



**Home Builders Association**  
of Metropolitan Portland

October 30, 2019

Jim Bernard, Chair  
Clackamas County Commissioners  
2051 Kaen Road  
Oregon City, OR 97045

**Subject: Clackamas County Residential Transportation System Development Charge**

Dear Chair Bernard and Commissioners,

The Home Builders Association of Metropolitan Portland (HBA) represents over 1,400 companies and tens of thousands of women and men who work in the residential building and remodeling industries throughout the greater Portland area. We work to promote housing affordability and are dedicated to maximizing housing choice for all who reside in the region.

The HBA recognizes and supports system development charges based on the proper identification of infrastructure needs to accommodate new housing coupled with appropriate funding strategies. We commend the Clackamas County Board of Commissioners and staff who have continued to engage with the residential development community on proposed updates to the Transportation System Development Charge (TSDC) methodology and rules. In a time of continued population growth and rising home production costs, policy-makers and builders must work together to achieve true housing affordability.

The proposed 2019 TSDC update represents a logical progression from the 2016-2018 TSDC update process. The current proposal shifts away from relying on an average daily trip rate and a flat charge for all single family residential, to relying on data that links household-generated trips to home square footage. While this applied methodology increases the TSDC for homes 3,000 square feet or greater, it reduces the TSDC for homes under 1,700 square feet, and does not increase the charge for homes between 1,700 and 2,999 square feet. Notably, by lowering the TSDC by 12.5% for homes under 1,700 square feet, the County paves the way for smaller, relatively more affordable housing to accommodate the growing demand for housing at a variety of income levels.

As part of the TSDC analysis, county staff selected local data over national data in an effort to align the proposed methodology with land use trends and household trip behavior in the state and region. The HBA supports the use of this local data – instead of national data – as we believe it provides the most appropriate linkage between current trip and home size data. We look forward to continuing our strong partnership with Clackamas County as we collectively advance opportunities for new needed housing.

Sincerely,

Roseann Johnson

Assistant Director of Government Affairs