

November 5, 2015

The Honorable Tom Hughes
Metro Council President
600 NE Grand Ave.
Portland, OR 97232



President Hughes and Members of the Metro Council:

The Board of the Clackamas County Business Alliance (CCBA) has prepared this letter to address the pending 2015 Urban Growth Management Decision. Throughout this Urban Growth Reporting cycle, the Alliance has noted a number of significant concerns regarding the conclusions drawn within the Urban Growth Report. Among the concerns raised by the Alliance's membership are the report's analysis of the demand for housing versus the region's stated capacity, the extent of the assumed shift in housing preferences from single-family to multi-family, and the lack of regionally specific solutions for a documented shortage of job promoting industrial lands within the region's southern urban centers. Despite these objections, the Alliance recognizes that the Council is likely to move forward with an affirmation of the Urban Growth Management Decision in its current state.

With escalating regional growth pressures and significant obstacles in place which continue to constrict critical transportation corridors and the availability of developable lands, it is clear that our involvement in future Growth Management Decisions will be critical to the continued provision of opportunities for Clackamas County's industries and businesses.

The Alliance greatly supports COO's recommendation to "Explore evolving the urban growth management process to provide additional certainty to the region, counties, cities and stakeholders." The Alliance welcomes the opportunity for changes to this process as the current model seems to place very little emphasis on several of the Alliance's key issues such as land availability for economic growth, the identification of industrial lands, and the availability of lands for residential development. The Alliance also believes that this process should begin immediately and not be held off until urban and rural reserves are acknowledged as the COO has recommended. This process will take time and should be initiated as soon as possible.

The Alliance wishes to express our interest in taking a larger role in the process of creating the revised Urban Growth Management Process as well as the next Urban Growth Report. As opportunities become available for public involvement, review, and comment, we respectfully request that Council direct staff to involve the Alliance's membership.

With significant growth pressures upon the region and significant obstacles in place to restrict growth, the need to meet the region's demands for urban lands with capacity to accommodate growth and employment will be critical to the success of our region's residents and businesses.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "John Howorth". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John Howorth, President
Clackamas County Business Alliance