



600 NE Grand Ave.
Portland, OR 97232-2736

Council work session agenda

Thursday, February 12, 2026

10:30 AM

Metro Regional Center, Council Chamber;
<https://zoom.us/j/615079992> (Webinar ID:
615079992) or 253-205-0468 (toll free);
[https://www.youtube.com/watch?
v=LqU10DawfWg](https://www.youtube.com/watch?v=LqU10DawfWg)

This Council work session will immediately follow the Council meeting.

This meeting will be held electronically and in person at the Metro Regional Center Council Chamber. You can join the meeting on your computer or other device by using this link: <https://zoom.us/j/615079992> (Webinar ID: 615 079 992)

1. Call to Order and Roll Call

2. Work Session Topics:

2.1 Chief Operating Officer Legislative Update **26-6455**

The Chief Operating Officer, joined by staff from the Government Affairs and Policy Development team, will provide a brief update on emerging news from the 2026 state legislative session.

2.2 Regional Land Banking: A Tool to Unlock Housing **[26-6440](#)**

Opportunities

Presenter(s): Malu Wilkinson (she/her), Deputy Director of Planning, Development and Research
Andrea Pastor (she/her), Senior Development Project Manager
Brian Harper (he/him), Principal Regional Planner

Attachments: [Staff Report](#)
[Fact Sheet](#)

3. Chief Operating Officer Communication

4. Councilor Communication

5. Adjourn

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ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានការបណ្តឹងរើសអើងសូមចូលទស្សនាគេហទំព័រ www.oregonmetro.gov/civilrights។
បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃធ្វើការ) ប្រាំពីរថ្ងៃ ថ្ងៃធ្វើការ មុនថ្ងៃប្រជុំដើម្បីអាចឱ្យគេបកប្រែសម្រាប់លោកអ្នក ។

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600 NE Grand Ave.
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Agenda #: 2.2

File #: 26-6440

Agenda Date: 2/12/2026

Regional Land Banking: A Tool to Unlock Housing Opportunities

Malu Wilkinson (she/her), Deputy Director of Planning, Development and Research

Andrea Pastor (she/her), Senior Development Project Manager

Brian Harper (he/him), Principal Regional Planner

REGIONAL LAND BANKING: A TOOL TO UNLOCK HOUSING OPPORTUNITIES

Date: January 26, 2026
Department: Planning, Development and Research
Meeting Date: February 12, 2026

Prepared by: Andrea Pastor
(503) 867-4595
andrea.pastor@oregonmetro.gov
Presenters: Malu Wilkinson, Deputy Director; Brian Harper, Principal Regional Planner; Andrea Pastor, Senior Development Project Manager
Length: 45 minutes

ISSUE STATEMENT

Across the region, cities and counties are working to increase housing production, but potential housing sites remain vacant due to high land costs, environmental challenges, infrastructure gaps and limited local capacity.

The region's cities and counties expressed their support for exploring land banking during the process to develop Metro's first Regional Housing Coordination Strategy approved by Metro Council in December 2025. A regional land banking strategy may be an opportunity to expand that work and coordinate across jurisdictions to support the housing development the region needs.

The study proposed in this work session would be focused on better understanding how land banking could be a more useful, equitable, and practical tool to support housing production across the region and defining options for implementing land banking at the regional scale.

ACTION REQUESTED

Staff requests an indication of Council's general support for the proposed work plan.

IDENTIFIED POLICY OUTCOMES

Implementation Action #12 of the Regional Housing Coordination Strategy, as well as one of the five actions identified through the new Housing Production Accelerator Fund.

POLICY QUESTION(S)

Identifying how land banking could be a useful, equitable, and practical tool to support housing production across the region, and if so, how it might work.

POLICY OPTIONS FOR COUNCIL TO CONSIDER

The study will explore the policy options to be considered by Council.

STAFF RECOMMENDATIONS

Staff recommends that Council support the proposed regional land banking work plan.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

The region is experiencing an acute housing affordability crisis. Through the Regional Housing Coordination Strategy (RHCS) approved in December 2025, jurisdictional partners prioritized the creation of a regional land banking approach to facilitate the readiness of available and underused land for the development of housing.

Land banking, in its various forms, seeks to address one of the root causes of a lack of available housing: speed and nimbleness of land acquisition and development. This is done through various mechanisms, but the idea is always to speed up the process and tackle sites that are possibly problematic for a variety of reasons.

This study aims to determine how the region could efficiently manage an equitable land banking program whose goal would be to speed up the redevelopment of vacant, underused or difficult to develop land to increase the speed of housing production. In addition to increasing efficiencies in housing development, a regional land banking program could also help the region meet Metro's racial equity and climate goals.

Through the proposed project, staff will reach out to a broad group of local jurisdiction staff and community partners to ensure that a range of perspectives and needs are heard through the process. Staff hope to hear if Council is satisfied with the proposed work plan and accept suggestions about who should be part of the process.

BACKGROUND

Through the Regional Housing Coordination Strategy (RHCS), jurisdictional partners prioritized the creation of a regional land banking approach to facilitate the readiness of available and underused land for the development of housing.

The proposed work plan is presented to Council for discussion purposes.

ATTACHMENTS

1. Fact Sheet



Regional Land Banking: A Tool to Unlock Housing Opportunities

Across the region, cities and counties are working to increase housing production, but potential housing sites remain vacant due to high land costs, environmental challenges, infrastructure gaps and limited local capacity.

Metro has supported housing land acquisition and development for more than two decades through its [Transit Oriented Development Program \(TOD\)](#), the 2018 Affordable Housing Bond's [Site Acquisition Program \(SAP\)](#) and the [Brownfield assessment grants](#). These programs facilitate environmental site assessments, purchase and hold land, and manage public-private partnerships to create new housing and retail. Through this work, Metro has gained valuable development experience.

The region's cities and counties expressed their support for exploring land banking during the process to develop Metro's first [Regional Housing Coordination Strategy](#) approved by Metro Council in December 2025. A regional land banking strategy may be an opportunity to expand that work and coordinate across jurisdictions and sectors to support the housing development the region needs.

This study would be focused on better understanding how land banking could be a useful, equitable, and practical tool to support housing production across the region and defining options for implementing land banking at the regional scale.

What is land banking?

Land banking refers to the practice of acquiring properties for future sale or development. Metro and other local governments actively acquire sites for a variety of purposes.

What is a land bank authority?

A land bank authority is a public or quasi-public entity that typically has special powers making it easier to acquire, hold and repurpose vacant, underused, or difficult to develop property for community benefit. A land bank authority could also receive funds from public, private or philanthropic organizations. Land banks are used across the country to help communities make housing more available to the people who need it most. Oregon law allows for the creation of an independent land bank authority, though none currently exist in the state. Creating such an independent entity is one of the options this study will explore.

How could a regional land banking strategy support housing production?

Regional coordination around land banking could support housing production by:

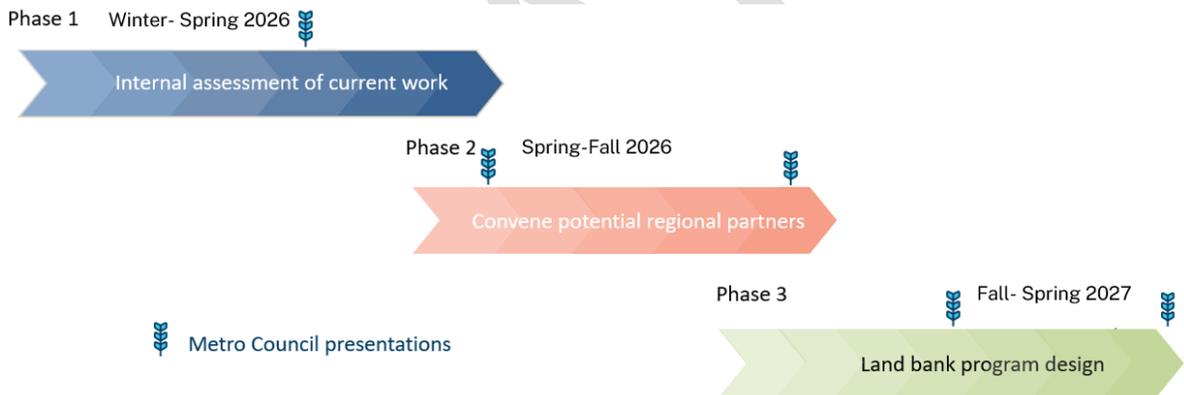
- Reducing the cost and complexity of buying land;
- Supporting housing development by making more sites development ready;

- Complementing local Housing Production Strategies with shared tools and resources;
- Advancing our region’s fair housing and equity goals by building more housing sites in certain locations and setting expectations about affordability;
- Supporting jurisdictions to opt-in to a coordinated regional approach when local tools aren’t enough.

Proposed study process and timeline

The proposed work is a three-phase process (2025–2027) to assess current capacity, explore possible models with regional partners, and depending on how Metro and partners agree to move forward, develop an implementation strategy for regional land banking. Work on the first phase to assess our current capacity and practices is already underway and will conclude in the spring.

Beginning in late Spring 2026, Metro would begin phase 2, organizing a collaborative planning effort to determine how the region should pursue a land banking strategy. Over the course of phase 2, Metro would engage cities, counties, housing providers, and community partners through interviews, work groups, and advisory committees; learn about other regional land banks to understand what works and what doesn’t; analyze options for governance, funding, and focus areas; and test ideas and refine recommendations based on feedback. Phase 3 will design a specific approach based on the recommendation from Phase 2.



Involvement

This study will be shaped by the people who work closest to housing production — government agencies, housing providers, philanthropy and housing advocates, across the region. It’s an opportunity to help design a tool that could unlock housing opportunities for years to come.

Possible Outcomes

The outcome of this work is a regional land banking strategy supported by regional partners. The outcome is unknown but could result in recommendations for better coordination among regional public entities for the development or redevelopment of public land using existing tools, or the creation of a new, regional land bank authority with unique powers and funding structures.

For more information, please contact:

Andrea.Pastor@oregonmetro.gov or Brian.Harper@oregonmetro.gov

Materials following this page were distributed at the meeting.

Regional Land Banking Work Plan Review

February 12, 2026



Agenda

Background

Metro's Current Land Banking Work

Possible Considerations

Draft Work Plan Proposed Approach

Discussion

Past work at Metro

Catalytic Land Cohort

- Formed in 2019-Houston, Atlanta, Portland
- Focused on Southwest Corridor
- Produced a set of land banking recommendations

Oregon Brownfield Coalition

- 2015 Enabling Legislation passed in Oregon creating Brownfield Land Bank entity
- Addresses environmental liability, speed of acquisition



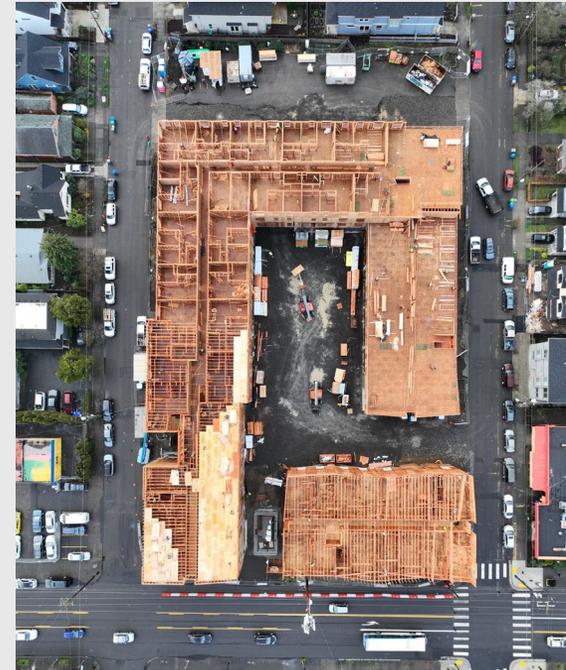
Recent Policy Decisions

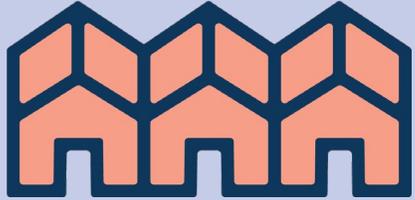
Regional Housing Coordination Strategy Action #12

- Develop a plan for a regional land bank program
- Define policy priorities related to fair housing, market conditions and funding opportunities

Housing Production Accelerator Fund

- \$5M investment to advance Regional Housing Production Strategy

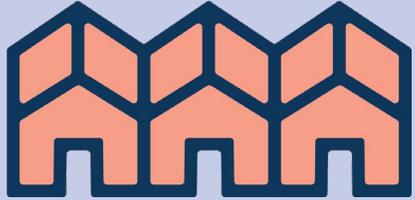




How could a land banking support housing production?

- Advance the region's fair housing, equity and affordability goals
- Reduce the cost and complexity of buying land for affordable housing
- Prepare complicated sites to be development ready
- Jurisdictions could opt-in to a coordinated regional approach when local tools aren't enough





Metro's current land banking

Land acquisition and pre-development work

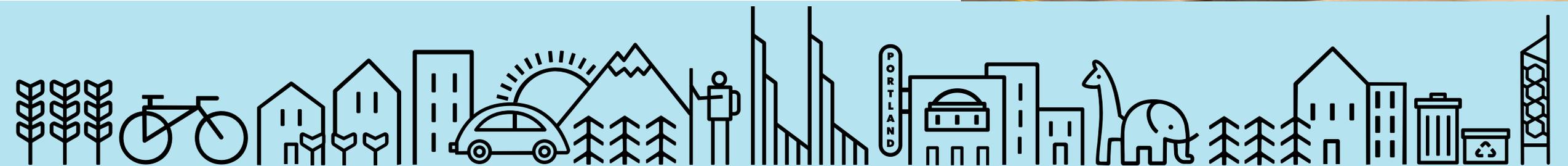
- Transit Oriented Development Program
- Site Acquisition Program
- Brownfields Program
- Parks & Nature



What is a Land Bank Authority?

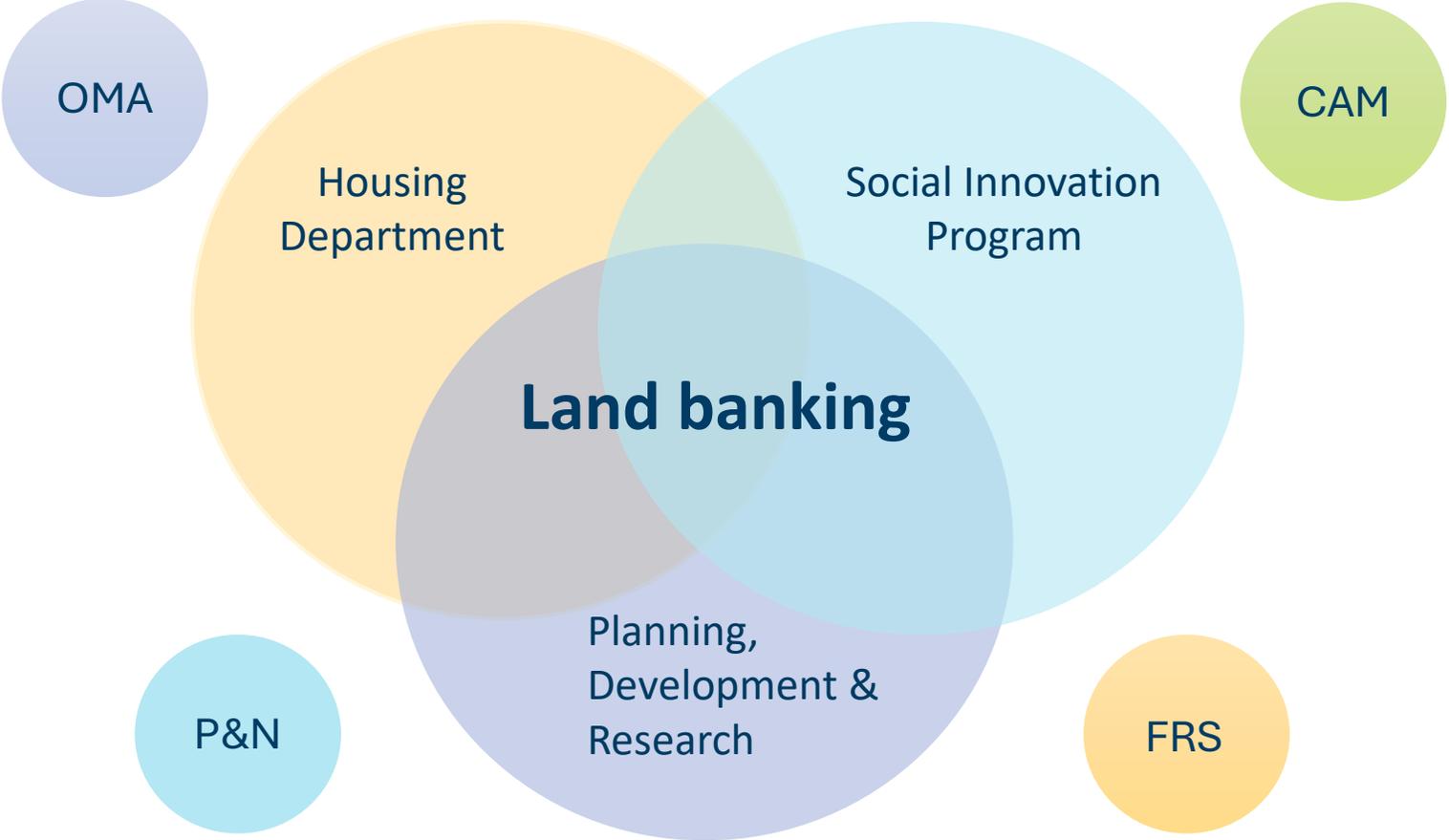
An entity that acquires, holds, and prepares properties for redevelopment.

- Often public or quasi-public
- Unique powers to acquire, clear title, and collect revenue from property tax recapture

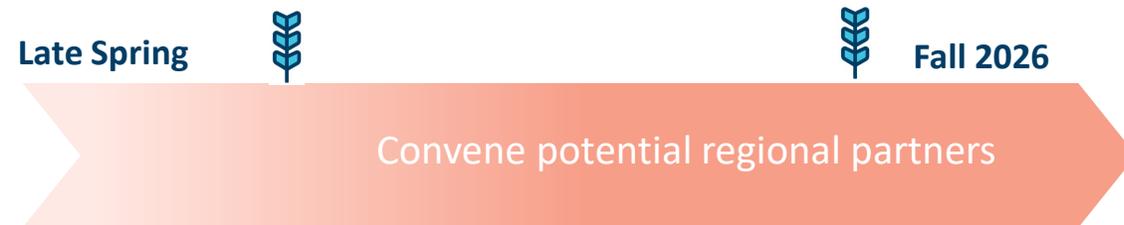
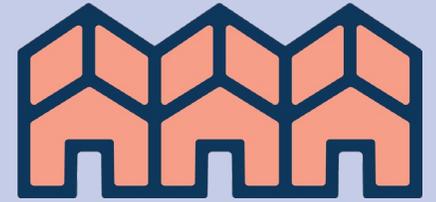


Proposed Approach

Cross-agency collaboration



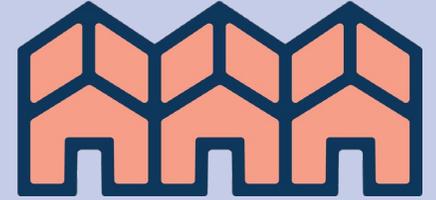
Proposed Timeline



 Metro Council presentations



Phase 2: Goals

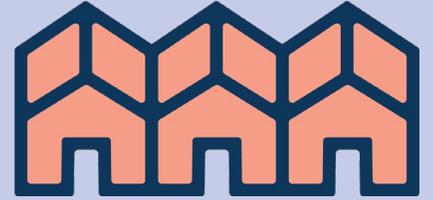


Consider range of land banking program structures:

- Share research on national and international case studies
- Explore legal structures available under Oregon statute
- Discuss organizational, financial and legal implications of each option



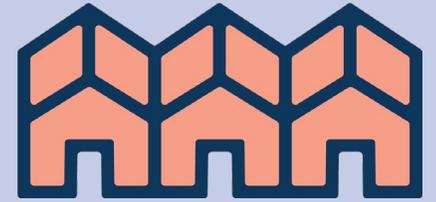
Phase 2: Engagement



Work group explores land banking framework, participants include:

- Jurisdictional partner staff
- Housing providers and advocates
- Community Based Organizations
- Potential funding partners, such as the State and foundations

Proposed Timeline



Fall 2025



Spring 2026

Internal assessment of current work

Late Spring



Decision



Fall 2026

Convene potential regional partners



Metro Council presentations

Late Summer 2026



Spring 2027

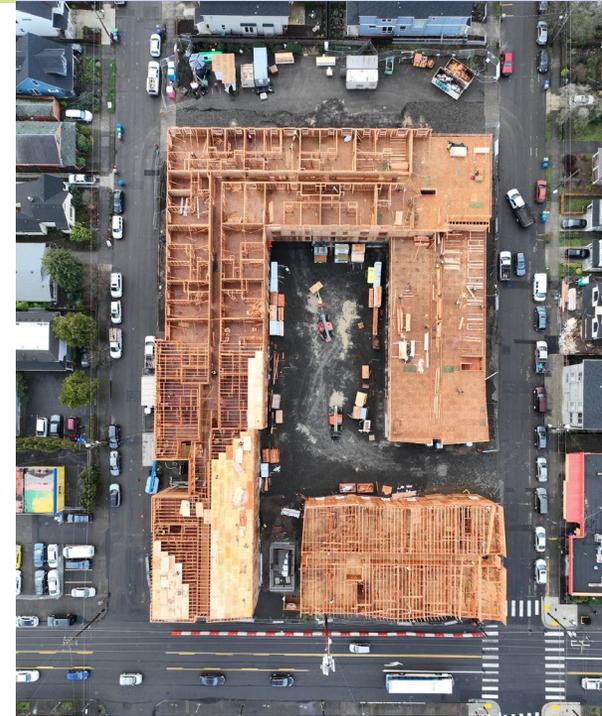
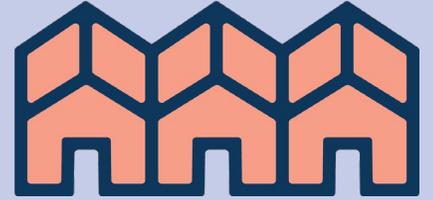


Program and policy design

Phase 3

Design the program and policies as directed by Metro Council.

- Refine program goals and performance metrics
- Establish acquisition and disposition criteria
- Prepare a funding and legislative strategy



Opportunity for community transformation

- Investing in intentional, community-aligned development
- Enabling the region to act quickly to acquire and steward strategic sites and properties.



Missed opportunities



Opportunity to leverage resources

- Potential future affordable housing bond measure
- Tax Increment Financing and other public resources
- State of OR Housing Innovation Funds
- Philanthropic Program Related Investments
- Community Reinvestment Act funds
- Opportunity Zone fund investments
- Land and property donations



Discussion

What questions do you have about the proposed work plan?

Who should we make sure to include in our outreach?