UGB Planning: Late 1990s
ACRES WITHIN URBAN GROWTH BOUNDARY: SCENARIOS

UGB 2040 Adopted Alternative
MAXIMUM 16,000 ACRE ADDITION PLANNED BY 2040
Intervening Events & Issues

Housing Affordability Plummets
LAND RATIONING POLICIES REDUCE AFFORDABILITY

Housing Opportunity Index

Portland

Affordability Drops Most in Nation

HOUSING OPPORTUNITY INDEX
Portland Unemployment Explodes
LOCAL BUSINESS CLIMATE WORSENS DRAMATICALLY

Portland Unemployment Rate Among Worst In Nation

Portland Traffic is Worst
ANTI-HIGHWAY POLICIES INCREASE CONGESTION

Portland Traffic Worst Among Medium Sized Urban Areas
Virtually All Travel Increase is Auto
HEAVY TRANSIT SPENDING MAKES LITTLE DIFFERENCE

ANNUAL PERSON MILES (Billions)

Roadway
Transit

1991 2001

Densification Loses at the Polls
66% REJECT DENSITY IN 2002 PORTLAND REFERENDUM

For Density
Against Density

MAY 2001 BALLOT TITLE
Prohibit Density in Existing Neighborhoods
Subsequent UGB Planning

ANOTHER EXPANSION IN 2004
Urban Growth Boundary in 2040
COULD EQUAL LAISSEZ FAIRE PRE-1990S TREND

2040 Trend
2040 New Trend
Old 2040 Plan

Urban Growth Boundary in 2040?
PRE-1990 DEVELOPMENT TREND COULD BE EXCEEDED
<table>
<thead>
<tr>
<th>Date</th>
<th>Acres</th>
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<tbody>
<tr>
<td>1995 Actual (2040 Plan)</td>
<td>232,074</td>
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<tr>
<td>2000 Actual</td>
<td>235,804</td>
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<td>2002 Actual</td>
<td>254,542</td>
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<tr>
<td>2004 Actual</td>
<td>256,482</td>
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<tr>
<td>2040 Plan</td>
<td>248,000 - 252,000</td>
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<tr>
<td>Amount by Which Exceeded: 2004</td>
<td>1.8% - 3.4%</td>
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<td>Past Trends Projection (1995)</td>
<td>354,000</td>
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<tr>
<td>1995-2004 Expansion Rate</td>
<td>10.5%</td>
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<tr>
<td>Annual Rate</td>
<td>1.1%</td>
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<td>2040 at 1995-2004 Annual Rate</td>
<td>382,630</td>
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<tr>
<td>Compared to 2040 Plan</td>
<td>51.8% - 54.3%</td>
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<tr>
<td>Compared to Past Trends Projection</td>
<td>8.1%</td>
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