Council work session agenda

Metro
600 NE Grand Ave.
Portland, OR 97232-2736

Tuesday, November 3, 2026 **10:00 AM** **Metro Regional Center, Council Chamber; https://zoom.us/j/615079992 (Webinar ID: 615079992) or 253-205-0468 (toll free), https://www.youtube.com/@OregonMetro/streams**

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); https://www.youtube.com/@OregonMetro/streams

1. Call to Order and Roll Call

2. Chief Operating Officer Communication

3. Councilor Communication

4. Work Session Topics:

4.1 Metro and the Regional Disaster Preparedness Organization: Advancing Regional Preparedness and Resilience — 26-6650

Presenter(s): Kaylie Guderian, Emergency Manager
Sam Korta, Risk, Readiness and Resilience Director
Laura Hall (she/her), Manager, Regional Disaster Preparedness Organization

Attachments: Staff Reports

4.2 Regional Land Banking Study Update — 26-6687

Presenter(s): Hau Hagedorn, Community Investments Manager
Brian Harper, Principal Regional Planner
Andrea Pastor, Senior Development Project Manager

Attachments: Staff Report
Attachment 1 - Land Bank Working Group Executive Summary

5. Adjourn

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

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January 2021

Materials following this page were distributed at the meeting.

November 3, 2026

The RDPO and Metro

How Metro interacts with the Regional Disaster Preparedness Organization

Presentation overview

RDPO 101 with Laura Hall

Metro and the RDPO

Future state conversation

WHAT IS THE RDPO?

A partnership of:

- Government agencies
- Non-governmental organizations
- Community-based organizations
- Private-sector stakeholders

Collaborating to:

Increase the region's resilience to disasters through assessment of risks and investments in planning, organizing, training, exercise, and equipment.

But our relationships are the most important part!

RDPO FUNDING

Urban Area Security Initiative (UASI)

- FEMA/DHS grant
- Helps high-threat, high-density urban areas prevent, protect against, mitigate, and respond to acts of terrorism and other threats.
- Award amount based on region's relative risk ranking
- Recently averaging ~ $3M - $6M / year

Locally contributed funds

- From member organizations
- Provides stability and allows flexibility in goals and objectives
- Averaging $200k / year

RDPO MEMBERS

CORE MEMBERS

- Clackamas County
- Clark County
- Columbia County
- Multnomah County
- Washington County
- City of Portland
- Metro
- TriMet
- Port of Portland

OTHER MEMBERS

- City of Beaverton
- City of Fairview
- City of Gresham
- City of Hillsboro
- City of Troutdale
- City of Vancouver

RDPO ORGANIZATION

WORK GROUPS

- Animal Services
- Citizen Corps Volunteer Programs
- Disaster Messaging
- Dispatch Centers (911)
- Emergency Alert & Warning
- Emergency Management
- Fire/EMS
- Healthcare Systems
- Law Enforcement
- Public Health
- Public Works

SUBCOMMITTEES

- Solid Waste
- Training & Exercise
- Mitigation & Recovery

RESPONSE

★ Multi-Agency Coordination Group

- Joint Information System

GOVERNANCE

★ Policy Committee

- Steering Committee
- Program Committee

ADMINISTRATIVE

- Oregon Emergency Management
- Portland Emergency Management

STAFF

- Managing Director
- Grants Coordinator
- Planner
- Project Coordinator
- Administrative Support

RDPO EXAMPLE PROJECTS

Training & Exercise

- Position-specific training for staffing Emergency Operation Centers
- Maritime SWAT rescue exercise w/ OR & WA agencies on the Columbia River

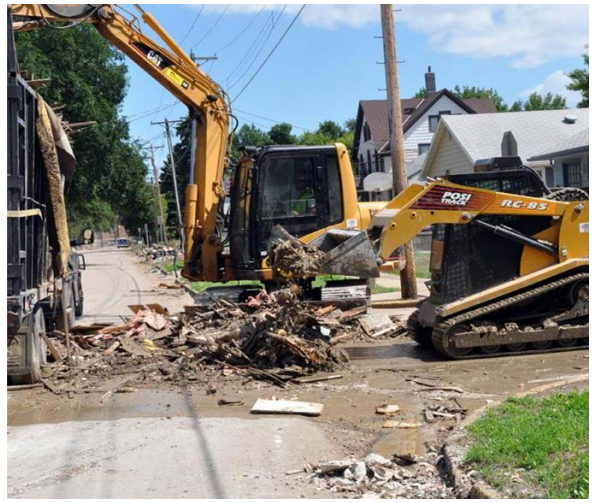
Equipment

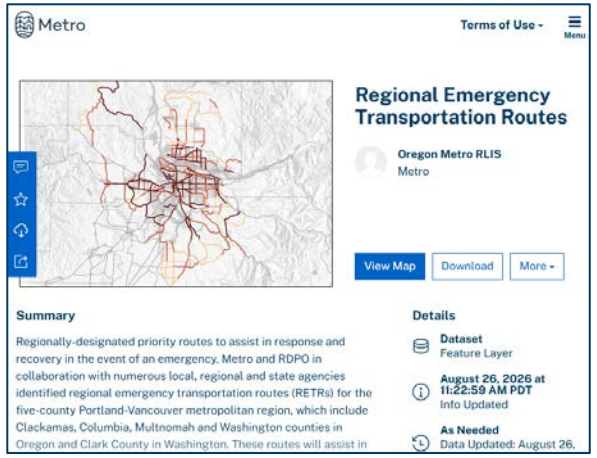
- Bomb squad & air support unit equipment
- Drone detection equipment
- Anti-vehicle barriers
- 911 system resilience
- Community outreach & volunteer response
- GIS data sharing software for fire & police
- Election office & ballot box security
- Mobile water treatment systems

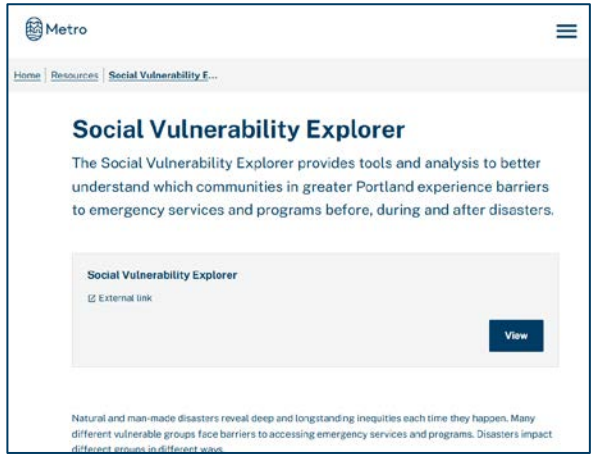
RDPO EXAMPLE PROJECTS

Planning

- Risk & capability assessments
- Emergency transportation routes
- Social vulnerability tools
- Disaster sanitation
- Venue vulnerability assessments
- Food systems resilience
- CEI Hub coordination
- Emergency drinking water
- xxxx



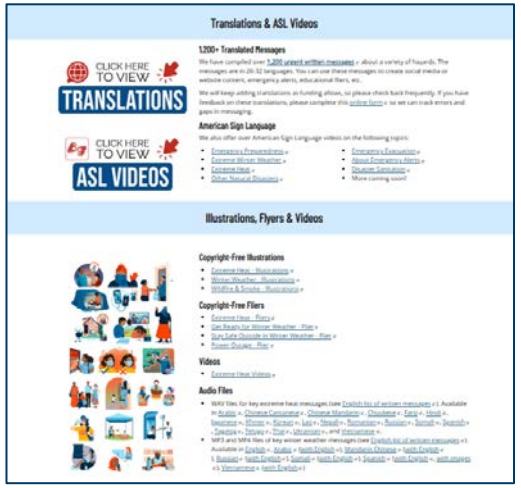




RDPO EXAMPLE PROJECTS

Public Communication

- PublicAlerts.org
- RegionalH20.org
- Extensive translation library
  - General preparedness
  - Emergency toilets
  - Emergency water
  - Post-earthquake safety
  - K-12 school messaging
  - etc.

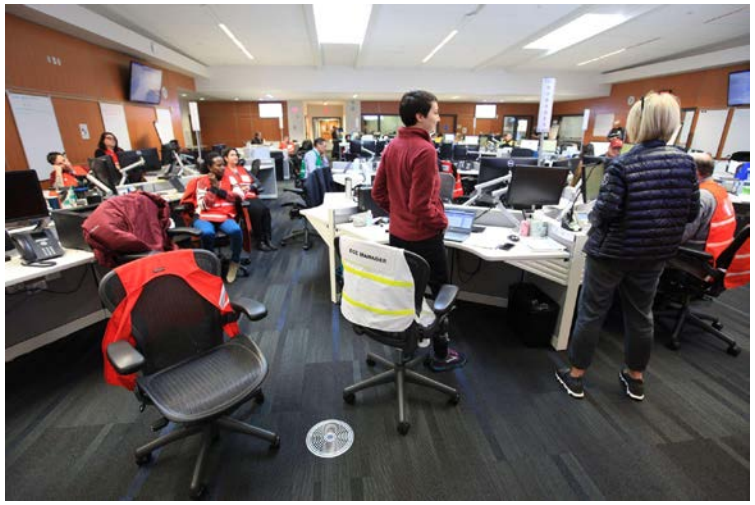


RDPO RESPONSE

Not a core responsibility for staff, but if capacity allows, some may support:

- **Regional Multi-Agency Coordination Group**
  - *County and city Emergency Management directors*
- **Regional Joint Information System**
  - *Public Information Officers and other communicators*

Some may serve in an impacted jurisdiction's Emergency Operations Center



REGIONAL JOINT INFORMATION SYSTEM

- Helps ensure the public receives consistent, coordinated, accurate, accessible, timely, and complete information.
- ~150 members representing state, counties, cities, special districts, hospitals, utility providers, schools, businesses, non-profits, community- based organizations, and private industry, etc.

REGIONAL JOINT INFORMATION SYSTEM

During an Emergency

- Share information & resources
- Respond to community needs
- Control rumors and false claims
- Create consistent messaging
- Coordinate public relations
- Monitor media
- Provide mutual aid

REGIONAL JOINT INFORMATION SYSTEM (R-JIS)

Saves time

- Avoids duplication of agency efforts
- Minimizes meetings/emails
- Messages get to the public faster

Saves money

- Sharing messaging assets (images, translations, etc.)
- Mutual aid assistance

Creates broad situational awareness

- Internally and externally

Increases public trust

- Consistent, accurate, accessible, timely info increases cooperation and compliance with safety guidance and directives

RDPO FUNDING CHALLENGES

- Major issues with the UASI grant since January 2025
  - Terms and conditions
  - Fluctuations in our risk ranking and the amount of the award
- Local jurisdiction budgets shrinking, resulting in issues with RDPO contributions
- The RDPO is downsizing staff, scaling back commitments

Metro and the RDPO

RDPO Workgroups and Committees

Workgroups

Emergency Managers Working Group (REMTEC)

- Kaylie Guderian (former chair)
- Natalie Rogers

Subcommittees

Solid Waste Disaster Preparedness

- Jim Quinn (founder and current chair)

EOC Training and Exercise

- Kaylie Guderian (former chair)

Mitigation and Recovery

- Jim Quinn

Mitigation, Recovery, and Response

Multi-Agency Coordination Group

- Kaylie Guderian

Joint Information System

- Katie Hentges
- Nick Christensen

Governance

Policy Committee

- Councilor Rosenthal

Steering Committee

- Kaylie Guderian (current chair)

Metro and the RDPO
UASI Funded Projects

Joint Metro/ RDPO Projects

- Disaster Sanitation Project
- Emergency Transportation Routes

Metro Projects

- Online Language Mapping Tool ($129,000)
- Social Vulnerability Tool ($128,000)
- Risk Based Physical Security Assessment Program Phase 1 & 2 ($400,000)

Metro and the RDPO

Emergency Response at Metro

Centralized support for departments

Regional communication coordination

Metro and the RDPO
Challenges

UASI Grant Challenges

Local jurisdictional budget cuts

RDPO downsizing and funding uncertainty

Metro

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Regional Land Banking Study Update

November 3, 2026

Metro

Agenda

1. Background
2. Working Group Recap
3. Phase III Roadmap
4. Legislative Ask
5. Discussion

Why land banking & why now?

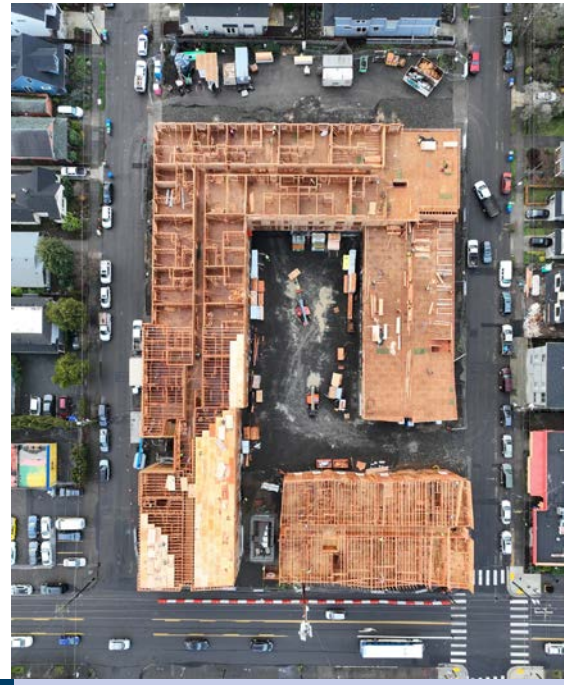
Regional Policy Decisions

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

Previous Land Banking studies/work

- SW Corridor Land Bank Cohort-2019
- Oregon Brownfield Coalition Land Bank Legislation-2015



Metro

What issues are we solving for?

- Concentrations of affordable housing where land is least expensive
- Few dedicated resources set-aside for land acquisition
- Properties can lack infrastructure & have contamination issues
- Cross-jurisdictional coordination is difficult and slow
- Land in high amenity urban areas is often costly or complicated

Single-unit sites

- 3,000 – 7,500 sq. feet
- Too small for existing Metro programs
- Appropriate for missing middle/for-sale housing
- Pair with lower interest loans, fee reductions, and / or tax abatements.
- No current regional method to acquire via auction or foreclosure

Multi-unit urban infill

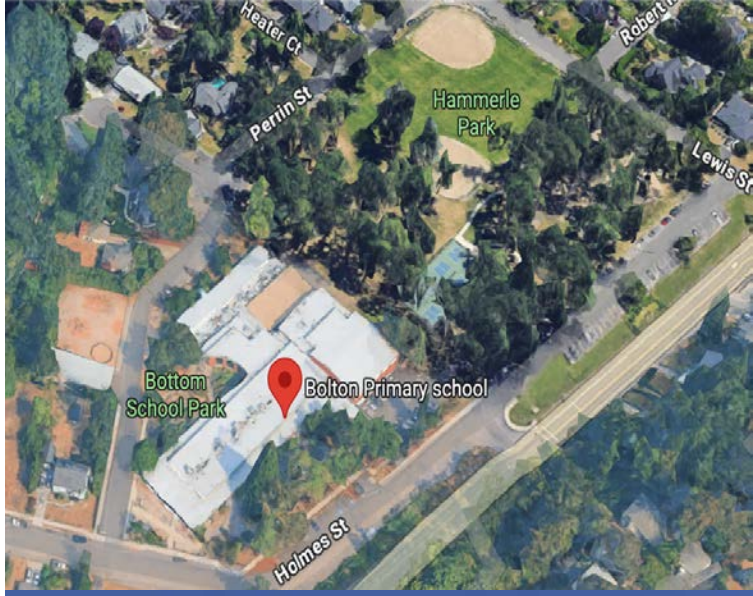
- ½ acre to 1+ acre sites
- Sites near transit are targets of current TOD Program
- A good fit for LIHTC and other state affordable housing funds
- Suspected brownfields impact transaction (environmental liability)
- TA could support with grant applications for EPA and infrastructure funds

Large redevelopment sites

- 3+ acres (single site or assembled)
- No current program able to make purchase at this scale at Metro
- Auctioned sites have tight timelines & limited due diligence
- TIF and grants to pay for infrastructure. Mix of market rate, LIHTC, and other uses.
- Need speed and clarity of liability issues to acquire these sites

Land deposits

- Properties vary in size and use
- Long funding timelines increase burden of CDC-owning property
- Ensure land use is mission-oriented
- TA to redevelopment vacant or underutilized land
- Revolving funds could replenish when property is repurchased
- No current mechanism to deposit land for redevelopment



Timeline

Metro Advisory Committee Updates & Council presentations

Late Spring 2026	Winter 2027	Fall 2027

Today

Phase II

Convene potential regional partners

Phase III

Partners sign MOUs

Program and policy design

Draft IGA

All interested partners

Legislative concept & engagement

Working Group Recap

Working Group Priorities

Overarching Goals

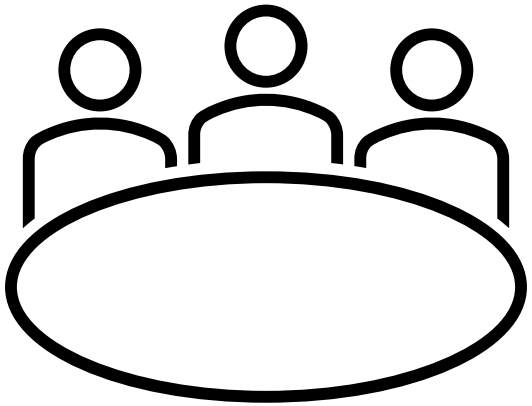
A regional land bank should:

1. Be public in nature
2. Serve and be accountable to multiple jurisdictions
3. Build on work and trust established by Metro
4. Efficiently acquire, maintain, hold, prepare, and transfer land
5. Be nimble and flexible to respond to variety of housing and other reuse needs

Create Land Bank by IGA

IGA modeled on successful land banks, tailored to regional needs

- Participation
- Governance
- Management & staffing
- Community voice
- Acquisition and disposition policies
- Financing strategies and tools

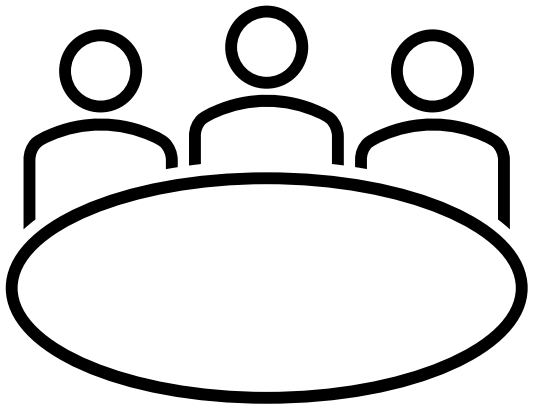


What we heard: Participation

- Voluntary partnership
- Members exercise joint control over activities
- Can withdraw at any point

What we heard:
Leadership & decision-making

- Land bank members should appoint Board
- Should include subject matter experts
- Decisions are administrative, directed by Board policies
- Local partner has greater say over property in jurisdiction
- Metro should play significant role in Board management and administration



Existing Governance: TOD Program

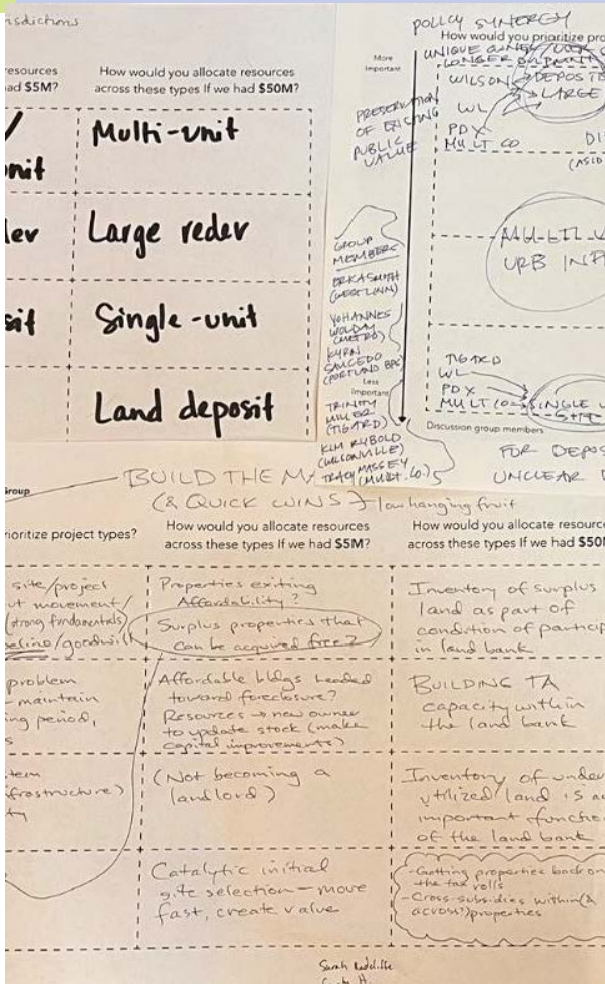
Acquisitions and dispositions approved by Council 7-Day notice

TOD Steering Committee

- 10-member guiding body
- TriMet and OHCS ex-officio positions
- Council member and alternate designated by Council President
- Unaffiliated members have professional expertise

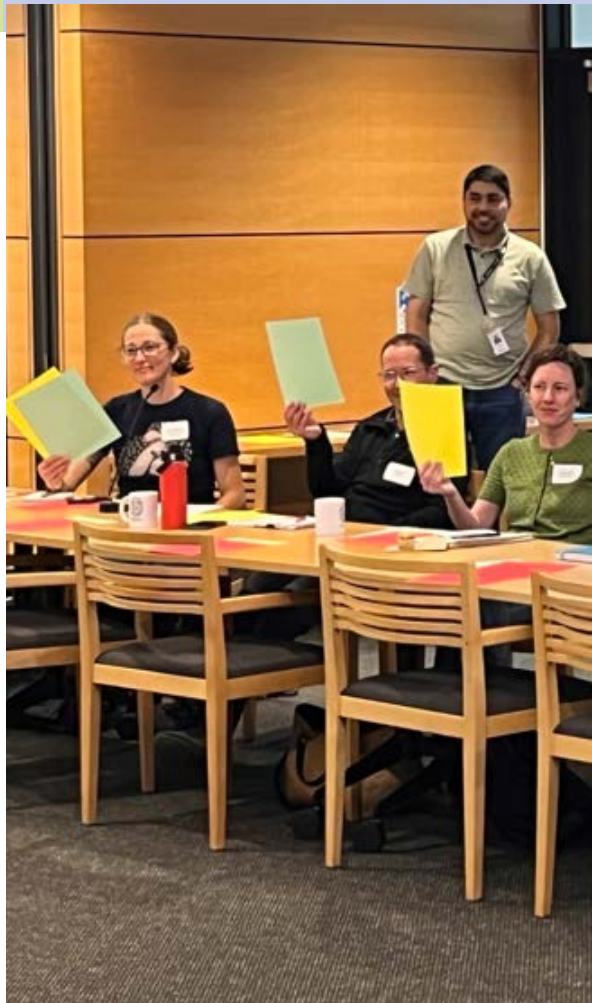
What we heard: Acquisition & disposition

- Actions guided by adopted plans and strategies
- Need expanded acquisition powers
- Adopt additional powers in brownfield land bank statute
- Include ability to establish depository agreement



What we heard: Community Voice

- Want to provide feedback, not negotiate IGA
- Transparency of decision-making is important for trust
- Philanthropy will want community included in governance and oversight
- Land bank actions guided by adopted plans and strategies



Existing Governance: Site Acquisition Program

Acquisitions and dispositions approved by Metro COO & partner jurisdiction

- Community voice incorporated throughout

Financing Options in IGA

Options that will expand in utility over time

Focused primarily on operating support

- In-kind support from members, especially Metro
- Retain sales proceeds
- Ability to accept public funds, grants, and loans
- Tap investments and philanthropic support
- Ability to charge fees, recover costs, provide fee-for service TA

Explore Medium- and Long-term Financing Tools

Expanded focus needed to refine:

- Dedicated and recurring funding for operations
- Tools to fund acquisition and predevelopment at scale
- Strategy for matching sources to specific uses
- Approach to recycling and revolving funds
- Interaction with development financing

ECOnorthwest

Next steps

Phase 3 Roadmap

BUILDING THE IGA TOGETHER

Defining the legal framework, governance structure, operational authorities, and financing capabilities for a strong and sustainable intergovernmental entity.

Legislative Concept

- Add flexibility to governance structures
- Allows acquisition through direct transfers
- Includes title clearing and lien resolution authority
- Limits liability for contamination on acquired properties
- Includes options for revenue to support operations

Setting Expectations

- One tool in a broader strategy to address affordable housing
- Focused on acquisition, site management, short- and long-term holding, flexible disposition
- Built for the unique needs of their community, based on models tested across the country

Next Steps

- Council resolution in December authorizing Metro COO to negotiate IGA for the establishment of a regional land banking program and entity.

Discussion

What stands out to you from the Phase II findings, and what should the project team keep top of mind in the next phase?