



Metro



## Supporting H.B. 2095

*Through H.B. 2095, Metro can save taxpayers, developers and homebuyers money, protect farm and forestland and improve greater Portland's land management.*

We all know greater Portland needs more homes. More than 140,000 people have moved to the Metro area since 2010, and developers are scrambling to build enough housing to keep up with the growth.

Metro has added more than 42 square miles to the urban growth boundary since 1998, but fewer than 5,400 homes have been built on those expansion areas. H.B. 2095 would give Metro the flexibility to add up to 1,000 acres to the UGB, midway through its regular six-year review cycle, in the areas that make the most sense to develop.

- Maintains Metro's six-year review of urban growth in greater Portland
- Requires that Metro keep enough land in the UGB for 20 years of growth
- Allows the Metro Council to add up to 1,000 acres to the UGB midway through the six-year review cycle – in areas where cities are ready and able to provide the pipes, roads, parks and schools to support development
- Protects surrounding cities like Scappoose, Newberg, Sandy and Canby from excess surplus growth and the congestion that comes with it
- Facilitates common-sense decisions to only expand the UGB into urban reserves where a city is willing to provide services
- Metro could use a maximum of one-third of greater Portland's urban reserves through this program
- Oregon's land use system limits the Metro area's ability to engage a comprehensive UGB review, unlike other cities in Oregon.

## **The problem**

Development is expensive. It costs millions of dollars to build the pipes, roads, parks and schools to serve new homes. Taxpayers can save money by leveraging investments in existing communities.

Oregon's land use system limits the Metro area's flexibility to consider additions of land. Unlike other cities in Oregon, Metro is required to conduct a comprehensive review of the UGB every six years, and only then can consider UGB additions. A city that has an opportunity to leverage investments into new development can wait years for an area to be brought into the UGB and begin development. This bill gives Metro flexibility to make small additions in between those required comprehensive reviews.

## **A regional conversation**

In 2016, Metro Council President Tom Hughes convened a task force of 14 regional mayors and county chairs and representatives from 1000 Friends of Oregon, the Home Builders Association of Metropolitan Portland and other groups to discuss ways to improve Metro's ability to manage greater Portland's growth. The task force and a technical sub-committee developed this proposal as one way to responsibly add a flexible option in Metro's toolkit for making land available for home construction.

In December 2016, task force members unanimously recommended this proposal.

## **The solution**

Greater Portland is close to finalizing urban and rural reserves, mapping out where the region will grow through 2060. With reserves in place, the region can engage in a more practical discussion of how and when to add land for housing to the UGB, based upon the readiness of cities to develop new communities.

H.B. 2095 would allow Metro to add small amounts of residential land to the UGB midway through its six-year cycle, upon the request of a city. These expansions would only take place if there was a need – particularly if people who work in greater Portland would otherwise be commuting from surrounding communities like Vancouver, Scappoose, Newberg or Canby.

And, these mid-cycle additions would only take place if a city asked for the expansion with a well-planned development proposal, and a funding plan to manage the infrastructure costs that go along with the development. The Metro Council could add land in the areas that make sense.

If willing and ready cities came forward every mid-cycle, proposing UGB expansions totaling the full acreage allowed, less than one-third of greater Portland's urban reserves would be used through this process in the next half-century.

Metro would continue to evaluate greater Portland's growth every six years, and make adjustments to the UGB on its regular six-year cycle to ensure a 20-year supply of developable land.

## **Questions?**

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For more than 40 years, Metro has managed greater Portland's growth and planned its transportation network. In just the past six years, our region has added more than 170,000 jobs and 140,000 residents while preserving critical farm and forest land. We also manage greater Portland's garbage and recycling system and support the arts, business and education through the Oregon Zoo, Oregon Convention Center, Portland's Centers for the Arts and Portland Expo Center

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