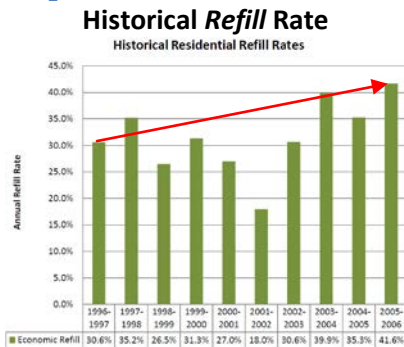


An Economic Appraisal of 2040 Planning

*Population and Employment Forecast Distribution:
An analysis of post-Regional Framework Plan and Redevelopment Trends*

Future Residential Development Trends Depend on Expected and Available Inventory: 2010 to 2060 est.



Projected Refill Rate



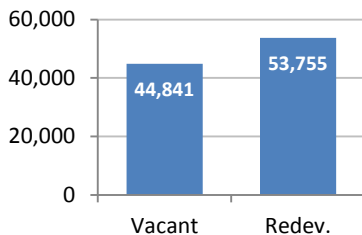
Adopted Metro growth forecast predicts 3 out of 4 newly built dwelling units from 2010 to 2040 will be from redevelopment (or infill).

Forecast Development Notes:

- Redevelopment is an essential ingredient in meeting the 2040 planning goals & Regional Framework (RFP) standards. Refill rates have been trending higher since enactment of the RFP.
- The historical refill rate has bounced up and down - averaging about 25% per year.
- The 2009 Urban Growth Report (UGR) asserted a need for a redevelopment rate of 38% from 2010 to 2030.
- The latest forecast evaluation implies a refill rate of 75% is needed to meet expected population growth. This is based on updated residential zoning capacity derived from analysis of the Metro UGB and less than 15,000 buildable acres from urban reserves.

Redevelopment Supply – SF

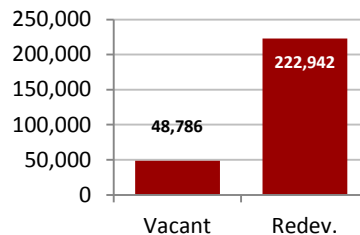
Single Family Capacity



(Capacity includes UGB and urban reserves.)

Redevelopment Supply - MF

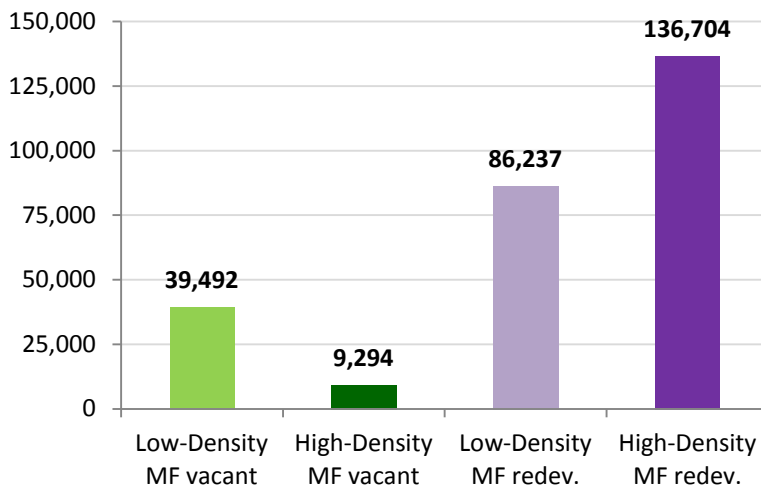
Multi-Family Capacity



(Capacity includes UGB and urban reserves.)

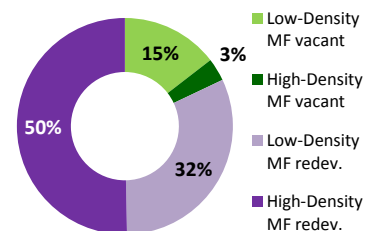
Multi-Family Capacity Details by Low / High Density and Vacant / Redev.

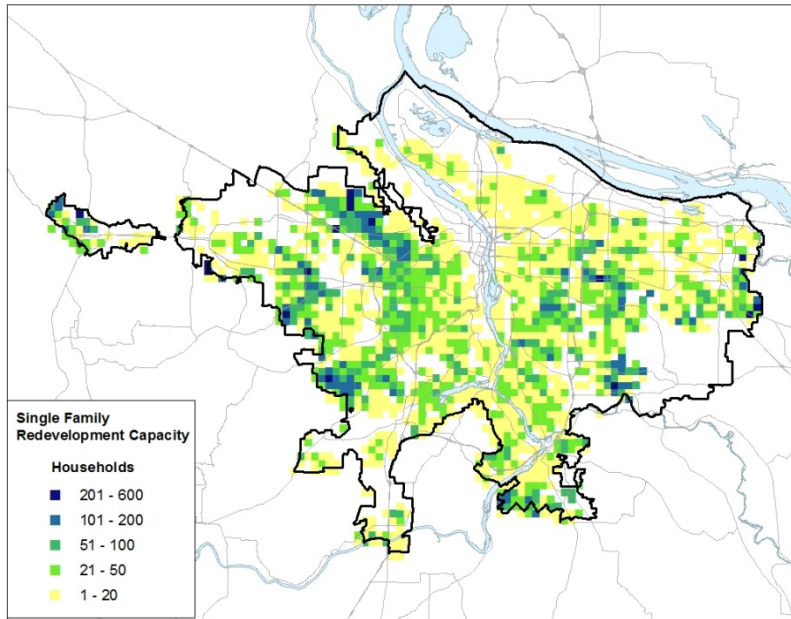
Major Sources for MF Capacity



50% of Metro's MF inventory is based on tenuous development factors. High-density zoned MF may not be achievable under future market conditions without accompanying higher construction costs and sales prices.

MF Capacity Shares





Amount of Single Family Capacity inside the Metro UGB

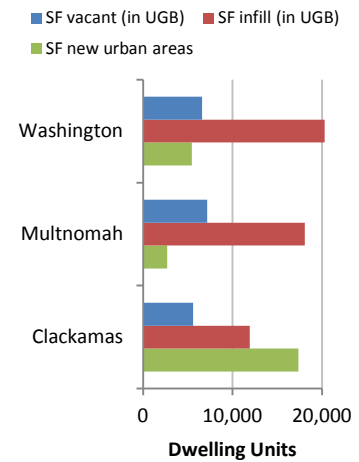
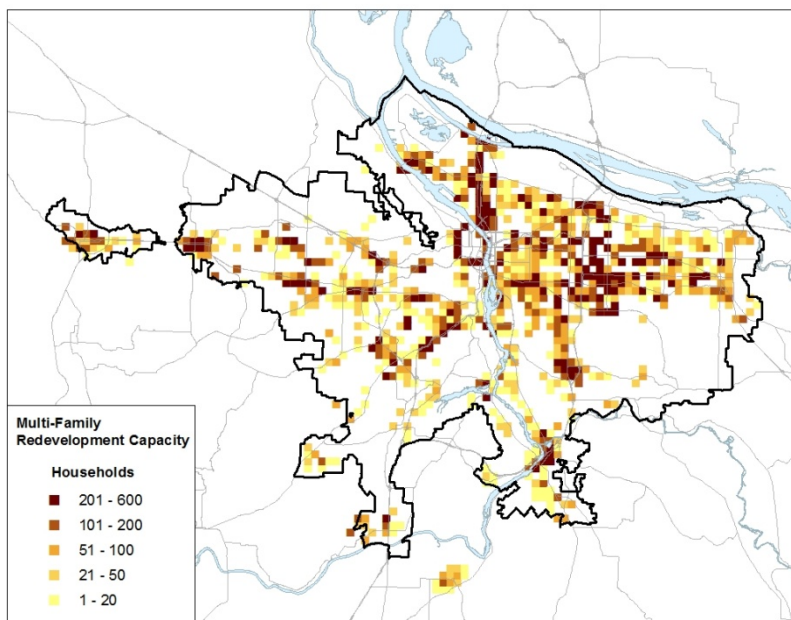


Illustration of where Single Family Redevelopment Capacity is in the Region



Amount of Multi-Family Capacity inside the Metro UGB

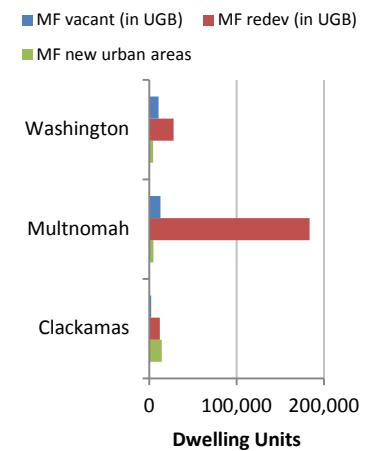


Illustration of where Multi-Family Redevelopment Capacity is in the Region

SF: single family includes 1-unit SF attached, detached and mobile homes

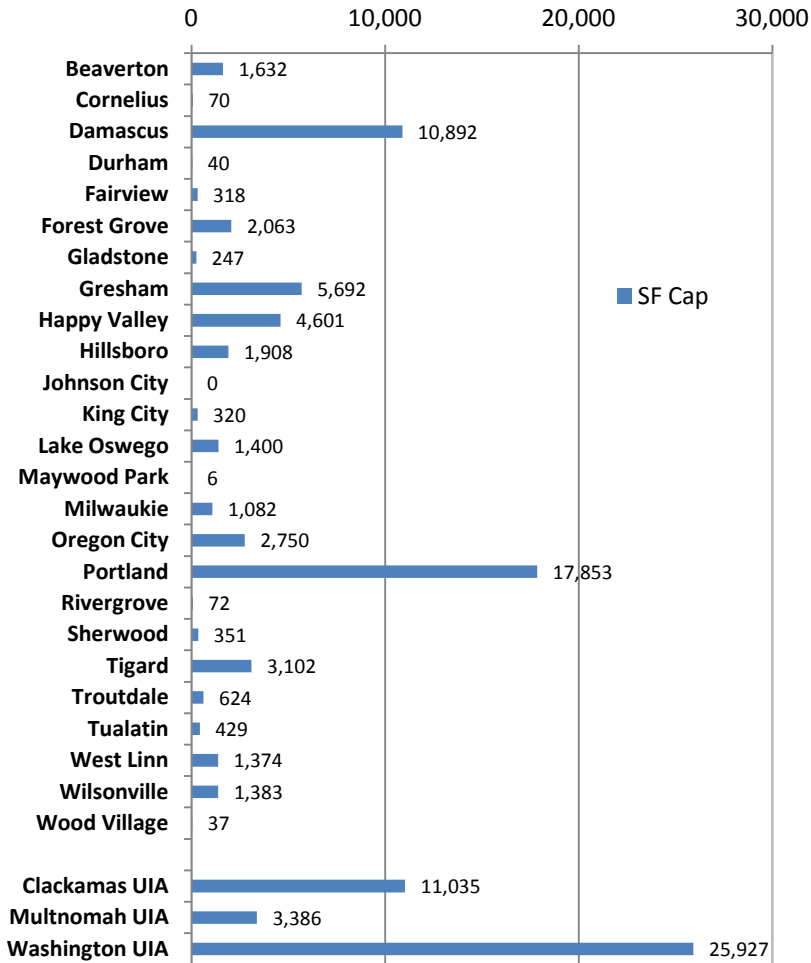
MF: multifamily apartments, 2 or more units (includes mixed use residential – MUR and condominiums)

Source: Metro Refill Report, Dec. 2011 and MetroScope Gamma Forecast Distribution (Scen #1221)

Attachment: Metro Gamma Forecast Distribution Residential Capacity Assumptions (#scen 1221) details by local jurisdiction city limits and Metro UGB the dwelling unit capacity estimates by source and type.

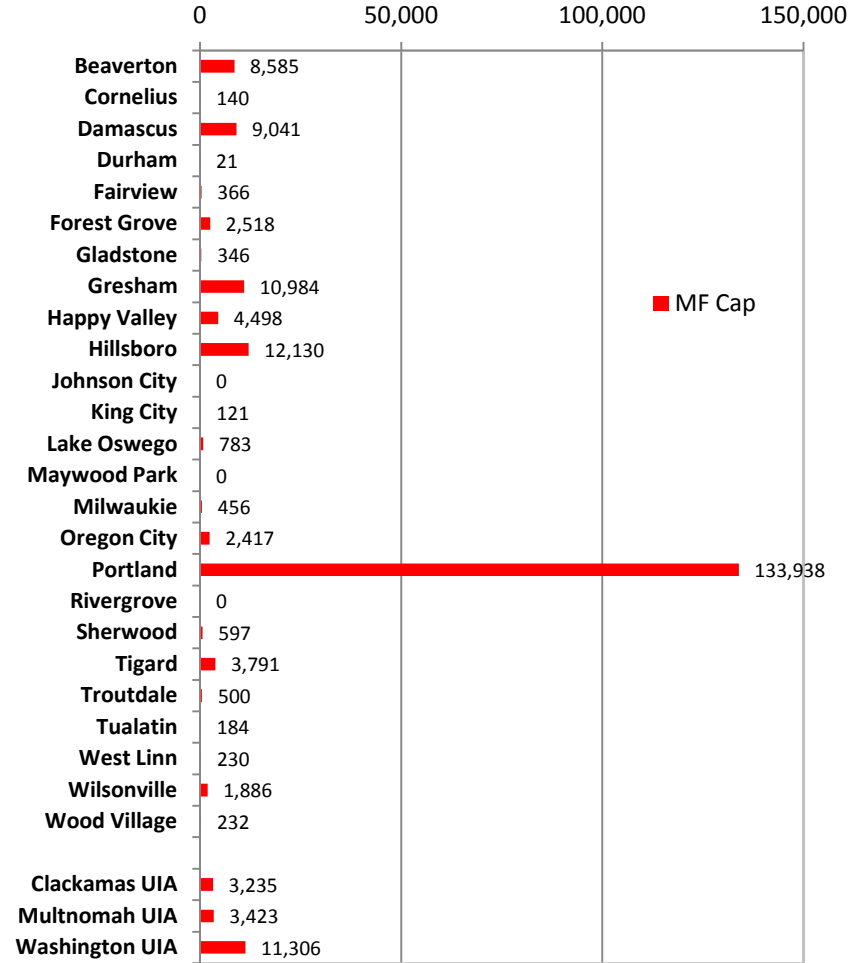
Single Family Residential Capacity

Dwelling Units by jurisdiction boundaries inside the Metro UGB



Multi-Family Residential Capacity

Dwelling Units by jurisdiction boundaries inside the Metro UGB



Metro Gamma Forecast Distribuion Residential Capacity Assumptions (Appendix)

FINAL DRAFT 9/19/2012

Local Government	TOTAL	Single Family (SF)		Low Density Multi-family (MF)		High Density Multi-family (MF)		New Urban Areas (vacant)		Urban Renewal Area (redev)	Jur. Capacity by Building Type (total)		Jur. Capacity by Type (total)		Percent of Jurisdiction Capacity by Building Type					
		Vacant	Infill	Vacant	Redev.	Vacant	Redev.	SF	MF		SF	MF	Vacant	Redev.	Percent of Total Capacity				Vacant %Hi-MF	Redev. %Hi-MF
															%SF	%MF	%Lo-MF	%Hi-MF		
Clackamas Total	63,228	5,578	11,906	2,241	6,020	23	489	17,353	14,117	5,500	34,837	22,891	39,313	23,916	55%	45%	13.1%	0.8%	0.0%	0.8%
Damascus	19,932	0	0	0	0	0	0	10,892	9,041	0	10,892	9,041	19,932	0	55%	45%				
Gladstone	1,093	38	210	34	312	0	0	0	0	500	247	346	71	1,022	23%	77%	31.6%			
Happy Valley	9,099	1,184	1,403	690	147	0	0	2,013	3,662	0	4,601	4,498	7,549	1,550	51%	49%	9.2%			
Johnson City	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Lake Oswego	3,383	275	1,125	94	280	22	387	0	0	1,200	1,400	783	391	2,991	41%	59%	11.0%	12.1%	0.7%	11.4%
Milwaukie	1,538	185	897	128	225	1	102	0	0	0	1,082	456	314	1,224	70%	30%	22.9%	6.7%	0.1%	6.7%
Oregon City	7,167	846	1,726	471	1,488	0	0	178	457	2,000	2,750	2,417	1,953	5,214	38%	62%	27.3%			
Rivergrove	72	48	25	0	0	0	0	0	0	0	72	0	48	25	100%					
West Linn	1,603	607	766	44	185	0	0	0	0	0	1,374	230	652	952	86%	14%	14.3%			
Wilsonville	3,570	377	614	337	1,064	0	0	392	485	300	1,383	1,886	1,592	1,978	39%	61%	39.3%			
Clackamas UIA	15,770	2,017	5,141	443	2,319	0	0	3,878	473	1,500	11,035	3,235	6,810	8,960	70%	30%	17.5%			
Multnomah Total	228,859	7,174	18,063	4,509	32,844	8,289	99,000	2,679	4,801	51,500	27,916	149,443	27,452	201,407	12%	88%	16.3%	46.9%	3.6%	43.3%
Fairview	684	104	214	103	263	0	0	0	0	0	318	366	207	478	46%	54%	53.5%			
Gresham	20,976	1,242	3,463	1,087	6,821	269	1,429	987	1,378	4,300	5,692	10,984	4,964	16,013	27%	73%	37.7%	8.1%	1.3%	6.8%
Maywood Park	6	5	1	0	0	0	0	0	0	0	6	0	5	1	100%					
Portland	198,991	5,256	12,597	3,228	25,119	8,020	97,571	0	0	47,200	17,853	133,938	16,503	182,488	9%	91%	14.2%	53.1%	4.0%	49.0%
Troutdale	1,124	98	527	80	420	0	0	0	0	0	624	500	178	946	56%	44%	44.4%			
Wood Village	270	17	20	11	222	0	0	0	0	0	37	232	28	242	14%	86%	86.2%			
Multnomah UIA	6,808	453	1,240	0	0	0	0	1,693	3,423	0	3,386	3,423	5,568	1,240	50%	50%				
Washington Total	78,236	6,600	23,786	9,579	20,373	981	4,215	5,456	4,245	3,000	35,843	39,393	26,862	51,374	46%	54%	38.3%	6.6%	1.3%	5.4%
Beaverton	10,217	296	1,300	2,077	5,480	303	725	36	0	0	1,632	8,585	2,712	7,505	16%	84%	74.0%	10.1%	3.0%	7.1%
Cornelius	209	22	47	17	122	0	0	0	0	0	70	140	40	170	33%	67%	66.8%			
Durham	61	15	25	0	21	0	0	0	0	0	40	21	15	46	66%	34%	34.0%			
Forest Grove	4,581	879	1,184	545	1,973	0	0	0	0	0	2,063	2,518	1,424	3,157	45%	55%	55.0%			
Hillsboro	15,038	910	984	4,816	7,283	27	3	14	0	1,000	1,908	12,130	5,768	9,270	13%	87%	80.5%	0.2%	0.2%	0.0%
King City	442	231	90	110	11	0	0	0	0	0	320	121	341	101	73%	27%	27.4%			
Sherwood	949	50	248	111	317	0	0	53	169	0	351	597	384	565	37%	63%	45.1%			
Tigard	8,893	640	2,461	1,270	1,811	3	707	0	0	2,000	3,102	3,791	1,913	6,979	35%	65%	34.7%	8.0%	0.0%	7.9%
Tualatin	613	84	345	86	98	0	0	0	0	0	429	184	170	443	70%	30%	30.1%			
Washington UIA	37,233	3,473	17,101	546	3,256	648	2,780	5,353	4,076	0	25,927	11,306	14,096	23,137	70%	30%	10.2%	9.2%	1.7%	7.5%
UGB TOTAL	370,324	19,352	53,755	16,329	59,237	9,294	103,704	25,489	23,163	60,000	98,596	211,728	93,627	276,697	27%	73%	20.4%	30.5%	2.5%	28.0%

MF category includes capacity in MFR and MUR zone classes

New Urban = post-1997 UGB amendments

Low density MF < 75 units per acre

UIA = unincorporated county areas inside Metro UGB

Cities are defined by 2010 RLIS boundaries

High density MF > 75 units per acre