

FROM the Desk of

Red Monroe

May 10, 2017

VOTE YES on House Bill 2095

Allows the Metro region to more flexibly manage growth and development

We urge your support of House Bill 2095, which allows the Metro region to more flexibly manage growth and development. Specifically, this measure would:

- Allow our region to consider adding modest amounts of land from urban reserves to the urban growth boundary (UGB) for residential use midway through the existing six-year urban growth cycle.
- Require that Metro revise the previous urban growth forecast in making a mid-cycle UGB addition.
- Require these residential land additions come at the request of a city.
- Limit this mid-cycle authority to no more than 1,000 acres total.
- Maintain the requirement that Metro conduct a review of urban growth every six years and keep enough land in the UGB for 20 years of growth.

State law currently limits our region to considering UGB additions only at the time we conduct an extensive forecast and review of land inventory, which occurs every six years. This means that a city that has an opportunity to leverage existing public investments into new development in a small, adjacent area may have to wait years for that area to be brought into the UGB and begin development.

A Task Force of Mayors, County Chairs, and representatives of home builders and land conservation advocates convened during 2016 recommended the changes contained in this measure.

HB 2095 will allow our region to better manage urban growth, targeting areas where cities are ready and able to provide the pipes, roads, parks and other infrastructure needed to support development. This will allow our region to facilitate common-sense decisions to expand the UGB modestly onto lands that have been selected as urban reserves where and when a city is willing to provide urban services.

HB 2095 will allow the Metro region to more nimbly manage urban growth while continuing to protect farm and forestland. **We urge a "yes" vote on HB 2095.**



