

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.