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February 23, 2017

Rep. Brian Clem, Chair
House Agriculture & Natural Resources Committee
900 Court St., NE
Salem, OR 97031

RE: HB 2095 – Metro

Dear Chair Clem and Committee members:

1000 Friends of Oregon supports HB 2095. Currently, state law provides that Metro must evaluate the regional urban growth boundary (UGB) every 6 years, and only at that time may it expand the UGB if there is a need for additional land for residential purposes. HB 2095 provides Metro the opportunity to make a modest, in the aggregate, expansion of the UGB mid-cycle for residential use. We support HB 2095 because:

- The Metro region has collectively designated urban reserves for the 20-30 year time period beyond the current UGB. The tool provided in this bill can *only* be used if the urban and rural reserves are acknowledged. Therefore, the residents of the region know now where to expect the UGB to expand, and where it will *not* expand. This current certainty of urban and rural reserves allows for an orderly, mid-cycle expansion.
- Although Metro has added more than 42 square miles to the urban growth boundary since 1998 – and most of that in relatively flat areas, much of it formerly farm land - fewer than 5,400 homes have been built, due in large part to the high cost of infrastructure to serve these areas. For example, the actual cost of roads and sewer, water, and stormwater facilities in the North Bethany and South Hillsboro UGB additions is estimated to be \$40,000-\$100,000 per housing unit. The full suite of new infrastructure to serve raw land is not cheap. The process defined by HB 2095 would be available only to those cities that are ready with a well- planned development proposal, including an infrastructure funding plan.

We recommend that you support HB 2095. Thank you for consideration of our comments.

Sincerely,

A handwritten signature in cursive script that reads "Mary Kyle McCurdy".

Mary Kyle McCurdy
Deputy Director