

# MPAC Worksheet

**Agenda Item Title:** 2024 urban growth management decision: draft regional housing needs analysis

**Presenters:** Eryn Kehe (Metro), Ted Reid (Metro), Becky Hewitt (ECONorthwest)

**Contact for this worksheet/presentation:** Ted Reid

## **Purpose/Objective**

The purpose of this item is to continue MPAC's engagement in growth management topics so that it is prepared to advise the Metro Council on its regional growth management decision in late 2024.

Under state law, Metro must assess – at least every six years – whether there is a regional need to expand the urban growth boundary (UGB) to ensure adequate room for expected housing and job growth. UGB expansions are only allowed if there is a demonstrated regional need for more land.

Recent changes to state law require Metro to assess not just future housing needs (next 20 years), but also current housing needs. Current housing needs are described as housing for people experiencing houselessness as well as accounting for historic underproduction of housing. Additionally, state law now requires that Metro estimate housing needs for a variety of household income groups.

ECONorthwest is supporting Metro's housing needs analysis work, which estimates the numbers of various housing types (e.g., townhouses, multifamily units, detached homes, etc.) that are needed to accommodate households, considering their size, income, age, and presence of children. This step of translating the household forecast (the people) into needed housing types is necessary for assessing how much growth capacity (physical space) is needed inside the UGB. These analyses and others will be documented in the draft 2024 Urban Growth Report, which will be released in late June. The draft Urban Growth Report serves as a basis for MPAC's recommendations to the Metro Council and for the Metro Council's growth management decision.

## **Outcome**

MPAC members are aware of the technical analyses and review processes that will inform their recommendation to the Metro Council for the 2024 urban growth management decision. MPAC members can ask questions of Metro and ECONorthwest staff and discuss the implications of the draft housing needs analysis.

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

At the February 28, 2024 meeting, Metro staff presented the draft regional population, household, and employment forecast. MPAC had a follow up discussion of the forecast at its March 27 meeting. The regional household forecast is a key input into the regional housing needs analysis that is to be discussed on 4/24/24.

## **What packet material do you plan to include?**

None – presentation available at meeting.