

MAXINE E. DEXTER, MD
STATE REPRESENTATIVE

DISTRICT 33



HOUSE OF REPRESENTATIVES

TO: MISTY MASON FREEMAN, DIRECTOR, LEGISLATIVE POLICY AND RESEARCH OFFICE

FROM: REPRESENTATIVE MAXINE DEXTER, CHAIR, HOUSE COMMITTEE ON HOUSING AND HOMELESSNESS

SUBJECT: WORKGROUP RELATING TO URBAN UNINCORPORATED AREAS IN METRO COUNTIES

DATE: FEBRUARY 23, 2023

Introduction

This memorandum is to request that the Legislative Policy and Research Office (LPRO) provide staffing for a workgroup during the 2023-25 interim relating to urban unincorporated areas (UUAs) in Metro counties. The workgroup is at the request of myself, Chair Maxine Dexter, on behalf of the House Committee on Housing and Homelessness.

Background

Unincorporated, urbanized areas of the Metro counties contain lands with significant potential for housing production. However, under current law, these areas are not within the scope of Goal 10, meaning no statutory framework exists for projecting future housing needs or appropriately planning for this development. To address this, members of the House Committee on Housing and Homelessness and local leaders have committed to forming a workgroup of key stakeholders who will be tasked with presenting legislative recommendations to address this issue in the future.

This memorandum serves as an official request to the Legislative Policy and Research Office (LPRO) to allocate resources to support the committee in convening and managing an interim workgroup tasked with presenting legislative recommendations prior to the 2024 Session. Further details about this workgroup such as purpose, major issues, timeline, and membership are described below.

Purpose

The purpose of this work group is to develop recommendations for the regular preparation and adoption of housing capacity analyses and housing productions strategies in urban, unincorporated areas within the Metro urban growth boundary for consideration in the 2024 Legislative Session.

Major Issues

I request that the work group review and provide recommendations for the following:

- 1) Define urban unincorporated areas (UUAs)

- a. May include multiple definitions reflecting different characteristics
 - i. PURPOSE: differentiating UUA that is an island in an incorporated city, areas currently subject to agreements between cities and counties and areas that are solely planned/land managed by counties so that we can then establish different roles and responsibilities in each area
 - b. May use such information as proximity to urban services; current levels of development; or current urban zoning
- 2) Establish recommendations for roles and responsibilities for housing capacity analyses and housing production strategies for all areas in the metro UUA
 - a. May include the ability for cities and counties to contract for planning for housing capacity and production strategies in a UUA
 - b. Must result in capacity and strategies in all areas identified as UUA in the Metro UGB
 - 3) Identify the needed resources to meet this cyclical work across the region

Timeline

I request that the workgroup provide preliminary recommendations to the Legislature by October 2023 and a final report to the Legislature by December 31, 2023, with recommendations for further legislative action in the 2024 session.

Membership

The work group must include representatives from the following entities:

- Department of Land Conservation and Development
- Metro Regional Government
- Clackamas, Multnomah, and Washington County
- Beaverton, Hillsboro, Portland, Tualatin, Wilsonville, and Happy Valley
- Special districts
- Housing advocacy organizations
- Business or development organizations
- Community and equity organizations

Staffing

I request that LPRO staff and facilitate regular meetings of the work group to address the issues as outlined above. In addition, I request that LPRO prepare the preliminary and final recommendations. LPRO may request assistance from DLCD and any other state agency as necessary.

Sincerely,



Representative Maxine Dexter, M.D.
House District 33 (NW & Downtown Portland, Linnton, & Cathedral Park)