

MPAC Worksheet

Agenda Item Title: 2026 Economic Development Roadmap update

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Purpose/Objective

Today's MPAC presentation will give an update on the 2026 Economic Development Roadmap, which aligns work directed by Council to support the regional economy.

On March 10, 2026 the Metro Council passed Resolution 26-5570, *For the purpose of demonstrating Metro's support for shared prosperity through a strong regional economy and creating a Job Ready Lands program*. The resolution directed staff to develop a work plan with specific actions to advance shared economic growth across the greater Portland region. These actions include:

- establishing a Job Ready Lands program in alignment with Metro's economic development, racial equity & climate goals;
- continuing coordination with Greater Portland Inc. (GPI) and other regional partners to complete the required update to the region's Comprehensive Economic Development Strategy (CEDS), including a regional targeted industries strategy; and
- maintaining a focus on integrating economic development priorities and activities into Metro's ongoing work and regional leadership efforts

Outcome

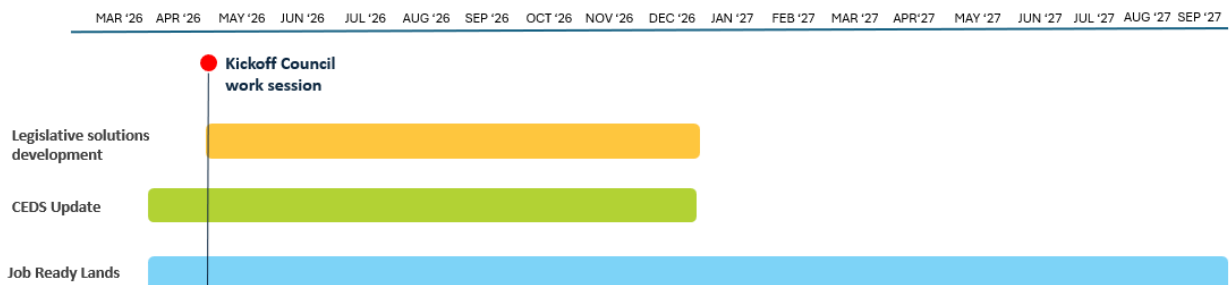
The 2026 Economic Development Roadmap, presented below, contains three streams of work to fulfill the requirements of Resolution 26-5570:

1. Job Ready Lands workplan
2. CEDS Update
3. State Legislative priorities development

These three programs have separate deliverables and timelines and will be coordinated to make the best use of time. Work begins now and will continue through the calendar/fiscal year.

2026 Economic Development Roadmap

Shared workplan for PDR and GAPD, in consultation with DEI



1. State Legislative priorities development

Over the past several years, concerns have increased that Oregon lacks an adequate supply of development-ready industrial land of the types and sizes needed to support expansion by existing employers and to attract new businesses to the state. Most recently, both the Oregon Semiconductor Competitiveness Task Force and the Oregon Clean Technology Task Force identified the shortage of shovel ready industrial sites as a significant barrier to growth and competitiveness for these priority industries.

In response, the Oregon Legislature has considered a number of adjustments to the state’s land use framework to better position Oregon for industrial development. These actions have included

- time-limited gubernatorial “super siting” authority,
- bringing land directly into Metro’s urban growth boundary,
- redesignating rural reserves as urban reserves in Washington County, and
- providing additional funding for industrial site readiness and brownfield redevelopment.

We anticipate that industrial land supply and Oregon’s land use system will be a focus during the 2027 legislative session. To prepare for that discussion, we propose a series of Metro Council work sessions over the summer and into the fall to support informed engagement in anticipated regional and legislative conversations. Proposed topics include:

Date	Topic
June 9	Disparities by the Numbers: Understanding Inequities in Oregon’s Economy
July 7	Region’s Business Recruitment: How Does It Work?
July 16	What is Good Growth?
July 28	Oregon’s Traded Sector Industrial Land Supply
September 8	Agricultural Industry in the Tri-County Area
October 6	Data Center Overview Tribal Partners
October 20	Historical Lookback: How has Industrial Land Been Utilized in Metro’s Urban Growth Boundary?

The purpose of these work sessions is twofold: first, to ensure that the Metro Council is grounded in current information regarding industrial land issues facing the region and the state; and second, to provide an opportunity for Council to share perspectives and priorities that can help inform and shape potential legislative solutions. MPAC members are welcome and encourages to observe each work session.

2. Job Ready Lands workplan

As the steward of the region’s Urban Growth Boundary (UGB) Metro plays a central role in ensuring that the region maintains an adequate supply of employment land to support future economic growth. Current economic conditions present challenges for Metro and public-sector partners, underscoring the need to critically evaluate industrial site readiness to align land supply with business needs.

Addressing these issues is essential to supporting the retention and expansion of existing employers while also attracting new, high-quality jobs to the region. The proposed Job Ready Lands program will involve a broad range of stakeholders including local elected officials, environmental and community organizations, business representatives and government partners. The program is designed to advance the following objectives:

1. Update and release the employment land inventory
2. Recommend a short list (three to six) of regionally significant sites for development; and
3. Identify a Readiness Plan outlining the actions, investments and partnerships needed to prepare these prioritized sites for development and occupancy by employers.

Job Ready Lands Phases

	Phase 1 Research	Phase 2 Evaluation & Prioritization	Phase 3 Partner Endorsements	Phase 4 Implementation & Marketing
When	Spring- Fall 2026	Fall 2026-Spring 2027	Spring-Summer 2027	Summer 2027 and beyond
Who	Metro staff	Consultants; Job Ready Land work group	Metro Council, committees and partners	Partners, state agencies, local partners
What	Compile initial research inputs; release updated employment land inventory	Generate an initial site list; use criteria to assess and refine list; Identify three to six sites to prioritize; create Readiness Plan	MTAC, MPAC, and Metro Council action to endorse; partner jurisdictions to endorse	Implement readiness actions on land; market sites

3. CEDS Update

The Greater Portland Economic Development District (GPEDD) is the federally recognized economic development district for the four-county region of Clackamas, Multnomah, and Washington counties in Oregon and Clark County in Washington. GPEDD is responsible for the development and implementation of the Comprehensive Economic Development Strategy (CEDS)

on a five-year cycle. GPEDD is housed within and staffed by Greater Portland Inc (GPI), which has developed the project scope and selected a consultant to develop the next CEDS.

The updated CEDS is scheduled for completion by December 1, 2026. Federally required components of the CEDS include:

- an assessment of current regional economic conditions;
- an analysis of regional strengths, weaknesses, opportunities and threats;
- a strategic direction or action plan;
- and an evaluation framework to measure implementation and impact on the regional economy.

The previous CEDS supported regional investments to advance the Mass Timber Coalition and other initiatives aimed at job creation, industry development and fostering a more equitable and resilient regional economy. Council has directed staff to coordinate with GPI to inform the identification of priority target industries for the region.

Planning, Development & Research Deputy Director Malu Wilkinson serves on the GPEDD Board that governs the CEDS effort, and Senior Economic Development Planner David Tetrick is supporting GPI staff with project management and technical assistance for this work.

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

MPAC last heard an updated about the Metro Council workgroup on economic development in February 2026. Since this item was presented, Councilors approved a resolution on March 7th that directed staff to develop a work plan with specific actions to advance shared economic growth across the greater Portland region. The Metro Council also received an update about the 2026 Economic Development road map and the Job Ready Lands draft work plan.

What packet material do you plan to include?

Attachment A- Job Ready Lands Workplan draft