

Hagg Lane, LLC.
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Hillsboro, OR 97123

February 3, 2014

Hand Delivered:

Honorable Rep. Brian Clem, Chair
Members of the Housing Committee on Rural Communities
Oregon State Capitol, 900 Court Street NE, Rm. 347
Salem, OR 97301

RE: HB 4078, Validating the Metro Urban Growth Boundary

Hon. Chair Clem and Committee Members:

These remarks support and urge enactment of HB 4078. They are submitted on behalf of Hagg Lane, LLC, owner of 189 acres commonly known as "*Butternut Creek*" - which are part of the approximately 1100 acres brought into the UGB in 2011 - as the *South Hillsboro UGB Area*. This property, along with adjoining smaller parcels comprise about ½ of the South Hillsboro Area. Together with adjoining properties to the North including Reeds Crossing, this comprises most of South Hillsboro Area.

The City of Hillsboro and the developers of South Hillsboro have invested enormous sums and time approaching two decades on planning for a South Hillsboro community that achieves Metro's Vision of building a Great Place. It has been in a public-private planning process with the City of Hillsboro spanning 17 years.

South Hillsboro will eventually provide housing for around 25,000 people served by 6 schools, a community park, a town center, village center, and a host of other parks, trails and facilities. It will be a complete, connected and green community serving not just its residents but a large underserved neighborhood adjacent to South Hillsboro.

Small portions of South Hillsboro, including a portion of *Butternut Creek*, were brought into the UGB in 2002. These piecemeal properties could not be developed because they couldn't be cost-effectively served with water, roads, sewers, utilities, etc. The 2011 UGB expansion not only brings needed new lands into the UGB; it enables cost-effective development of these fragmented properties and, thus, enables them also to add needed housing to the Region.

Enactment of HB 4078 will finally enable needed development of housing and related facilities throughout *South Hillsboro* long-needed to support a huge and growing Washington County high tech industrial industry. In 2010, Metro's UGB Land Needs Analysis determined that housing would be needed in the Hillsboro area. That determination is confirmed, today: Available housing on the market is at severely low levels. If it continues, this shortage will not only escalate housing prices well beyond reason. Eventually, it will persuade current and prospective employers to decide that poor housing selection and high housing cost make West Washington County undesirable for new or expanding businesses and unattractive to needed employees.

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These issues are real, severe and will negatively impact the region for decades. The Region needs South Hillsboro in order to help continue to attract employment to the region. Enactment of HB 4078 will simply assure that all of this will finally happen, and that Metro's 2011 UGB decision is justified, essential and implemented.

Sincerely,

/S/ Patrick A. Ribellia

for Joe Hanauer, Principal
Hagg Lane LLC