

5:50 PM

6.2 2040 Growth Concept Lookback

[COM](#)
[26-1103](#)

Presenter(s): Ted Reid, Principal Regional Planner
Malu Wilkinson, Planning, Development and Research
Deputy Director

Attachments: [MPAC Worksheet](#)
[2040 Growth Concept Lookback summary](#)

7. Adjourn (7:00 PM)

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ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានការបណ្តឹងរើសអើងសូមចូលទស្សនាគេហទំព័រ www.oregonmetro.gov/civilrights។

បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គ

ប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច

ថ្ងៃច្រើនការ) ប្រាំពីរថ្ងៃ

ថ្ងៃច្រើនការ មុនថ្ងៃប្រជុំដើម្បីអាចឱ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

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2026 MPAC Work Plan

As of 5/12/27

Items in italics are tentative

<p><u>May 27, 2026</u></p> <ul style="list-style-type: none"> • Governor’s Prosperity Roadmap Update (30 minutes; Kathy Hyzy) • MPAC: the 2040 Growth Concept Lookback (45 minutes; Ted Reid) 	<p><u>June 24, 2026</u></p> <ul style="list-style-type: none"> • Future Vision: Summit desired outcomes and engagement reporting (30 minutes; Jess Zdeb) • Metro Economic Development Work Update (Eryn Kehe and Jaye Cromwell, 45 min; Metro) • RTP Draft Workplan (30 minutes; Kim Ellis and André Lightsey-Walker)
<p><u>July 22, 2026</u></p> <ul style="list-style-type: none"> • Land Bank Project update memo in packet, with notice under Chair Update (Andrea Pastor) • Summary of Ec Dev Metro Council Presentations (David Tetrick; 10 minutes) • Future Vision update and save-the-date for Vision Summit (10 minutes; Jess Zdeb) • Community Connector Transit Study: Report and Recommendations (20 minutes; Ally Holmqvist) • Legislative Agenda for Housing 1 (20 minutes; Kyung Park) • Distributed population forecast (30 minutes; Ted Reid and ???) 	<p>August- CANCELED</p>
<p><u>September 23, 2026</u></p> <ul style="list-style-type: none"> • Summary of Ec Dev Metro Council Presentations (Jaye Cromwell; 10 minutes) • Community Connector Transit Study: Report Acceptance (Ally Holmqvist, 10 minutes action) • Distributed Population Forecast (Ted Reid and ?, 20 minutes, action) • Future Vision (10 minutes; Zdeb) 	<p><u>October 28, 2026 – IN PERSON</u></p> <ul style="list-style-type: none"> • Joint JPACT/MPAC Future Vision workshop and Future Vision Summit and Youth Summit report out (75 minutes; Zdeb)

<ul style="list-style-type: none"> • 2028 RTP update (30 min; André Lightsey-Walker) • <i>CEDS Update (David Tetrick, 20 min; Metro)</i> 	
<p><u>November 18, 2026</u></p> <ul style="list-style-type: none"> • Summary of Ec Dev Metro Council Presentations (Eryn Kehe and David Tetrick; 10 minutes) • Future Vision Update (10 minutes; Zdeb) • 2028 RTP update (30 min; André Lightsey-Walker) • Legislative Agenda for Housing 2 (20 minutes; Kyung Park) • Land Bank Project draft recommendation (20 minutes; Andrea Pastor) • <i>Draft CEDs Report (David Tetrick, 30 min; Metro)</i> 	<p><u>December 16, 2026</u></p> <ul style="list-style-type: none"> • Land Bank Project recommendation (10 minutes; Andrea Pastor; action) • Future Vision: draft vision preview/report out on Vision Tables (20 minutes; Zdeb)

Holding Tank:

- 2040 grant presentations by grant recipients
- Re-envision the River – multi-jurisdictional effort to reform the Willamette riverfront (Rosenthal)
- Historical lookback on industrial land use – late October

MTAC items:

- West Linn downtown/active transportation development
- Distributed population forecasts



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Agenda #: 5.1

File #: COM 26-1110

Agenda Date: 5/27/2026

Consideration of the April 22, 2026 MPAC Meeting Minutes

METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

April 22, 2026

MEMBERS PRESENT

Commissioner Vince Jones-Dixon
Council President Elana Pirtle-Guiney
Councilor Candace Avalos
Mayor Keith Kudrna (Chair)
Commissioner Diana Helm
Mayor Joe Buck
Councilor Brett Sherman
Commissioner Sherry French
Councilor Rob Harris
Councilor John Dugger
Luis Nava
Councilor Ty Stober
Dan Eisenbeis
Mayor Brian Hodson
Mayor Marsha Kirk
Councilor Gerritt Rosenthal
Councilor Mary Nolan
Kirstin Greene

AFFILIATION

Multnomah County
City of Portland
City of Portland
Other cities in Multnomah County
Clackamas County
Largest city in Clackamas County
Other cities in Clackamas County
Special districts in Clackamas County
Largest city in Washington County
Second largest city in Washington County
Resident of Washington County
City of Vancouver
Port of Portland
City in Clackamas County Outside UGB
City in Washington County Outside UGB
Metro Council
Metro Council
Oregon Department of Land Conservation and
Development

ALTERNATES PRESENT

Councilor Cathy Keathley
Jim Duggan
Tyler Frisbee
Mayor Jef Dalin

AFFILIATION

Second largest city in Multnomah County
Tualatin Valley Water District
TriMet
Other Cities in Washington County

MEMBERS EXCUSED

Commissioner Pam Treece
Director Terri Preeg Riggsby
Omar Qutub
Mayor Denyse McGriff, City of Oregon City
Ed Gronke
Councilor Wil Fuentes
Mayor Brian Hodson
Mayor Marsha Kirk
Acting Council President Duncan Hwang

AFFILIATION

Multnomah County
Special districts in Multnomah County
Resident of Multnomah County
Second largest city in Clackamas County
Resident of Clackamas County
Clark County
City in Clackamas County Outside UGB
City in Washington County Outside UGB
Metro Council

1. CALL TO ORDER AND DECLARATION OF A QUORUM

MPAC Chair Keith Kudrna called the meeting to order at 5:03 p.m.

2. PUBLIC COMMUNICATION ON AGENDA ITEMS

There was none.

3. COUNCIL UPDATES

Councilor Nolan highlighted the transition of Deputy President Hwang into the role of Acting President and explained the application process for the new Council President. They noted the first meeting of the new Supportive Housing Services Regional Policy Oversight Committee and discussed the Metro auditor's report on early implementation of the 2024 Oregon Zoo bond.

4. COMMITTEE MEMBER COMMUNICATION

There were none.

5. CONSENT AGENDA**5.1 Metro Technical Advisory Committee (MTAC) Nominations for Member/Alternative Member Positions****5.2 Consideration of the February 25, 2026 MPAC Meeting Minutes**

MOTION: Councilor Elana Pirtle-Guiney moved to approve the consent agenda, seconded by Commissioner Vince Jones-Dixon.

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

6. ACTION ITEMS

6.1 Consideration of the 2023 RTP Amendments to include LPAs for Three Transit Projects

Ally Holmqvist presented briefly on the three ordinances that were up for vote today.

Councilor Elana Pirtle Guiney asked if anything changed in the ordinances since they last received a presentation on them.

Ally Holmqvist responded that nothing has changed since the last time she presented to MPAC.

MOTION: Councilor Elana Pirtle-Guiney moved to approve Ordinance no. 26-1536 For the Purpose of Amending the 2023 Regional Transportation Plan to Include the Locally Preferred Alternative for the 82nd Avenue Transit Project, seconded by Commissioner Diana Helm.

ACTION: With all in favor, Ordinance no. 26-1536 was approved.

MOTION: Councilor Elana Pirtle-Guiney moved to approve Ordinance No. 26-1537 For the Purpose of Amending the 2023 Regional Transportation Plan to Include the Locally Preferred Alternative for the Tualatin Valley Highway Transit and Safety Project, seconded by Commissioner Diana Helm.

ACTION: With all in favor, the Ordinance no. 26-1537 was approved.

MOTION: Councilor Elana Pirtle-Guiney moved to approve Ordinance No. 26-1538 For the Purpose of Amending the 2023 Regional Transportation Plan to Include the Locally Preferred Alternative for the Montgomery Park Streetcar Extension, seconded by Commissioner Diana Helm.

ACTION: With all in favor, the Ordinance no. 26-1538 was approved.

6.2 Resolution no. 26-5577 For the Purpose of Declaring Extreme Heat and Climate Change as Critical and Growing Threats and Designating a Regionwide Heat Season

Kim Ellis and Jai Daniels presented on the study and shared details on the declaration.

Commissioner Diana Helm asked if any transportation funding will be used for this declaration.

Kim Ellis confirmed that they will not be using any transportation funding for this declaration, clarifying that this resolution is to raise awareness.

Council President Keathley asked if there is a budget assigned to this action at Metro.

Kim Ellis stated that there is no budget assigned to this action.

Councilor Elana Pirtle-Guiney noted that heat is one of the most urgent and under-addressed risks in the region right now and stated that bringing regional coordination to this work will be helpful for saving lives as they move forward. She thanked the team for their meaningful work.

Councilor Rosenthal asked if the state is considering anything like this project and asked if the State would assign similar heat season dates.

Jai Daniels responded that there are different heat seasons across the state, so the State is not planning to designate a heat season at this time.

Kim Ellis shared that there is a State Resilience Plan and they are looking to elevate heat as a hazard, but it is still in progress

Commissioner Vines Jones Dixon expressed gratitude for this work.

MOTION: Commissioner Vince Jones-Dixon moved to adopt Resolution no. 26-5577 For the Purpose of Declaring Extreme Heat and Climate Change as Critical and Growing Threats and Designating a Regionwide Heat Season seconded by Councilor Elana Pirtle-Guiney.

ACTION: The motion passed with Sherry French voting no. The Resolution was approved.

7. INFORMATION/DISCUSSION ITEMS

7.1 Future Vision Updates: Engagement

Jess Zdeb shared a quick update on the Future Vision engagement work.

Councilor Elana Pirtle-Guiney encouraged the other MPAC members to have future vision folks present at their meetings, and to distribute outreach materials. She described the work her team is doing to get the word out and emphasized that everyone should work together to increase outreach.

Commissioner Jones-Dixon shared the direct outreach they have been doing to get the word out on the Future Vision survey. He noted that they have engaged with the East County School District, the Multnomah County Youth Commission, the Farm Bureau, and other outlets as well.

Jess Zdeb shared that their team has been engaging in outreach as well, including presentations and meetings with community.

Commissioner Helm asked how many youths were at the Future Vision meeting.

Jess Zdeb shared that 5 to 6 out of their 21 members are youths, adding that they encourage youth participation.

Commissioner Vince Jones-Dixon stated that a new library opens up next month, so they would be willing to host an event over the summer.

Mayor Rob Harris shared that there will be an event at Hidden Creek Rec Facility in Hillsboro in May.

Mayor Jef Dalin and Commissioner Vince Jones-Dixon left the MPAC meeting at 6:00pm.

7.2 Regional Land Banking: A Tool to Unlock Housing Opportunities

Brian Harper and Andrea Pastor presented on the background of regional land banking, Metro's current work in this field, possible considerations, and the project approach.

Commissioner Diana Helm asked what the data supports, specifically asking if this land banking work will lower the cost of housing prices.

Staff responded that they are thinking about this project right now as a strategy for identifying land that would be available for developing affordable housing. They noted that how that is defined is to be determined and cited Denver as a case study they have been learning from, noting that their market is more similar to Denver than regions on the East Coast.

Commissioner Diana Helm requested that the staff stay in touch with their county's long-range planning and economic development teams directly.

Staff affirmed that they would do this.

Councilor Elana Pirtle-Guiney thanked the team for moving quickly on this work, noting the importance of this strategy. Councilor Pirtle-Guiney asked if the team is thinking about including regional organizations that are already doing land banking to ensure they are not overlapping work.

Staff responded that they are very interested in having conversations with other organizations to ensure they aren't competing against other public entities for land or resources. They listed organizations that they are in contact with, such as Proud Ground.

Councilor Elana Pirtle-Guiney noted that while phase 3 is where the team will think about what work they will take on, some of the answers to that question may inform what model works best. She asked if there are any preconceived assumptions about whether certain land will be purchased in the short term to then sell to other entities in affordable housing or, instead, permanently held for affordability. She also asked if they have assumptions about whether they will be looking at open spaces or already developed apartments that they could move into affordability.

Staff responded that they do not have predetermined assumptions, but those topics are exactly the ones that will be on the agenda in the early discussions.

Councilor Elana Pirtle-Guiney asked if those discussions will be early enough to help inform what the process is that they create.

Staff responded that that will most likely be the case, adding that they are kicking off their facilitation approach tomorrow and they will be asking many questions about how to design it to get everything as early as possible.

Councilor Elana Pirtle-Guiney stated that land banking, looking at how they can obtain land when it is more affordable, and holding land for permanent affordability is something that the city of Portland is very interested in and is looking into. She requested that staff continue to engage others as they move forward.

Councilor John Duggar shared that he has a bit of a pause. He noted that when government entities buy land, there's a fiscal impact on the jurisdictions that rely on that tax dollar. He noted that in Beaverton, they have an urban redevelopment agency that is used to this strategy and there is a fiscal impact on the city as a result. He added that they could inadvertently drive-up costs for related properties, which could raise rent even more. He stated that he does not want to make it worse by introducing more buyers into the system and expressed a desire to make sure the impact is the best as possible.

Mayor Joe Buck shared that it can be tricky for government agencies to move quickly enough to keep up with the private sector. He stated his support and shared a desire for the program to be designed to spread throughout the region and have a proactive component to it so that they can go after these high opportunity areas.

Tyler Frisbee noted that they should think about the roles that they want to play versus the roles they can play well. She noted that on behalf of TriMet, she hopes that when staff are looking at land banking, they are accounting for transit-oriented development (TOD) and are prioritizing sites with strong access to transit.

Council President Cathy Keathley supported the concern about the fiscal impact and noted that it is important to work with the local jurisdictions. She added that they should balance the fiscal impact with what the benefit is.

Councilor Brett Sherman stated that Oregon is different because of their urban growth boundary (UGB) and asked how that changes the math of land banking.

Staff mentioned the Brownfields program and the TOD program as examples of programs that have experience working in this environment. They mentioned that there are sites that are not redeveloped for a variety of reasons. They noted that they have found that there are too few resources to take advantage of all the opportunities that are out there to turn land into something new. They shared that their goal is to focus on higher density development so the UGB can keep the land they want to keep as natural resource land.

7.3 2028 Regional Transportation Plan Work Plan: Scoping Kick-off

Kim Ellis, Andre Lightsey-Walker, and Alfredo Haro presented. They asked the committee for their thoughts on the Regional Transportation Plan (RTP) work plan and what should be included.

Commissioner Helm expressed gratitude that they are starting early because there are many projects in progress. She shared concerns about funding cuts in transportation. She added that she supports the need to strengthen the plan's economic focus. She stated that they need to prioritize the need for transportation system to support businesses and jobs.

Council President Cathy Keathley expressed appreciation for the presentation and stated that she looks forward to working with them.

Mayor Joe Buck suggested that they look at the efficacy of some of the investments and the past investments they have made with the stated goals to understand how those can get paid off. He reasoned that doing so would be helpful to make sure they are getting the most out of their money. He added that it would be helpful for the RTP work to include many of the different plans in their work.

Councilor Rob Harris noted that there are challenges in revenue and increasing costs of some projects. He added that he does not want to lose sight of the new corridors that are popping up.

Councilor Rosenthal shared that they need more details on how the Regional Transportation Plan ties into the regional housing production strategies and the regional economic development plan that Metro has adopted. He asked them to address how they will address the other plans.

8. ADJOURN

Chair Kudrna adjourned the MPAC meeting at 6:47 p.m.

Respectfully submitted,



Georgia Langer, Legislative Coordinator



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Agenda #: 6.1

File #: COM 26-1102

Agenda Date: 5/27/2026

Governor's Prosperity Roadmap Overview

Kathy Hyzy, Regional Solutions Coordinator, Office of Governor Tina Kotek

MPAC Worksheet

Agenda Item Title: Governor's Prosperity Roadmap overview

Presenters: Kathy Hyzy, Regional Solutions Coordinator

Contact for this worksheet/presentation: Ramona Perrault, 503-797-1941

Purpose/Objective

Governor Tina Kotek released the Governor's Prosperity Roadmap in December 2025 to lay out the state's path to a statewide economic strategy. The roadmap is built around three overarching goals and a set of strategic initiatives designed to achieve those goals. The Prosperity Council is one of these strategic initiatives.

Kathy Hyzy will provide MPAC with an overview and progress update on the Prosperity Roadmap.



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Agenda #: 6.2

File #: COM 26-1103

Agenda Date: 5/27/2026

2040 Growth Concept Lookback

Ted Reid, Principal Regional Planner

Malu Wilkinson, Deputy Director

MPAC Worksheet

Agenda Item Title: 2040 Growth Concept Lookback

Presenters: Ted Reid, Principal Regional Planner; Malu Wilkinson, Deputy Director

Contact for this worksheet/presentation: ted.reid@oregonmetro.gov

Purpose/Objective

In 1995, the Metro Council adopted a Future Vision for the region. The Future Vision is a high-level statement that informed the development of the 2040 Growth Concept, the region's long-range plan for growth. As required by the Metro Charter, the Metro Council appointed a Future Vision Commission last year that is tasked with recommending an updated Future Vision for Metro Council consideration. This new effort is called Future 50.

Once adopted by the Council, the updated Future Vision will be implemented through amendments to Metro plans, policies, and programs. The "2040 Growth Concept Lookback" is an assessment of the successes, challenges, and oversights of the original Growth Concept to provide perspective for Future 50 and inform future updates to the Growth Concept, the Regional Framework Plan, the Urban Growth Management Functional Plan, and the Regional Transportation Functional Plan as well as other Metro programs.

Outcome

The intention of this agenda item is to help MPAC become more familiar with outcomes related to growth management, housing, transportation, parks and nature, climate, the economy, equity, and farmland. This familiarity will provide MPAC with the foundation for future discussions of possible updates to regional plans and policies after the Future Vision process concludes.

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

MPAC has previously discussed Future 50. This is MPAC's first discussion of the 2040 Growth Concept Lookback.

What packet material do you plan to include?

Two-page summary of the 2040 Growth Concept Lookback.

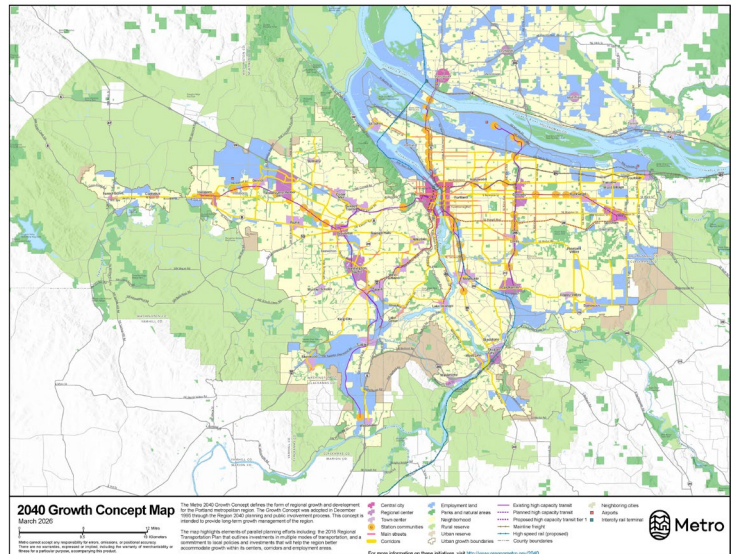
2040 Growth Concept Lookback

Key Takeaways

Overview

The 2040 Growth Concept has guided regional planning in the Portland metro area, focusing primarily on where and how growth should occur. It emphasized compact urban form, protection of rural lands, mixed-use centers, and coordination between land use and transportation. Implementation has involved Metro, local governments, and partners through policies, investments, and programs.

One fact: The Growth Concept was ahead of its time. Metro regularly hosts delegations from China, S. Korea, Sweden, Colombia, Turkey, and Japan to learn about the Growth Concept.



Cross-Cutting Themes of the Lookback

While the Growth Concept has been influential in shaping development patterns, many outcomes reflect broader market forces and policy gaps. Compact growth, along with stronger implementation tools, particularly to address persistent equity challenges, remain best practices.

Growth Management

Metro has already expanded the urban growth boundary (UGB) more than was anticipated by the year 2040. However, these expansions have been slow to produce housing and jobs. Most growth has instead occurred through redevelopment and infill, which now account for most new housing and make more efficient use of existing land and infrastructure.

One fact: In areas added to the UGB from 1998 onward, only 12 percent of the planned housing has been built. 88 percent of the planned housing in UGB expansions remains unbuilt.

Housing

As with most of the U.S., regional housing supply has not kept pace with demand, contributing to affordability challenges. While the mix of housing has diversified toward multi-unit and middle housing, production remains insufficient. Housing cost burdens disproportionately affect renters, people of color, lower-income households, and those with disabilities. Displacement pressures were underestimated in the original planning framework.

One fact: Though about half of existing housing in the UGB is single-unit detached, it represents just over a third of the new housing units built since the Growth Concept was adopted.

Transportation

The region's compact development pattern has reduced per-capita driving compared to other U.S. metropolitan areas, lowering costs and improving safety outcomes. However, transit ridership has declined over time despite investments in service. While the region benefits from integrated land use and transportation planning, gaps remain in transit and active transportation networks.

One fact: The average person in the Metro region drives about seven fewer miles per day than elsewhere in the U.S.

Climate

While compact growth has helped reduce vehicle miles traveled and emissions, the region is not on track to meet state climate goals, including net-zero emissions by 2050. Climate impacts such as extreme heat, wildfire smoke, and flooding are already affecting the region, with disproportionate impacts on vulnerable populations.

One fact: Compact growth, as envisioned in the Growth Concept, is necessary for reducing carbon emissions.

Economy

Consistent with national trends, the regional economy has shifted toward service sectors such as healthcare, while employment in manufacturing has declined. Income disparities by race and ethnicity persist and remain a key equity concern.

One fact: There are about 28,000 fewer manufacturing jobs in the 7-county metropolitan area than there were at the time the Growth Concept was adopted. This reflects a broader national trend. Yet, we still have a larger share of employment in manufacturing than the U.S. does.

Farmland

Agriculture remains a significant contributor to the regional economy and identity, supported by rural reserves that limit urbanization. However, there has been a modest decline in farmland acreage over time, highlighting ongoing pressure on agricultural land.

One fact: The market value of agricultural products sold in 2022 was almost one billion dollars (3-county area).

Parks and Nature

Public support for parks and natural areas has remained strong, with major investments through bonds and local programs. Metro has significantly expanded conservation efforts, and access to nature continues to be central to regional identity and quality of life.

One fact: Metro cares for about 20,000 acres. That's the size of four Forest Parks.