

2026 ECONOMIC DEVELOPMENT ACTIVITIES ROADMAP

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Research; Government Affairs
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ISSUE STATEMENT

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

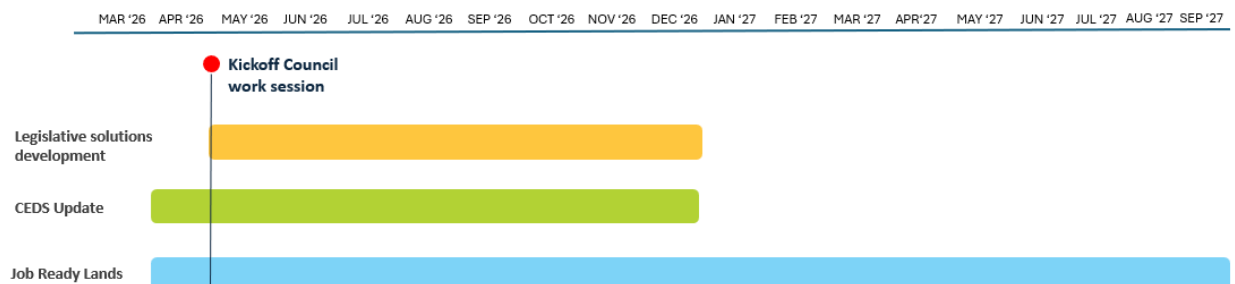
The 2026 Economic Development Roadmap, presented below, contains three streams of work to fulfill the requirements of Resolution 26-5570:

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 Council 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 Council work sessions over the summer and into the fall to support informed engagement in anticipated regional and legislative conversations. Proposed topics include:

- an overview of existing racial and other economic inequities in Oregon;
- a detailed examination of the region’s business recruitment strategies and the relationship between successful recruitment and industrial land availability;
- an analysis of how industrial land within Metro’s urban growth boundary has been utilized; and
- focused discussions about specific industries such as data centers and agriculture

The purpose of these work sessions is twofold: first, to ensure that 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.

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.

Activities Overview

Green= Metro Council

Blue= Metro staff deliverable

Orange= Committee or partner

Date	Who	What	Lead staff
March 10 th	Metro Council Business meeting	Resolution 26-5570 Adoption	PDR
March and April	Staff deliverable	Work plan development	PDR
Late April	Councilor briefings	Brief Councilors on work program and planned activities	PDR & GAPD
May 7 th	Metro Council work session	Review 2026 Roadmap activities to support regional economy with Metro Council	PDR & GAPD
May 27 th	MPAC	Governor's Prosperity Council update	GAPD
May 2026	Staff deliverable	Workforce Gap analysis report	PDR (CEDS)
June 9 th	Metro Council work session	Disparities by the numbers: Understanding inequities in Oregon's economy	GAPD
June 24 th	MPAC	Metro 2026 Economic Development Roadmap	PDR
July 7 th	Metro Council work session	Region's business recruitment: How it works?	GAPD
July 28 th	Metro Council work session	Traded sector industrial land supply statewide	GAPD
July 2026	Staff deliverable	EOA report summary	PDR (JRL)
August 2026	Staff deliverable	Local interviews with cities and counties	PDR (JRL)

Date	Who	What	Lead staff
		- Qualitative analysis of site priorities	
September 2026	Staff deliverable	Initial Target industries list	PDR (CEDs)
September 2026	Staff deliverable	Onboard consultant; begin initial site list criteria development	PDR (JRL)
September 9 th	Metro Council work session	How has industrial land been utilized in Metro's UGB?	GAPD & PDR
September 2026	MTAC	CEDs update - Update on SWOT Discussion of strategic vision and input	GPI/PDR (CEDs)
September 2026	MPAC	CEDs update - Update on SWOT - Discussion of strategic vision and input	GPI/PDR (CEDs)
Fall 2026	Metro Council work session	CEDs update - Update on SWOT - Discussion of strategic vision and input	GPI/PDR (CEDs)
October 2026	Staff deliverable	Updated Employment Land inventory released to public	PDR (JRL)
October 2026	Job Ready Land work group convenes	Review draft criteria	PDR (JRL)
October 6 th	Metro Council work session	Data Centers 101 and Tribes	GAPD
October 20 th	Metro Council work session	Overview of agriculture industry within three-county area: challenges and opportunities	GAPD
October 2026	Job Ready Land work group	Review draft criteria	PDR (JRL)
Fall 2026	Metro Council work session	Update/ discussion on Job Ready lands criteria	PDR (JRL)
Fall 2026	MTAC	Draft CEDs report - Discuss outcomes and regional accountability	GPI/PDR (CEDs)
Fall 2026	MPAC	Draft CEDs report - Discuss outcomes and regional accountability	GPI/PDR (CEDs)
Fall 2026	Metro Council work session	Draft CEDs report - Discuss outcomes and regional accountability	GPI/PDR (CEDs)

Date	Who	What	Lead staff
December 2026	Job Ready Land work group	Develop prioritized site list	PDR (JRL)
December 2026	Metro Council work session	Update/discussion on Job Ready Land prioritized site list	PDR (JRL)
Q1 2027	MTAC	Recommendation of Job Ready Lands prioritized site list to MPAC	PDR (JRL)
Q1 2027	MPAC	Recommendation of Job Ready Lands prioritized site list to Metro Council	PDR (JRL)
Q1 2027	Metro Council work session	Endorsement of Job ready lands prioritized site list	PDR (JRL)
Q1 2027	Council meeting	Possible adoption of CEDS as regional economic strategy	GPI/PDR (CEDS)
Q1/Q2 2027	Various Jurisdictions and committees	Endorse Job Ready Lands prioritized site list and develop readiness plan	PDR (JRL)

ACTION REQUESTED

N/A

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

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. This resolution directed staff to establish a work plan that includes the following actions to support economic growth within the greater Portland region by June 30th, 2026:

1. Create and implement a Job Ready Lands program that engages local partners, leaders and organizations that represent a range of sectors including economic development, business, labor, environment, agriculture, housing and workforce development to set the stage for business growth and expansion by developing a vacant land inventory and prioritizing areas for investment in consultation with Council.

2. Continue to collaborate with local partners to create an updated Comprehensive Economic Development Strategy (CEDS) that includes a coordinated regional strategy for targeted industries that supports racial equity, economic mobility, and shared prosperity for all.

3. Integrate a strategic economic development focus into Metro’s ongoing work, including land use and transportation planning work, venues and tourism, and key Metro functions.

4. Prioritize Councilor and staff participation and leadership in regional and state organizations focused on supporting our region’s economy and shared prosperity.

5. Conduct this work in alignment with Metro’s racial equity and climate goals.

ATTACHMENTS

1. Job Ready Lands workplan
2. 2026 Legislative solutions workplan