

2024 URBAN GROWTH MANAGEMENT DECISION: DRAFT WORK PROGRAM OVERVIEW

Date: February 7, 2023
Department: Planning, Development &
Research

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Presenter(s): Eryn Kehe, Ted Reid
Length: 30 minutes

ISSUE STATEMENT

Under state law, the Metro Council must determine by the end of 2024 whether the region's urban growth boundary (UGB), which delineates urban and rural uses, contains enough room to accommodate expected housing and job growth. If the Metro Council finds a need for more growth capacity, it must take measures to use land inside the UGB more efficiently and/or expand the region's UGB into designated urban reserves.

Metro staff has developed a draft work program for the 2024 growth management decision process and is seeking advisory committee feedback and Council direction.

COUNCIL ENGAGEMENT

The Metro Council will make a regional urban growth management decision in December 2024. The Council and advisory committees will be involved in the process that begins this winter.

QUESTION(S) for CORE

- This is the first time that CORE has been engaged in a regional urban growth management decision. Do CORE members have any questions about the purpose, process, or community implications of growth management decisions?
- Do CORE members have suggestions for the types of advice that the committee is best suited to give in a growth management decision?
- In our work program, we have identified an engagement concept to convene a youth cohort. Does CORE agree that this would be useful to pursue?
- Does CORE have additional advice for how to incorporate meaningful public engagement into this work program?
- How would CORE like to be engaged in the forthcoming work program?

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

The 2040 Growth Concept is the region's long-range plan for growth. It calls for focusing most housing and job growth in designated urban centers and along transportation corridors to ensure that lands inside the UGB are used efficiently and that sprawl is minimized. The regional UGB is one tool that the Metro Council uses to achieve those ends.

Under state law, the Metro Council must review the UGB at least every six years to determine whether there is a need for additional land to accommodate expected job and housing growth. Having made its last urban growth management decision in 2018, the Metro Council must again decide by the end of 2024.

Metro has a strong track record of conducting technical analysis, peer review, and engaging its advisory committees, but has struggled to make growth management decisions relevant to the general public. Staff thinks that this is because of the highly legalistic and technical aspects of the required analysis and the long-range nature of these decisions.

Typically, only known stakeholder groups such as 1000 Friends of Oregon or the Homebuilding Association and property owners who will be directly impacted by a proposed UGB expansion tend to engage. We are trying to improve how we address racial equity in growth management decisions and find ways to have meaningful public engagement.

BACKGROUND

As a lead up to the Metro Council's 2024 urban growth management decision, Metro staff is undertaking a process to engage policy makers, advisory committees, interested parties, and local jurisdictions. Much of this engagement will focus on various analyses that Metro is either required to complete or that are of particular interest to stakeholders.

Required analyses include, for instance:

- An inventory of buildable lands, including vacant, redevelopment, and infill lands inside the UGB
- Documentation of historic residential development trends
- A regional population, household and employment forecast
- A regional housing needs analysis that will include:
 - Detail about the housing needs of various income groups
 - Estimates of current housing needs attributable to historic underproduction of housing and houselessness

Additional analyses include, for instance:

- Potential for office-to-residential conversion
- Analysis of gentrification and displacement trends
- Assessment of the potential economic benefits of any proposed UGB expansions for employment uses.

Through experience, we have learned that growth management decisions that place too much emphasis on calculating land needs and too little emphasis on whether cities are ready to urbanize additional land do not result in housing or job creation in UGB expansion areas. Consequently, the Metro Council has adopted a policy to only expand the UGB into urban reserves that have been concept planned by a local jurisdiction.

Concept plans describe the general types of uses planned for an area, their transportation facilities, housing types, infrastructure costs, and community assets like parks and trails. We provide grant funding for concept planning through its 2040 Planning and Development grant program. Typically, the most meaningful public engagement in urban

growth management has happened through local concept planning processes since they are focused on specific locations that may undergo land use changes in the future.

ATTACHMENTS

Draft work program overview for the 2024 urban growth management decision.