



February 22, 2017

**Clackamas County Board of Commissioners
Policy Position
HB 2095: Mid-Cycle UGB Expansions**

Clackamas County supports HB 2095: The Board of County Commissioners supports HB 2095, which increases flexibility to manage residential growth and development within the Portland Metropolitan Urban Growth Boundary (UGB) by allowing mid-cycle expansions.

Currently, UGB expansions for residential use in the Portland Metropolitan area can only occur every six years.

Jurisdictions, primarily cities, invest a significant amount of time and money in creating concept plans for areas they need to have brought into the UGB to ensure they can meet the demands of population growth. A six-year expansion process can needlessly burden a jurisdiction if their area is not brought in and they must wait an additional six years.

By creating mid-cycle expansions, Clackamas County believes jurisdictions within the Portland Metropolitan UGB will be able to respond in a more thoughtful and timely manner to changing conditions and needs within residential markets in a way that still accommodates the region's land use priorities. Clackamas County also believes that these amendments will help facilitate housing construction and enable cities to continue to provide housing choices, including needed affordable housing.

In 2016, Clackamas County participated in the Task Force that helped develop the proposals within HB 2095. It was the preference of the County to seek a coordinated proposal that will benefit all jurisdictions within the Portland Metropolitan UGB.

We urge a "yes" vote for HB 2095.

Please contact Chris Lyons at clyons@clackamas.us for more information.