



February 8, 2016

**Clackamas County Board of Commissioners**  
**Policy Position**  
**SB 1575: Relating to housing**

The Clackamas County Board of County Commissioners unanimously and strongly supports Section 9 of SB 1575, which grants permissive authority to Metro to look at local (subregional) land needs when evaluating a potential expansion of its urban growth boundary (UGB).

Metro manages the land supply for the Portland metro area, which contains 1.6 million people and 25 cities. More than 50 miles separate Damascus, in the east, from Forest Grove in the west. Each city in the Metro region has its own aspirations, needs, and development patterns.

Currently, however, a 2005 Court of Appeals case prohibits Metro from adding land to the UGB in one part of the region if there is land already available in another area – no matter how compelling the need is at the local level. While this is not an issue for the majority of communities in Oregon, the distance across the Metro region is simply too great to not allow for an analysis of needs at the local level. The prohibition on assessing local needs is leading to a significant housing and jobs imbalance in the region.

SB 1575 would grant Metro the flexibility to analyze local land needs when evaluating a potential expansion of the UGB. This new tool would allow Metro to better assess local housing and job land needs in the Portland metro area when and where appropriate, and in turn, make changes to the UGB to best reflect those needs. We feel that this will improve the jobs and housing balance across the region while giving local jurisdictions a greater voice in how their communities grow.

We urge strong support for this subregional analysis provision.

Please contact Chris Lyons at [clyons@clackamas.us](mailto:clyons@clackamas.us) for more information.