

- 6.1 Future Vision Engagement and Vision Summit [COM](#)
[26-1116](#)

Presenter(s): Jess Zdeb, Principal Regional Planner
Laura Combs, Associate Regional Planner

Attachments: [MPAC Worksheet](#)

5:40 PM

- 6.2 2026 Economic Development Roadmap Update [COM](#)
[26-1118](#)

Presenter(s): Eryn Kehe, Urban Policy and Development Manager, Metro
Jaye Cromwell, Senior Planner, Metro

Attachments: [MPAC Worksheet](#)
[Attachment 1: 2026 Job Ready Lands Workplan](#)

6:10 PM

- 6.3 2040 Growth Concept Lookback Local Presentations:
Portland and Tigard [COM](#)
[26-1119](#)

Presenter(s): Patricia Diefenderfer, Chief Planner, City of Portland
Sean Farrelly, Redevelopment Manager, City of Tigard

Attachments: [MPAC Worksheet](#)

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 6/16/26

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"> • Consideration of the April MPAC Minutes • Consideration of the May MPAC Minutes • Future Vision: Engagement update and Summit desired outcomes (20 minutes; Jess Zdeb) • Metro Economic Development Workplan Update (Eryn Kehe and Jaye Cromwell, 30 min; Metro) • 2040 Growth Concept Lookback Local Presentations: Portland and Tigard (45 minutes; Ted Reid)
<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) • 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; Peter Bosa and Eryn Kehe) • RTP Draft Workplan (25 minutes; André Lightsey-Walker and Alfredo Haro) 	<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) 	<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"> • Future Vision (10 minutes; Zdeb) • 2028 RTP work plan and engagement strategy (20 min; André Lightsey-Walker, action) • <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) • 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) • 2028 RTP update (30 min; André Lightsey-Walker)

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 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 #: 5.2

File #: COM 26-1130

Agenda Date: 6/24/2026

Consideration of the May 27, 2026 MPAC Minutes



600 NE Grand Ave.
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METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

May 27, 2026

MEMBERS PRESENT

Commissioner Vince Jones-Dixon
Councilor Candace Avalos
Council President Jerry Hinton, City of Gresham
Mayor Keith Kudrna, City of Fairview (Chair)
Mayor Denyse McGriff, City of Oregon City
Commissioner Sherry French
Commissioner Pam Treece
Councilor Rob Harris, City of Hillsboro
Councilor John Dugger, City of Beaverton
Mayor Tim Rosener, City of Sherwood
Miles Palacios
Dan Eisenbeis
Councilor Gerritt Rosenthal
Councilor Duncan Hwang
Councilor Mary Nolan
Kirstin Greene

AFFILIATION

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

MEMBERS EXCUSED

Council President Elana Pirtle-Guiney
Director Terri Preeg Riggsby
Omar Qutub
Commissioner Diana Helm
Mayor Joe Buck, City of Lake Oswego
Councilor Brett Sherman, City of Happy Valley
Ed Gronke

AFFILIATION

City of Portland
Special districts in Multnomah County
Resident of Multnomah County
Clackamas County
Largest city in Clackamas County
Other cities in Clackamas County
Resident of Clackamas County

Luis Nava	Resident of Washington County
Director JT Flowers	TriMet
Councilor Wil Fuentes	Clark County
Councilor Ty Stober	City of Vancouver
Mayor Brian Hodson	City in Clackamas County Outside UGB
Mayor Marsha Kirk	City in Washington County Outside UGB

1. CALL TO ORDER AND DECLARATION OF A QUORUM

MPAC Chair Keith Kudrna called the meeting to order at 5:00 p.m.

2. PUBLIC COMMUNICATION ON AGENDA ITEMS

Sharon Nasset shared concern about bridge replacement projects in the Metro region. She urged project staff to share the repair and seismic information.

3. COUNCIL UPDATES

Councilor Duncan Hwang shared an update on the Vision 50 team, which created two learning opportunities on June 2nd and June 17th, both from 4:30-6:30pm. He shared that Metro Council has planned a series of panels on economic development, and they will receive information about this in the MPAC update next week.

4. COMMITTEE MEMBER UPDATES

There were none.

5. CONSENT AGENDA

5.1 Consideration of the April 22, 2026 MPAC Meeting Minutes

Due to a lack of quorum, the minutes were not voted on.

6. INFORMATION/DISCUSSION ITEMS

6.1 Governor's Prosperity Roadmap Overview

Kathy Hyzy, Regional Solutions Coordinator of the Office of Governor Tina Kotek, presented an overview of the Governor's prosperity roadmap. She explained their reasoning for the roadmap, their vision and goals, the six strategic initiatives, and discussed the development of the prosperity council.

Mayor Rosener asked if the committee has reached out to site selectors, emphasizing the need to talk with companies outside of Oregon that are looking for places to expand. He also recommended the creation of a statewide high school internship program to accelerate the CTE programs and get youth into the workforce.

Hyzy shared that she would get back to him on the question about site selectors and find the answer. She added that it is a great idea to have high school statewide programs.

Mayor Denyse McGriff noted that to get land ready for development, they need help getting infrastructure. She asked if that had been discussed and how the cities were involved in terms of asking these types of questions as well, not just from the business side.

Kathy Hyzy shared that this is top of mind for staff, but she does not know the answer as she does not staff the council.

Councilor Nolan asked if the prosperity council has discussed or evaluated criteria, asking if they are looking specifically for proven tactics that are appropriate and relevant to the area. They asked how they plan to prioritize this.

Hyzy responded that she does not staff the council, so she does not know.

Councilor Nolan shared concern that they do not see information about the revenue that will be used to pay for these priorities at the city, county, or state level. They asked what recommendations the council have made to spend money on infrastructure and economy.

Hyzy shared that she does not know the answer.

Nolan expressed concern that the presentation shared was not precise enough to represent the unique economy of Oregon.

Hyzy noted that the strengths of Oregon are embedded in the conversations they are having, even if they are not in the presentation.

Councilor Rosenthal asked if the council will recommend certain groups to become knowledgeable experts in particular technologies or industrial areas, noting that personal contacts often make a difference.

Hyzy shared that Business Oregon already has specialists in these sectors citing examples that they launched a global trade desk, have semiconductor industry specialists, and they are showing up in tradeshows representing Oregon.

Councilor Jerry Hinton shared a concern that the strategy may overemphasize permitting, stating that infrastructure and site readiness are bigger constraints on local industrial development. He added that he wants them to make sure that East Multnomah County gets their fair share of resources and emphasized the need for lower wage areas to be considered.

Kathy Hyzy noted that Gresham does a great job with their large employers and builds good relationships. She explained that they may hear more about permitting early on because it is something the State and governor's office have some ability to work with. She shared that site readiness gets more complex because there is a substantial role for local government in making all that work, adding that they want to support local governments the best they can with this.

Dan Eisenbeis thanked the Governor for having included additional funding for the industrial site loan fund in her short session legislation. He asked if there is any notable feedback they have received during the engagement they have been doing with different groups.

Hyzy responded that that they have heard that Oregon is an amazing place to live, but that there is a lot of frustration and concern with the tax burden that employees and employers bear for businesses.

Mayor Rosener shared that the number one priority should be business retention. He asked if they are comparing Oregon to other states in terms of competition, noting that other states are offering aggressive incentives to bring companies in.

Hyzy shared that they Business Oregon is looking at this extensively. She noted that they are hearing a clear call for more tools for retention in particular.

Mayor Rosener shared that they need to also focus and invest in startups.

Commissioner Treece thanked Kathy for coming and providing the information. She noted that it is important to recognize why the council is put into place, sharing that Oregon is facing economic decline and she looks forward to seeing the recommendations.

6.2 2050 Growth Concept Lookback

Ted Reid and Malu Wilkinson presented on the 2040 Growth Concept Lookback. They discussed what the 2040 Growth Concept is and how the region has performed in the past. They asked MPAC members for their reactions to this data

Councilor Rob Harris noted that they are only producing a small amount of single-family houses, and considering they have smaller numbers of units available, asked if there is an increased cost of single-family residential homes.

Ted Reid responded that there are many factors here, noting that some folks may be choosing different options for housing to better match their household composition.

Councilor Rob Harris shared that it may not be a choice to be in an apartment, but rather it is an affordability issue. He asked if that is a major concern.

Eryn Kehe shared that there is no question that they have under production. They are struggling and that lack of production of all housing units does affect price. She added that they are seeing a lot more middle housing. She added that the City of Portland did an analysis that the cost of middle housing units is lower than the average cost of units across the rest of production for the city of Portland. She noted that while we are underproducing, they have not always been underproducing.

Mayor Kudrna asked where the market is driving, if not towards apartments.

Ted Reid shared that apartment construction does tend to follow business cycles, and there is a tendency to overbuild and then pull back. He noted that he is hesitant to say that there are too many.

Eryn Kehe shared that the apartment market is more cyclical, and they have seen this cyclical cycle in other areas such as Austin, Texas.

Malu Wilkinson noted the changing demographics in the region, stating that the changing demographics lead to mismatches in the housing stock with people who need the housing.

Councilor Rosenthal noted that in his district, there has been a lot of housing development of mixed density housing. He asked how the changes in Clark County have affected their analysis of their evaluation of the 2040 concept.

Ted Reid shared that more growth has happened in the larger 7-county area outside of our urban growth boundaries in Clark County, and that has picked up in recent years.

7. ADJOURN

Mayor McGriff shared that they are having their 6th annual Juneteenth event on June 20 and invited people to come to Oregon City for the event from 2pm-5pm.

There being no further business, Chair Kudrna adjourned the meeting at 6:42pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Georgia Langer". The script is cursive and elegant, with the first letter of each word being capitalized and larger than the others.

Georgia Langer, Legislative Coordinator



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Agenda #: 5.3

File #: COM 26-1129

Agenda Date: 6/24/2026

Metro Technical Advisory Committee (MTAC) Nominations for Member/Alternative Member Positions

MPAC Worksheet

Agenda Item Title: Metro Technical Advisory Committee (MTAC) Nominations for Member/Alternative Member Positions

Presenters: Eryn Kehe, Urban Policy & Development Manager II

Contact for this worksheet/presentation: Miriam Hanes

Purpose/Objective

The purpose of this presentation is to forward nominations from regional jurisdictions, agencies and community partners to fill vacant positions on the Metro Technical Advisory Committee (MTAC). MTAC is an advisory committee of MPAC that provides technical recommendations on growth management subjects as directed by MPAC. The candidates nominated to fill these positions are excellent professionals and knowledgeable in the subject matter of this committee.

Outcome

Action to approve the nominations presented for the Metro Technical Advisory Committee.

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

Vacancies on the committee have left positions open. These nominations help fill the committee roster for review of subjects and technical recommendations to MPAC.

What packet material do you plan to include?

A memo that describes the nominations and positions being considered for confirmation on the committee.



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Memo

Date: June 16, 2026
To: Metro Policy Advisory Committee (MPAC)
From: Eryn Kehe, Metro Technical Advisory Committee (MTAC) Chair
Subject: MTAC Nominations for MPAC Consideration

BACKGROUND

The Metro Technical Advisory Committee (MTAC) is an advisory committee to the Metro Policy Advisory Committee (MPAC). MTAC's purpose is to provide MPAC with technical recommendations on growth management subjects, including technical, policy, legal and process issues, with an emphasis on providing policy alternatives.

PURPOSE

Nominations to fill MTAC member and alternate member positions are submitted for consideration and approval by MPAC according to committee bylaws. MPAC may approve or reject any nomination submitted.

RECOMMENDED MTAC APPOINTMENTS

Position: Multnomah County Citizen

Nomination: **Frank Stevens, alternate**
East Multnomah County resident

Position: City of Vancouver

Nomination: **Lori Severino, member**
Long Range Planning Manager, City of Vancouver

Position: City of Vancouver

Nomination: **Katherine Kelly, alternate**
Policy and Programs Manager, City of Vancouver

Position: Service Providers: Schools

Nomination: **Brandon Coonrod, member**
Senior Director of Student Transportation, Portland Public Schools



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Agenda #: 6.1

File #: COM 26-1116

Agenda Date: 6/24/2026

Future Vision Engagement and Vision Summit

Jess Zdeb, Principal Regional Planner
Laura Combs, Associate Regional Planner

MPAC Worksheet

Agenda Item Title: Future Vision Engagement and Vision Summit

Presenters: Jess Zdeb, Principal Regional Planner; Laura Combs, Associate Regional Planner

Contact for this worksheet/presentation: Jess Zdeb, jessica.zdeb@oregonmetro.gov

Purpose/Objective

Work has begun on the update to the Future Vision, a 50-year conceptual vision to set the course for policies, programs and projects that will work toward a better future for the greater Portland region. This vision will help define the region's priorities for the future, including transportation, housing, the economy, the arts, the environment and beyond.

It is anticipated that the updated Vision will come before Council for adoption in Spring 2027. The Vision will be developed and recommended by the Future Vision Commission, whom Council appointed last year. Two MPAC members are members of the Commission: Councilor Elana Pirtle-Guiney and Commissioner Vince Jones-Dixon. MPAC will review the draft vision and provide comment to Metro Council.

The work of the Commission is guided by Council direction from project scoping:

- Be broadly reflective of what the region's issues, interests and hopes, as identified through a robust engagement process
- Focus on the long-term, 50-year vision, not implementation
- Consider the impacts of critical trends shaping the region in the next 50 years

In order to follow this guidance, the Future Vision Commission's draft vision will need to be informed by broad engagement with people throughout greater Portland, as well as detailed conversations with elected officials and regional leaders in other sectors who are likely to be involved in eventual implementation steps.

Broad Engagement

The first phase of broad public engagement began in early March and included several ways to hear from people around the region about their values:

- Online survey: a short survey was promoted widely online, on social media and news media and in public locations around the region. The survey was available in English, Spanish, Chinese, Vietnamese, and Russian and closed on May 31. Initial analysis has begun.
- Postcards to the future (ongoing): pre-paid postcards invited community members to write a note to the future, share the things and places they cherish about the region and what they want to see being preserved, grown, and enjoyed over the next 50 years.

- Roadshows: Metro staff and elected officials presented project details and facilitated conversations that encouraged participants to talk deeply about the region today and in the future. To date, some of the presentations have included, but aren't limited to, the following:
 - County coordinating committees – C4, WCCC, EMCTC
 - Portland and King City City Councils
 - Clackamas County Planning Directors
 - Westside Economic Alliance
 - Intertwine Alliance
 - Portland Bureau of Transportation (PBOT) and Bureau of Planning and Sustainability (BPS) staff

Additionally, roadshows are planned for:

- Clackamas County Committee for Citizen Involvement
- Washington County Community Engagement program

In the summer season when more community events occur (e.g., farmers markets, festivals), project staff will table around the region to raise awareness of the project and spark conversation through engagement activities. This effort will keep the project in the public eye, help promote a summer Youth Summit (see below), and provide an opportunity for public review of the summary of regional values resulting from the first engagement phase.

Metro has invited Tribes to consult on the Future Vision. The Future Vision project team is working in partnership with Metro's Tribal Affairs team to offer several different ways for tribes to be involved in the development and review of the Future Vision based on their interest and availability.

Youth Summit

The Future Vision Youth Committee is organizing Future Fest, a youth summit, on August 15. Young people aged 14-24 are invited to a free, all-day event to dream boldly and think big. Input from the Future Fest will help shape the vision of the region and will have a lasting impact on policies, plans, and programs for generations to come.

Vision Summit

A Vision Summit will be held October 8 as part of the engagement efforts to develop the Future Vision. The fundamental purpose of this half-day event is to start the drafting of a set of aspirations that describe a preferred future for the region; these statements will form the core of the Future Vision.

The Summit is planned to be an invite-based event for cross-sector leaders in the region who will have a role in implementing the Vision once adopted. The goal is to inspire ownership of and investment in the Vision by bringing these partners into the vision drafting stage. Invitees will include leaders from government, community-based organizations, philanthropy, the business community, and institutions such as educational and arts-based entities.

Staff have identified a preliminary list of outcomes for the event. Staff are seeking feedback and input on this list to inform the event program and invite list. Attendees will:

- Understand the draft guiding principles developed based on the engagement this spring
- Understand big takeaway findings from drivers of change research, expert panels, and research papers
- Start to identify a “preferred future,” a set of aspirational statements that describe the future region using the guiding principles within the context of the research
- Use feedback and input from the Youth Summit as an input to drafting aspirations
- Clearly connect to "what's happening next" and understand where their input and feedback is being used and how they can continue to be involved
- Meet and re-connect with other regional leaders
- Leave feeling invested in a Future Vision and inspired to help implement

Outcome

MPAC members are up to date on engagement activities and recent Future Vision Commission meetings. MPAC members provide input regarding desired outcomes of the October Vision Summit event to guide its planning.

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

Future Vision project staff have been updating MPAC monthly about progress on this project. Since last month, a Future Vision Commission meeting has been held, the online survey closed and initial analysis has begun, and project staff have further developed the approach to the latter engagement phase.

What packet material do you plan to include?

none



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Agenda #: 6.2

File #: COM 26-1118

Agenda Date: 6/24/2026

2026 Economic Development Roadmap Update

Eryn Kehe, Urban Policy and Development Manager, Metro
Jaye Cromwell, Senior Planner, Metro

MPAC Worksheet

Agenda Item Title: 2026 Economic Development Roadmap update

Presenters: Eryn Kehe, Urban Policy and Development Manager, and Jaye Cromwell, Senior Planner

Contact for this worksheet/presentation: Jaye Cromwell

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

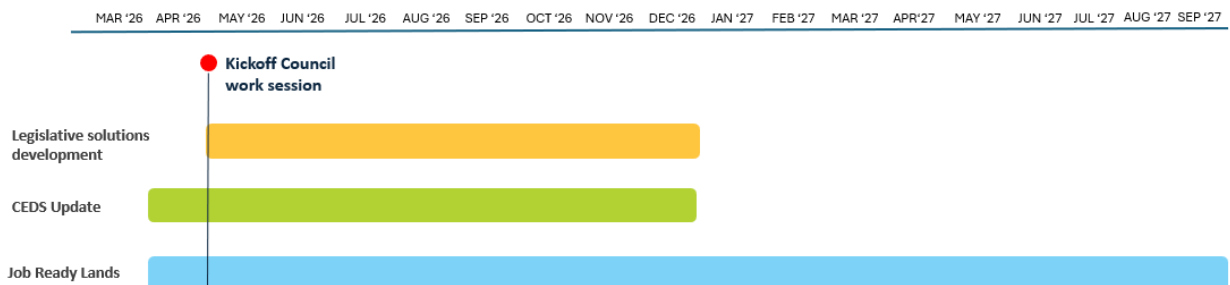
The 2026 Economic Development Roadmap, presented below, contains three streams of work to fulfill the requirements of Resolution 26-5570:

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

2026 Job Ready Lands workplan

Overview

Outcome desired: Quality employers come to/expand into the Greater Portland region, creating living wage jobs for all

Overall strategy: Work in collaboration with key stakeholders including local elected officials, environmental and community groups, business entities and government partners, to:

1. Update and release the employment land inventory
2. Recommend a short list (three to six) of regionally significant sites prioritized 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.

Deliverables:

This program will result in several tangible outcomes including a publicly accessible, regional, industrial land inventory, evaluation criteria for prioritizing investments and ultimately a set of three to six prioritized sites for regional investment and a plan for how to make those sites ready for future development.

1. Employment land inventory

- Inventory of industrial/employment lands inside the Metro UGB
- Interactive/ searchable map that will be hosted and updated on Metro's website

2. Prioritized sites

- Prioritized list of lands that could meet the needs of target industries with investment
 - Initial site list- Results from a crosswalk of the employment land inventory, initial target industries strategy, EOA summary, the Workforce Gap Analysis and interviews with city and county planning staff
 - Refined site list- Consultants and staff will assess and score the initial list of sites to create a refined list for prioritization
- Prioritized site list- Members on the work group, a subcommittee of Metro's Technical Advisory Committee (MTAC), collaborate to evaluate sites and recommend priority sites to Metro's Policy Advisory Committee (MPAC)

- MPAC prioritizes three to six sites and recommends them to Metro Council as regional priorities for future investment

3. Readiness Plan

- Identified actions, funding, and investments needed to make prioritized sites ready for development
- Reviewed by MTAC and MPAC to recommend to Metro Council

Process

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; JRL 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 3-6 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

Phase 1- Research (Spring- Fall 2026)

During Phase 1, staff will create a publicly accessible, online industrial land inventory that allows users to sort sites based on various characteristics, including parcel size, slope, proximity to highways, and other relevant attributes.

Staff will also collect and summarize local Economic Opportunities Analyses (EOAs) from jurisdictions across the region to identify commonalities and differences in the types of industries communities are seeking to retain or expand. In addition, staff will meet with local planning staff to gather up-to-date information on industrial growth opportunities and local economic development goals.

The recently completed Workforce Gap Analysis will also inform this phase of work, helping to align industrial land considerations with regional workforce needs.

Phase 2- Evaluation & Prioritization (Fall-Spring 2026)

During this phase, a consultant will support staff in developing evaluation criteria to identify a limited number of sites that are most appropriate for prioritized investment. This work will include robust engagement with local subject-matter experts, jurisdictional staff, and partners to refine the criteria and apply them consistently across candidate sites. Coordination will occur with a Job Ready Lands workgroup and the Metro Technical Advisory Committee (MTAC).

The phase will culminate in the identification of a prioritized set of sites and the development of a draft readiness plan that outlines the actions, infrastructure improvements, and public and private investments needed to prepare the prioritized sites for future industrial development.

Phase 3- Endorsement (Spring-Summer 2027)

This phase focuses on building local support and formal commitment around the recommended list of prioritized sites (three to six) to align and concentrate regional efforts. The process will begin with review and recommendations from the Metro Technical Advisory Committee (MTAC) and the Metro Policy Advisory Committee (MPAC) and is intended to culminate in formal endorsement by the Metro Council, participating local jurisdictions and organizations. These endorsements will position the program to advance into Phase 4 implementation.

Phase 4- Implementation & Marketing (Summer 2027 and beyond)

The final phase focuses on securing funding and other resources necessary to implement the readiness plan for the endorsed sites. As infrastructure improvements and site preparations are advanced, coordinated efforts will be undertaken to market the prioritized sites at a national level. These efforts are intended to support business recruitment and expansion and to strengthen the region's long-term employment base. The majority of this work will be lead by Metro's partners.

Roles

Metro staff

- Compiles initial research, conducts qualitative interviews, supports work group and committee participation (MTAC, MPAC, Council)

Consultant

DRAFT Job ready Lands Workplan- Council
Updated 06.16.26

- Uses initial staff research to establish a draft set of evaluation criteria
- Coordinates edits
- Evaluates sites to support prioritization
- Recommends site readiness needs

Job Ready Lands work group

- Will be an open participation work group focused on developing technical criteria and the evaluation of sites
- Advises staff and consultants

MTAC

- Reviews technical work from staff and consultants
- Makes a recommendation to MPAC

MPAC

- Reviews MTAC recommendation
- Makes a recommendation to Metro Council on priority sites

Metro Council

- Gives informal approval of the work plan
- Receives regular (quarterly) updates
- Endorses final site prioritization list and the readiness plan
- Seeks partner endorsements



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Agenda #: 6.3

File #: COM 26-1119

Agenda Date: 6/24/2026

2040 Growth Concept Lookback Local Presentations: Portland and Tigard

Patricia Diefenderfer, Chief Planner, City of Portland
Sean Farrelly, Redevelopment Manager, City of Tigard

MPAC Worksheet

Agenda Item Title: 2040 Growth Concept Lookback Local Presentations: Portland and Tigard

Presenters: Patricia Diefenderfer, Chief Planner, City of Portland; and Sean Farrelly, Redevelopment Manager, City of Tigard

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 long-range plans by hearing from local jurisdictions about specific successes and challenges. 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. MPAC first discussed the 2040 Growth Concept Lookback on May 27, 2026.

What packet material do you plan to include?

None