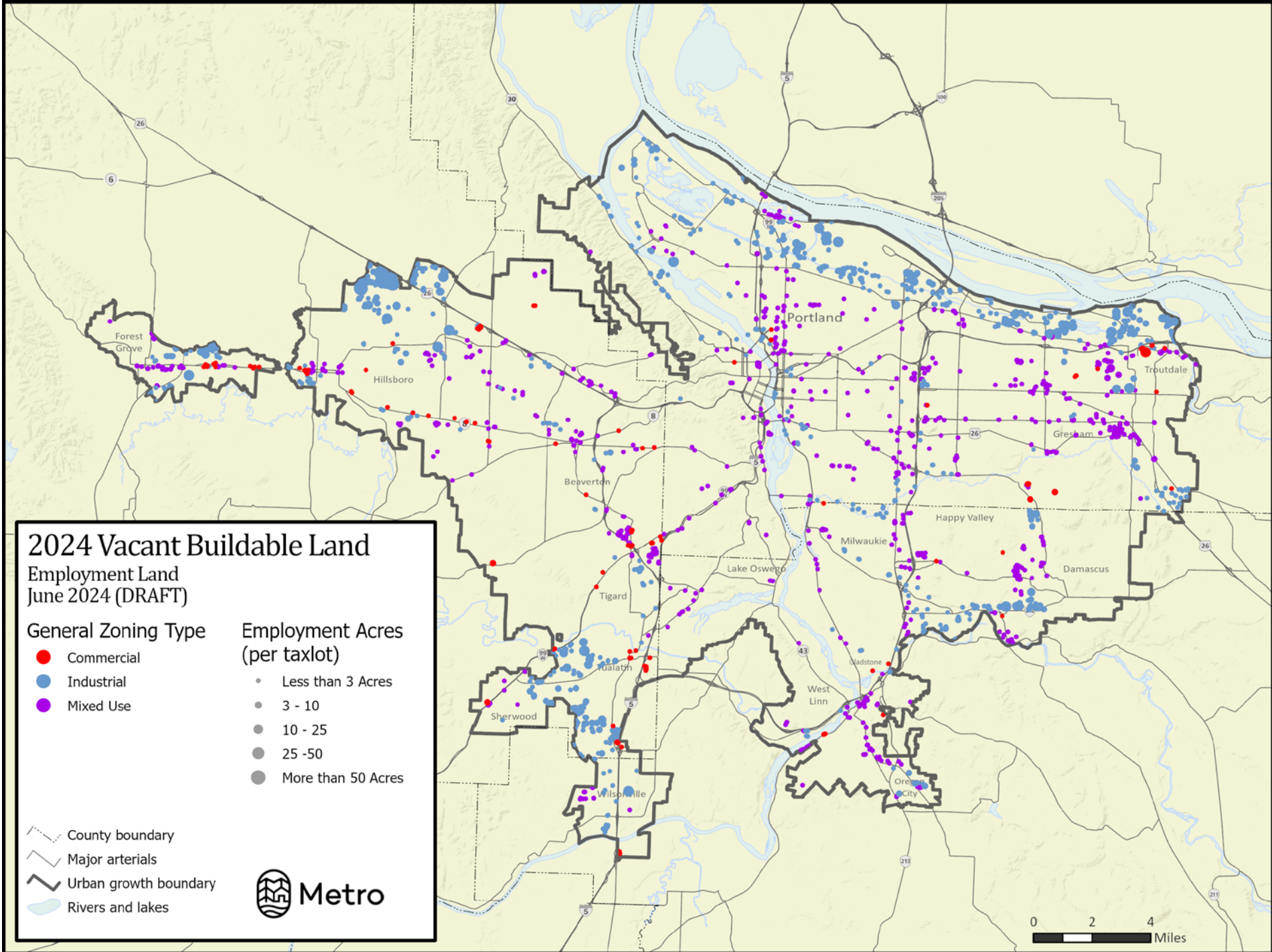
General Zoning Type

- Commercial
- Industrial
- Mixed Use

Employment Acres (per taxlot)

- Less than 3 Acres
- 3 - 10
- 10 - 25
- 25 - 50
- More than 50 Acres

- County boundary
- Major arterials
- Urban growth boundary
- Rivers and lakes



2024 Infill Buildable Land

Employment Land
June 2024 (DRAFT)

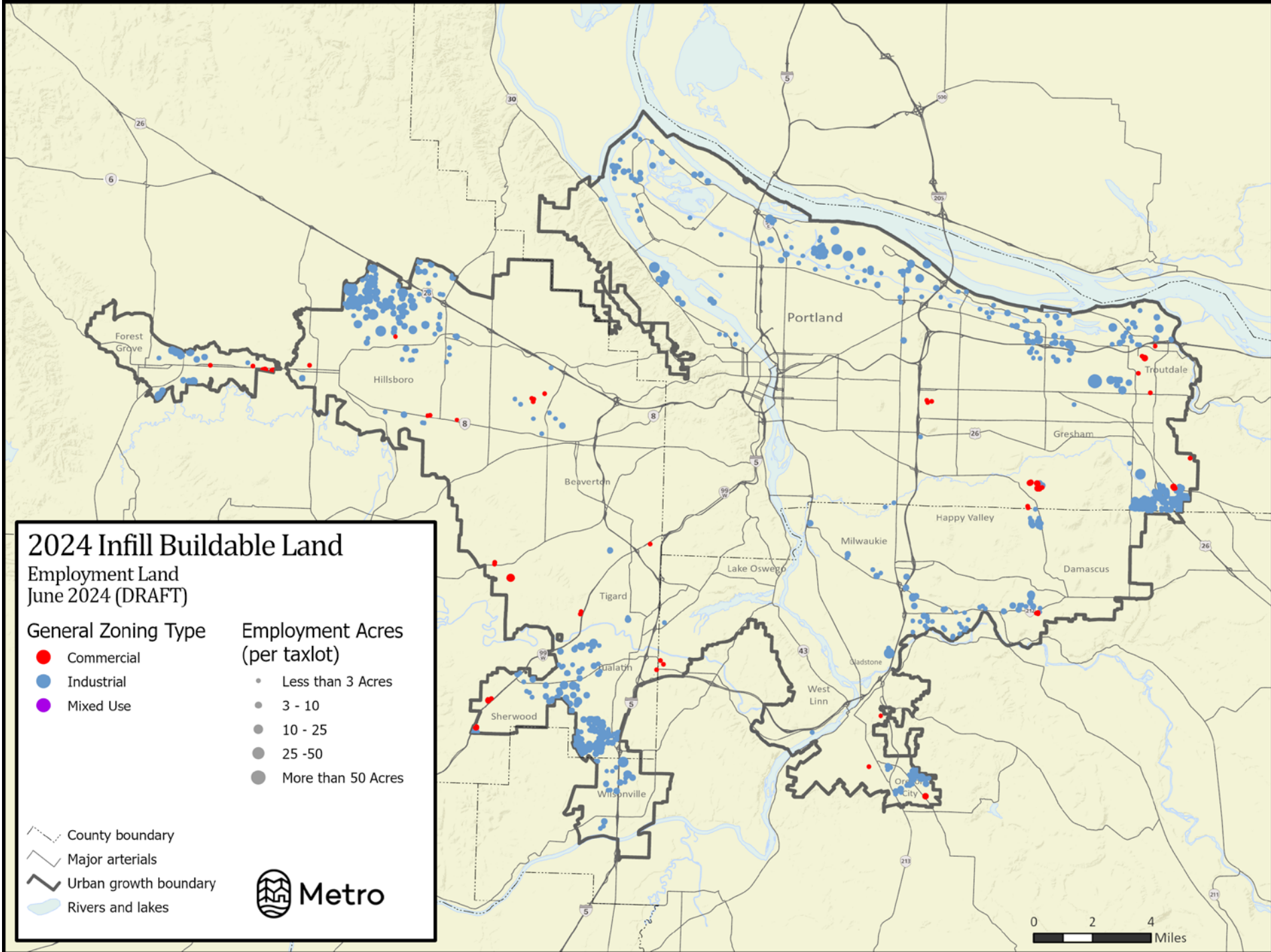
General Zoning Type

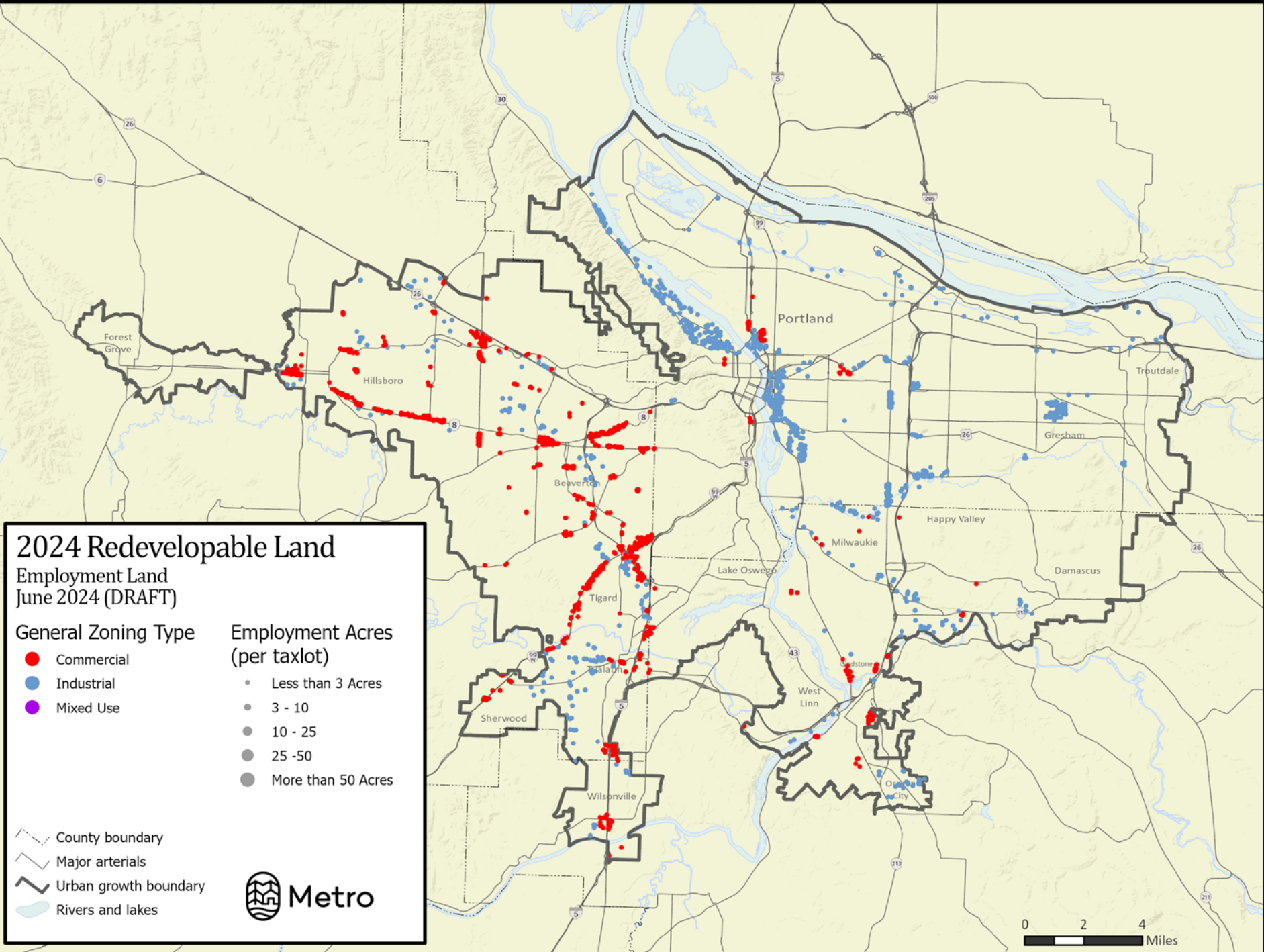
- Commercial
- Industrial
- Mixed Use

Employment Acres (per taxlot)

- Less than 3 Acres
- 3 - 10
- 10 - 25
- 25 - 50
- More than 50 Acres

- County boundary
- Major arterials
- Urban growth boundary
- Rivers and lakes





Employment capacity inside UGB

Buildable acres – reviewed by local jurisdictions

Capacity type	Industrial	Commercial
Vacant	2,574	288
Infill	3,252	147
Redevelopment	124	46
Total	5,950	481

**Employment land:
demand analysis
methodology**

Converting jobs to acres

Regional (7-county MSA) employment forecast by sector

Apply historic UGB capture rate by sector

Deduct shares of work from home/hybrid by sector

Assign shares of each sector to 6 building types

Account for current excess office vacancies

Apply square feet per employee by building type

Apply floor-area ratios by building type

Acres demanded



Summarize two categories for results

Industrial

Gen. Industrial

Warehouse/Distribution

Flex/Business Park

Commercial

Office

Retail

Medical/Institution

Employment land gap analysis: draft results

Industrial land gap analysis

	Capacity (acres)	Demand (acres)	Surplus or deficit (acres)
Low growth forecast	5,950	-1,500	+7,450
Baseline growth forecast	5,950	1,400	+4,550
High growth forecast	5,950	5,200	+750

Commercial land gap analysis

	Capacity (acres)	Demand (acres)	Surplus or deficit (acres)
Low growth forecast	480	-300	+780
Baseline growth forecast	480	800	-320
High growth forecast	480	2,300	-1,820





Large industrial site inventory

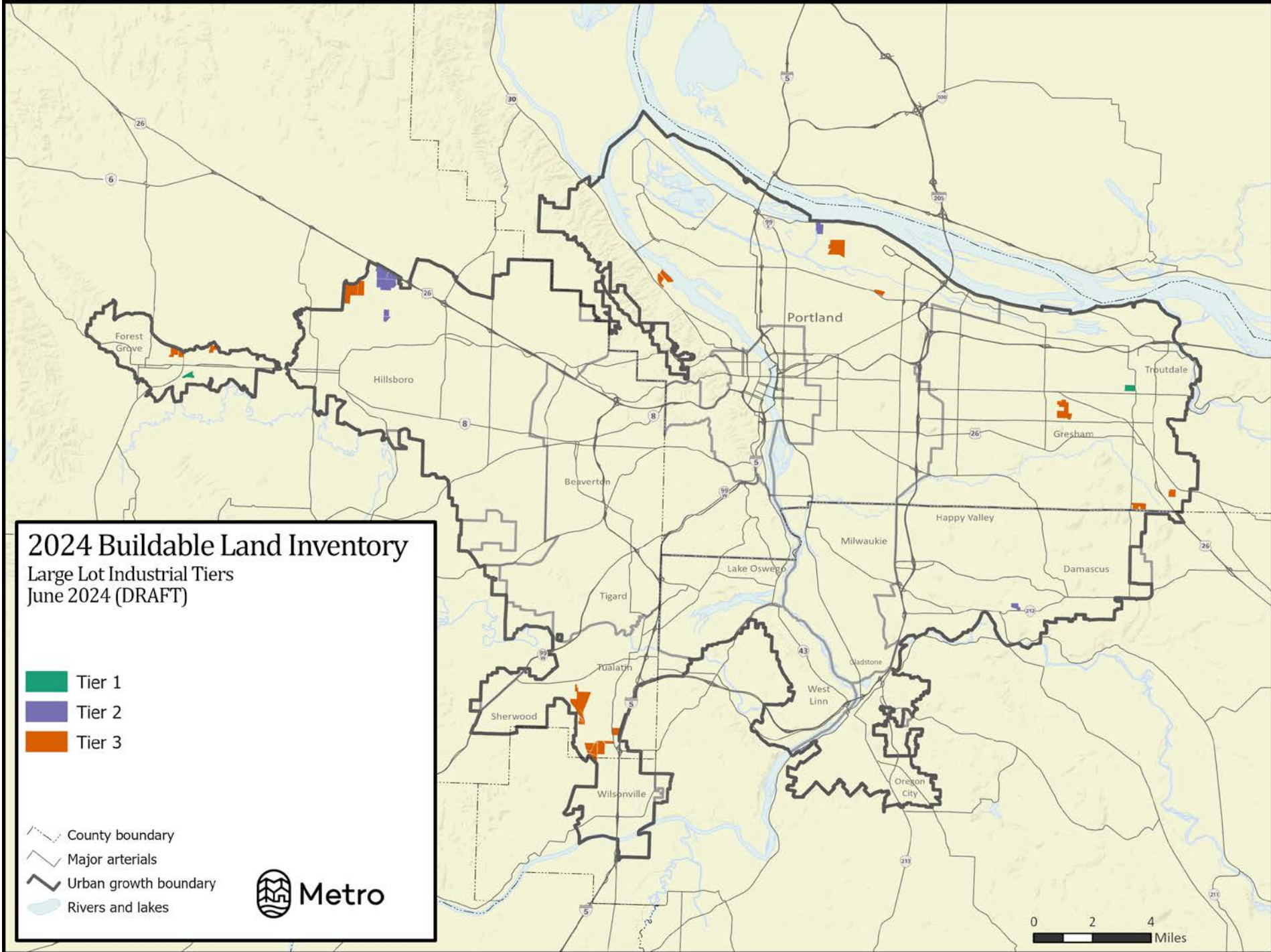
2024 Buildable Land Inventory

Large Lot Industrial Tiers

June 2024 (DRAFT)

-  Tier 1
-  Tier 2
-  Tier 3

-  County boundary
-  Major arterials
-  Urban growth boundary
-  Rivers and lakes



Sherwood West employment analysis

Project Question

Is there an economic benefit to include employment acres above and beyond the regional growth forecast?

- How does an increase in employment land in Sherwood West support economic growth for the Metro Region?
- How could this approach and analysis be replicated and effective for reviewing future UGB expansion requests?

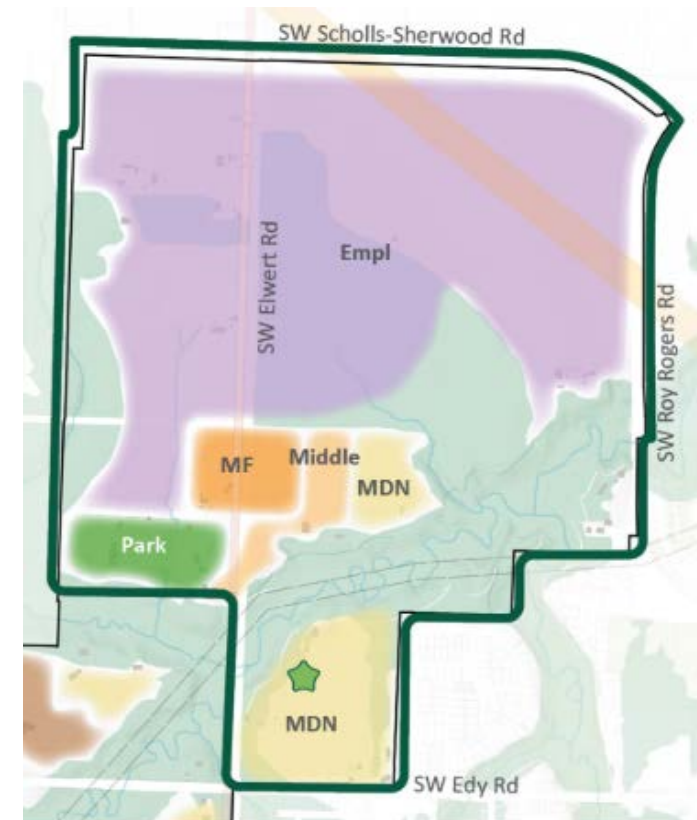
Project Approach

Market supply

A diverse regional market supply of sites is essential to maintain an equilibrium in market pricing and to support a broad range of industries.

Site competitiveness

The Sherwood West site has characteristics that are suited to accommodate the industries that are likely to grow, which will support regional economic and business growth.



Market supply

Does the region have the supply of industrial land to support the industries that are growing in the region?

Current industrial land supply and vacancy rates

Positive net absorption of industrial square footage in Washington County and Sherwood in 2023

Current vacant land that could support employment growth

Average parcel size: 10 acres
Median parcel size: 5 acres

Parcel assembly is likely needed to support industrial uses

Market supply

Does the region have the supply of industrial land to support the industries that are growing in the region?

Regional employment growth trends

Average annual growth rate, 2017-2022

	Sherwood	Regionwide
Industrial land users	5.8%	1.7%
Manufacturing	2.5%	1.1%



Site competitiveness

Does Sherwood West have a competitive advantage for employment growth over other available land in the region?

Site evaluation and readiness analysis

Pros: Parcel size, ownership, and slopes are competitive for industrial users

Cons: I-5 access

Needs: Infrastructure for water and sanitary sewer

Capacity constraints in existing industrial areas

Companies have relocated from smaller spaces in the region to new industrial parks in Sherwood to expand and consolidate operations

Questions?

oregonmetro.gov



Converting jobs to acres

Regional (7-county MSA) employment forecast by sector

Apply historic UGB capture rate by sector

Deduct shares of work from home/hybrid by sector

Assign shares of each sector to 6 building types

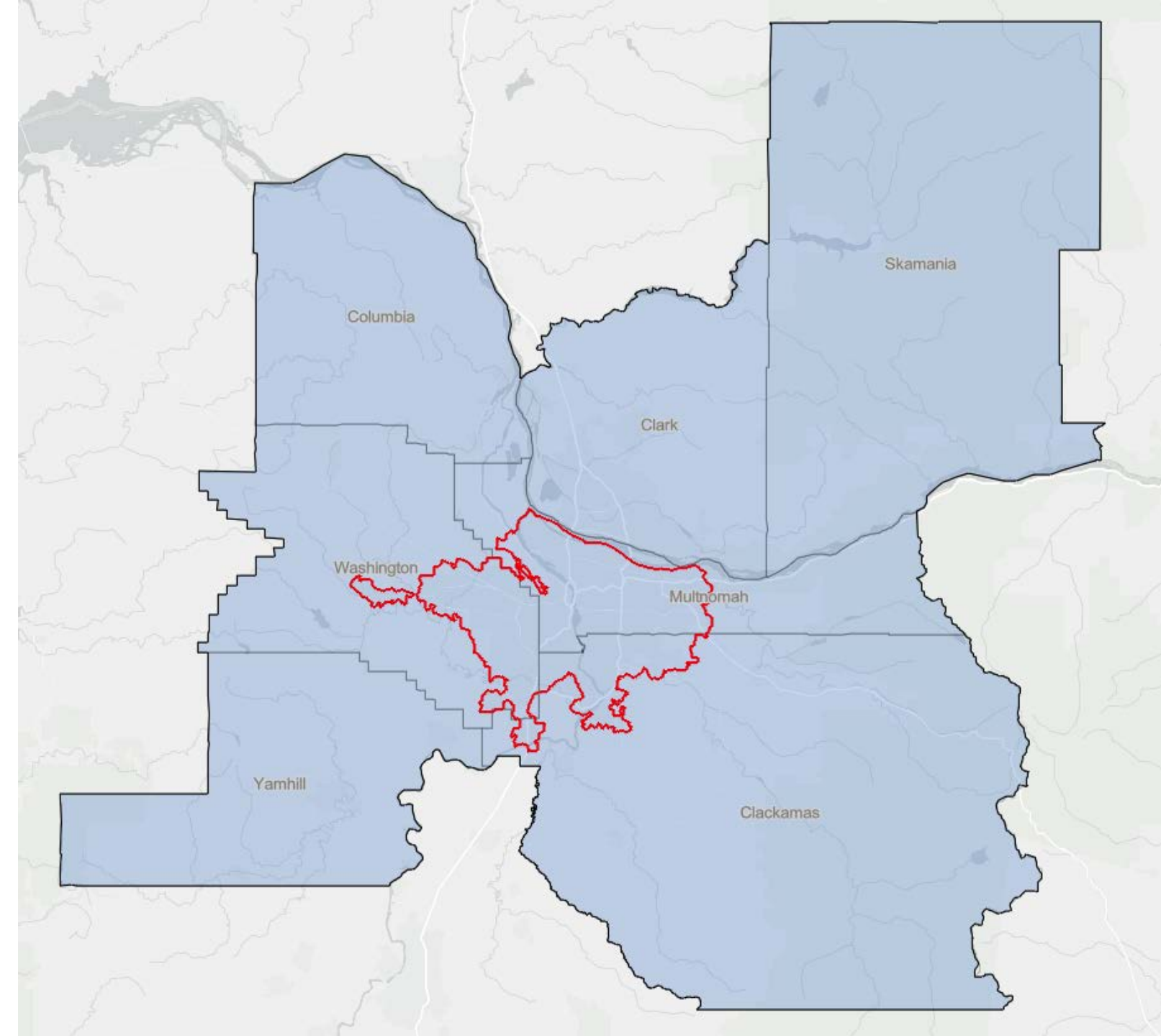
Account for current excess office vacancies

Apply square feet per employee by building type

Apply floor-area ratios by building type

Acres demanded

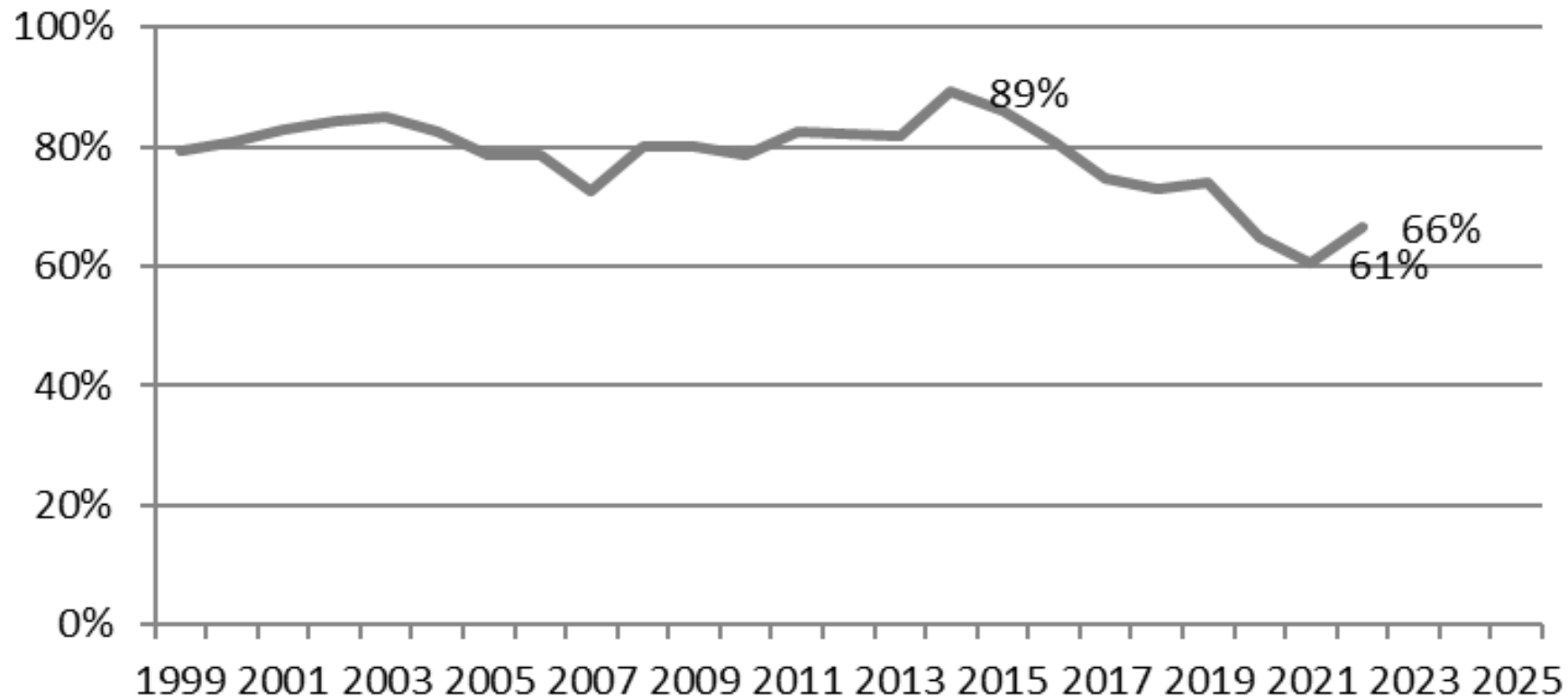




**Regional
forecast
geography**

75% average UGB capture rate (assumptions vary by sector)

Annual moving 20-year capture rate since inception of the Metro UGB in 1979



Converting jobs to acres

Regional (7-county MSA) employment forecast by sector

Apply historic UGB capture rate by sector

Deduct shares of work from home/hybrid by sector

Assign shares of each sector to 6 building types

Account for current excess office vacancies

Apply square feet per employee by building type

Apply floor-area ratios by building type

Acres demanded



Deduction from demand: work from home and hybrid work



Mostly in-person sectors
10% or less WFH

Construction
Retail trade
Transportation,
warehousing, and utilities
Arts, entertainment,
recreation
Accommodations and
food service



Moderately
hybrid sectors
10-20% WFH

Manufacturing
Wholesale trade
Private education
Health and social services
Other services



Hybrid sectors
20% + WFH

Information
Finance and insurance
Real estate
Professional services
Management of
companies
Government

Converting jobs to acres

Regional (7-county MSA) employment forecast by sector

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Deduct shares of work from home/hybrid by sector

Assign shares of each sector to 6 building types

Account for current excess office vacancies

Apply square feet per employee by building type

Apply floor-area ratios by building type

Acres demanded



Manufacturing sector example

Shares of jobs are allocated to buildings

Office

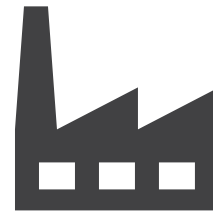
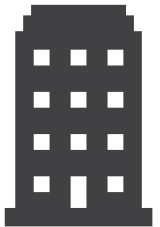
Medical/
Institution

Flex/Business
park

General
industrial

Warehouse/
Distribution

Retail



3%

0%

33%

40%

20%

4%

Converting jobs to acres

Regional (7-county MSA) employment forecast by sector

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Deduct shares of work from home/hybrid by sector

Assign shares of each sector to 6 building types

Account for current excess office vacancies

Apply square feet per employee by building type

Apply floor-area ratios by building type

Acres demanded



Account for excess office vacancy

Total vacant
office space

Healthy vacancy rate

Excess vacancy counted as
capacity for future office
space demand



Converting jobs to acres

Regional (7-county MSA) employment forecast by sector

Apply historic UGB capture rate by sector

Deduct shares of work from home/hybrid by sector

Assign shares of each sector to 6 building types

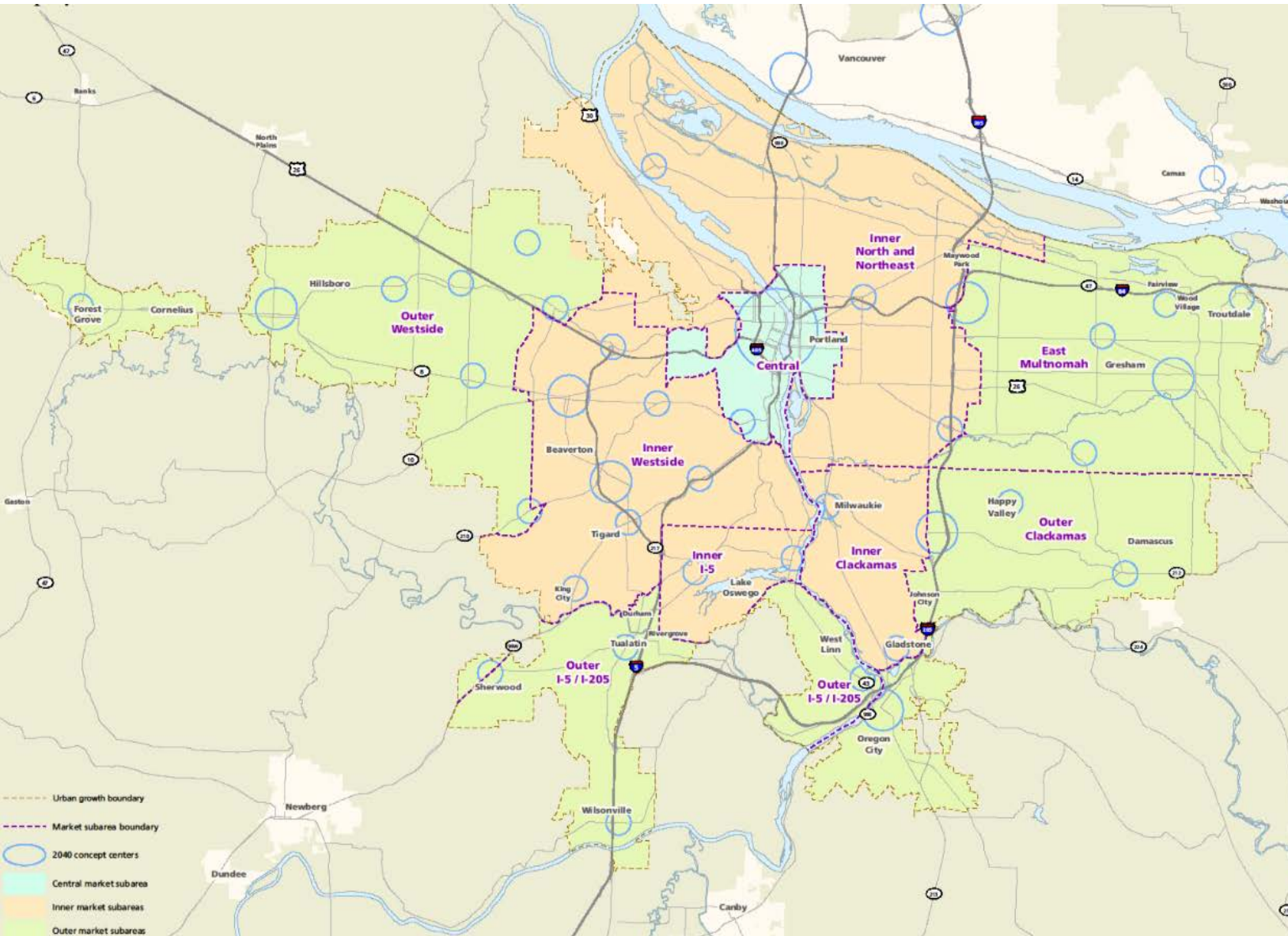
Account for current excess office vacancies

Apply square feet per employee by building type

Apply floor-area ratios by building type

Acres demanded





Analysis subareas: square feet per employee and floor-area ratios vary

Job densities

(vary by building type and submarket)

Office

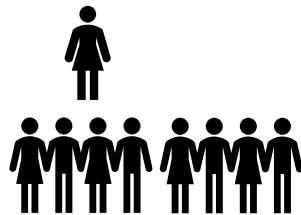
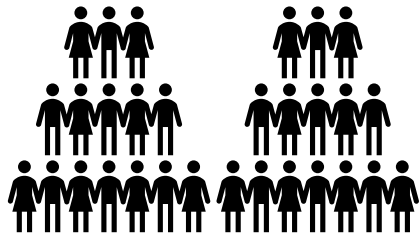
Retail

Medical /
Institution

Flex/
bus. park

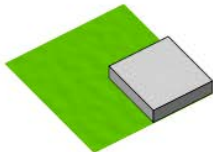
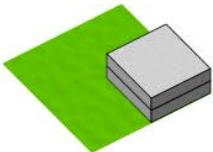
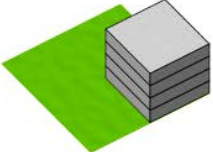
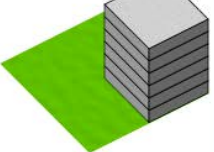
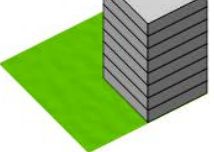
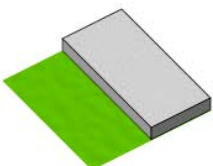
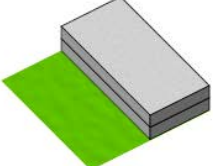
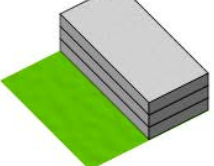
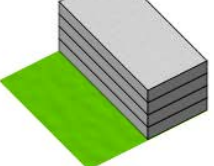
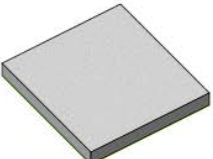
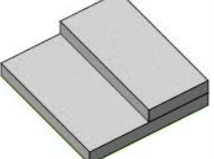
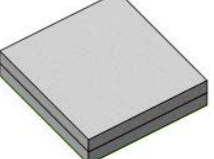
General
industrial

Warehouse
/distr.



Floor-area ratios

(vary by building type and submarket)

	0.25 25%	0.5 50%	1 100%	1.5 150%	2 200%
25% lot coverage					
50% lot coverage	not possible				
100% lot coverage	not possible	not possible			

Converting jobs to acres

Regional (7-county MSA) employment forecast by sector

Apply historic UGB capture rate by sector

Deduct shares of work from home/hybrid by sector

Assign shares of each sector to 6 building types

Account for current excess office vacancies

Apply square feet per employee by building type

Apply floor-area ratios by building type

Acres demanded



Job densities

(participants in review of assumptions)

- Schnitzer Properties
- Johnson Economics
- Fulfillment and distribution firm (requested anonymity)
- Cities of Hillsboro, Sherwood, and Portland
- Specht Properties/Development
- Mackenzie
- Oregon Department of Land Conservation and Development
- Commercial Realty Advisors

Regional forecast

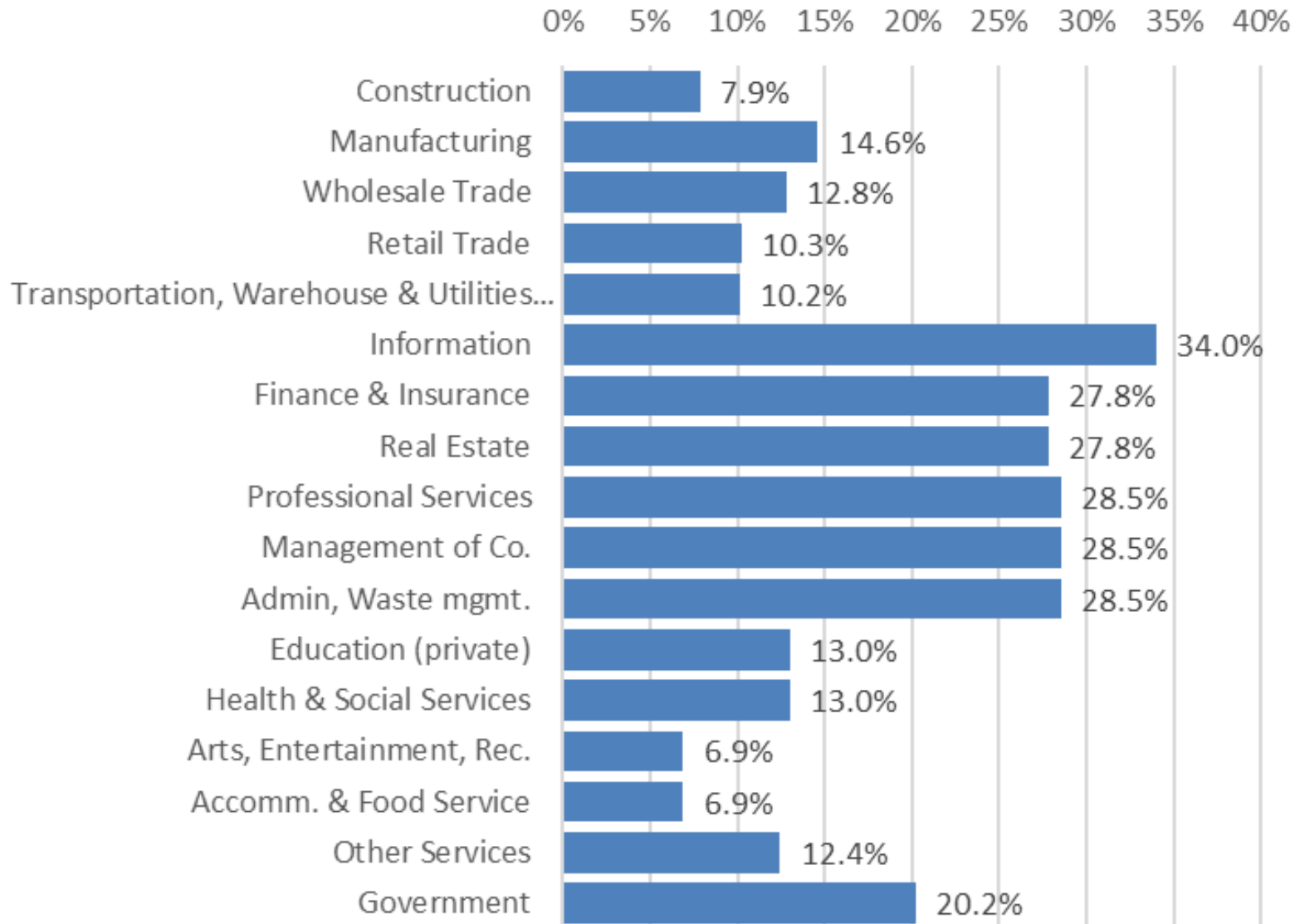
(economists & demographers at MPAC and Roundtable)

- Josh Lehner, OR Office of Economic Analysis
- Tyler Bump, ECONorthwest
- Mark McMullen, OR Office of Economic Analysis
- Jeff Renfro, Multnomah County
- Tom Potiowsky, former State Economist

Forecast expert panel review:

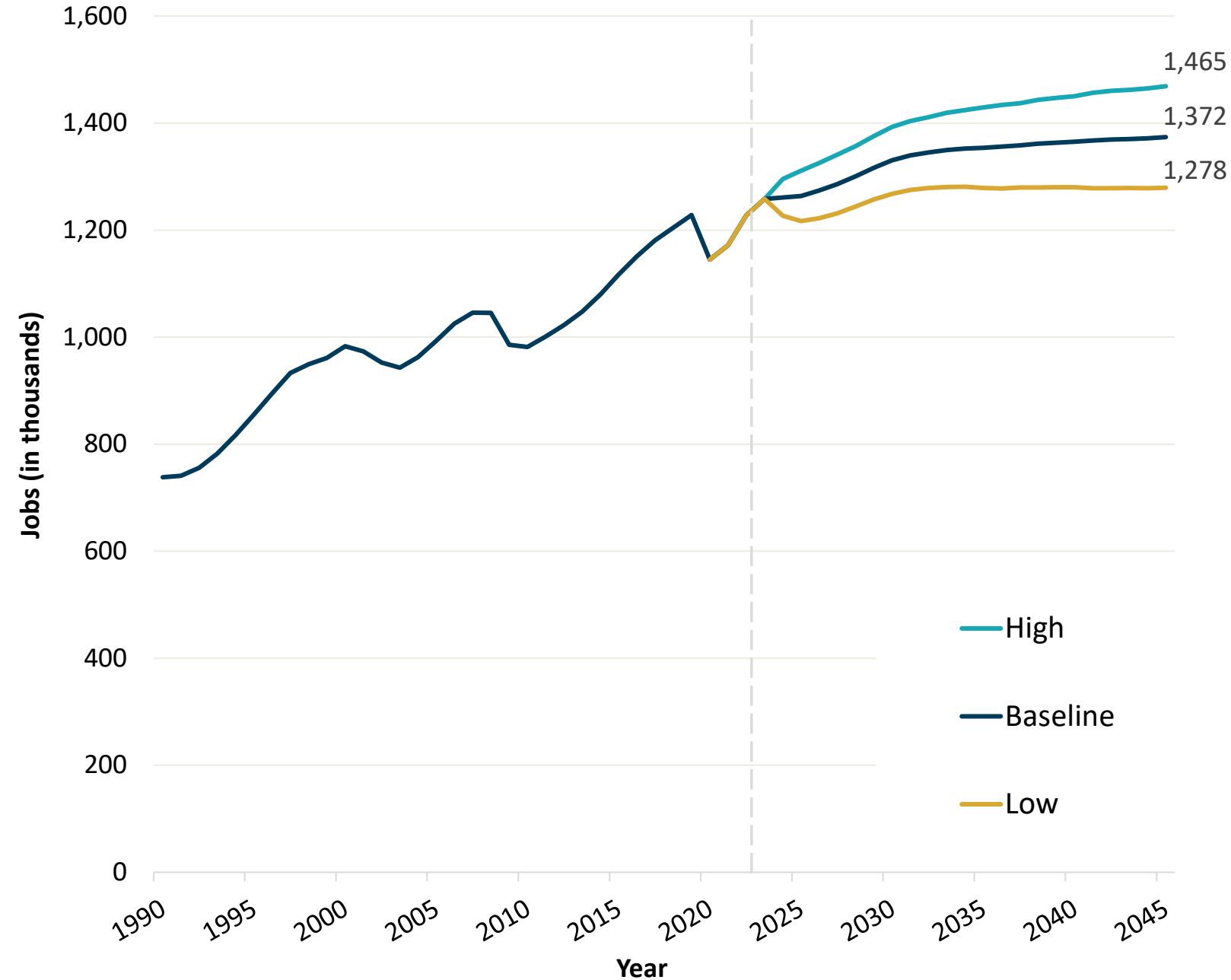
- Peter Hulseman, City of Portland
- Neal Marquez, PSU Population Research Center
- Ethan Sharygin, PSU Population Research Center
- Amy Vandervliet, Oregon Employment Department

Work from home (forecast factors)



**Deduction
from
demand:
work from
home and
hybrid work**

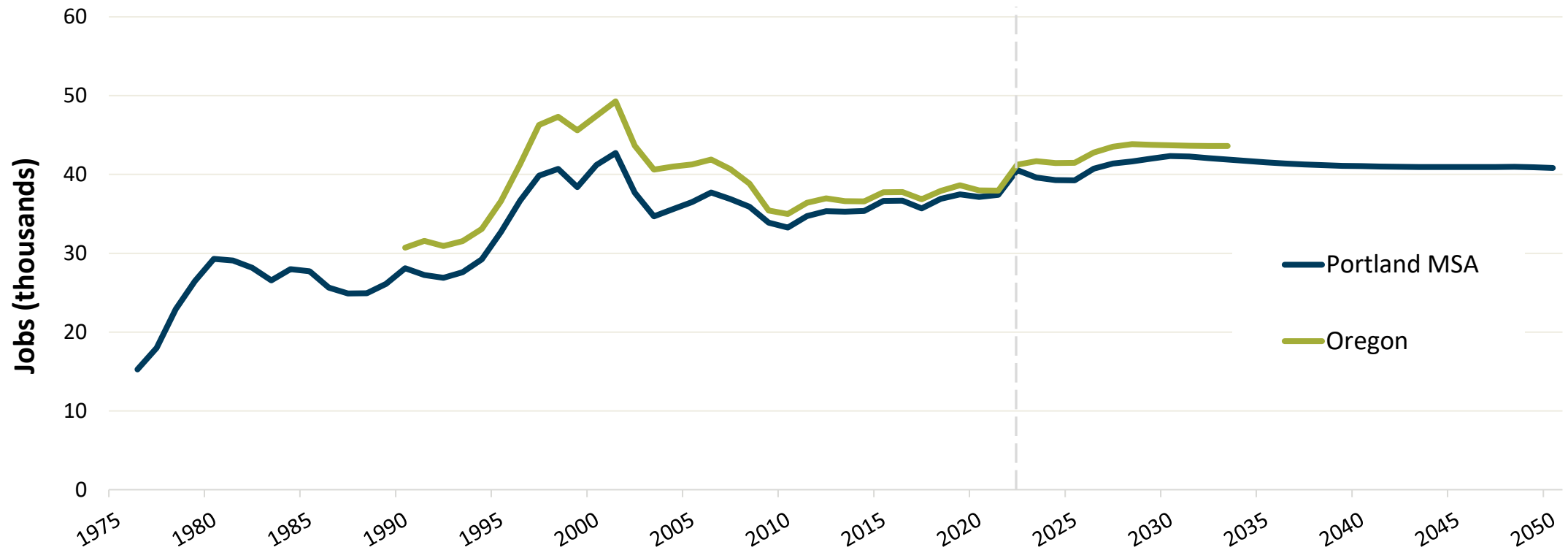
MSA payroll employment (in thousands)



**Regional
employment
outlook**

Metro's forecast accounts for the CHIPS Act

State (OEA) and regional (Metro) computer and electronics manufacturing forecasts with CHIPS Act impacts



Jobs by sector assigned to buildings

(based on current data)

NAICS	Sectors Represented	Office	Institution	Flex/BP	Gen Industrial	Ware-house	Retail
23	Construction	27%	2%	1%	40%	20%	10%
31-33	Manufacturing	3%	0%	33%	40%	20%	4%
42	Wholesale Trade	12%	1%	23%	7%	50%	8%
44-45	Retail Trade	5%	1%	0%	2%	50%	42%
22, 48-49	Transportation, Warehouse & Utilities	31%	6%	10%	1%	43%	9%
51	Information	50%	2%	2%	1%	30%	15%
52	Finance	74%	2%	0%	0%	0%	23%
53	Real Estate	73%	3%	1%	2%	1%	21%
54	Professional Services	62%	4%	1%	2%	10%	20%
55	Management	78%	6%	1%	1%	0%	14%
56	Admin, Waste	69%	2%	2%	1%	5%	21%
61	Education (private)	33%	63%	0%	0%	0%	3%
62	Health & Social Services	17%	67%	0%	0%	0%	15%
71	Arts, Entertain, Rec	17%	13%	1%	1%	20%	49%
72	Accomm & Food Service	7%	1%	0%	1%	25%	65%
81	Other Services	34%	8%	1%	2%	35%	18%
92	Government	76%	0%	0%	0%	0%	3%
TOTAL		36%	16%	6%	8%	5%	29%

source: QCEW 2019 data, Metro tabulation using LDMS information

Square feet per employee

(vary by building type and market subarea)

Building types	Central Hub	Inner Ring	Outer Ring
General Industrial	850	800	800
Warehousing/ Distribution	950	1,400	2,000
Flex	600	625	1,000
Office	300	300	300
Retail	450	450	475
Medical / Institution	500	500	550