

# Community Planning and Development Grant Cover Sheet

Check one:  
 Letter of Intent  
 Full Application

|              |                                 |                        |                      |
|--------------|---------------------------------|------------------------|----------------------|
| Project Name | Sherwood West Concept Plan      | Applicant Organization | City of Sherwood     |
| Contact Name | Bradley Kilby, Planning Manager | Address                | 22560 SW Pine Street |
| Phone        | 503-625-4206                    | Fax                    | 503-625-0629         |
| Email        | kilbyk@sherwoodoregon.gov       | Fed. Tax ID #          | 93-002255            |

Fiscal Agent Organization (if different from applicant) \_\_\_\_\_

|              |       |         |       |
|--------------|-------|---------|-------|
| Contact Name | _____ | Address | _____ |
| Phone        | _____ | Fax     | _____ |
| Email        | _____ |         |       |

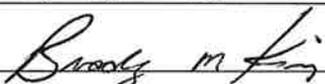
**Project Location Description (25 words or less)**  
 Urban Reserve area 5B is comprised of 1,291 acres west of Sherwood. The description of the area in the Urban Reserve designation indicates: The area is bounded by Chapman Road to the south, Lebeau Road to the north, and generally extends approximately 3/4 mile west of Sherwood. The area consists of parcels that are in residential or agricultural use, including small woodlots and orchards.

**Project Summary (50 words or less)**  
 This project identifies the location and type of housing that will best meet the community needs and support multi-modal access and well-connected transportation systems consistent with Title 11. This project will assess barriers and identify the infrastructure investments necessary to support the full build out of the area. Finally, this project will develop a phasing plan for incremental development or inclusion in the UGB while laying the foundation for full build out and provide coordination with Washington County.

|   |            |  |                                   |
|---|------------|--|-----------------------------------|
| Construction Excise Tax Grant funding request | \$ 221,139 | If submitting more than one proposal, please rank this proposal in order of priority | Metro Council District of Project |
| Total project cost                            | \$ 245,709 |  |                                   |

We, the undersigned, attest that to the best of our knowledge the information in this application is true and that all signatories have authorization to submit this grant application to Metro's Construction Excise Tax Planning Grants Program.

**Applicant**

Organization Name: City of Sherwood  
 Printed Name: Bradley Kilby, Planning Manager  
 Signature:  Date: 4/18/2013

**Fiscal Agent**

Organization Name: City of Sherwood  
 Printed Name: Joseph Gall, City Manager  
 Signature:  Date: 4/18/2013

To ensure complete letter of intent or full application, please see section 2 of the Grants Application Handbook for a complete list of necessary documents for submittal.



*Home of the Trask River National Wildlife Refuge*

April 18, 2013

Metro Chief Operating Officer Martha Bennett  
Construction Excise Tax (CET) Planning Grants  
600 NE Grand Avenue  
Portland, OR 97232

**RE:** CPDG application for Sherwood West Concept Plan area

Please accept this application packet for the Sherwood West Concept Plan. The proposed project will qualify as a project "Within areas added to the UGB after 2009 and areas designated as Urban Reserves" as this will provide a concept plan for Urban Reserve Area 5B. The Sherwood City Council has previously expressed support for submittal of this grant application and we look forward to strategically planning for the community's near and long term future. This concept plan will plan the entire 1291 acres and will include a phasing strategy to ensure that the right areas are considered for inclusion in the urban growth boundary (thus making them ready annexation and development) at the right time. This phasing strategy will identify effective and efficient development patterns that will be able to be sustained by the City of Sherwood operations and through private development investment.

Attached, please find:

- Application cover sheet
- Project narrative
- Budget narrative, Form and Match form
- Map identifying the location on the Washington County Urban and Rural Reserve Map
- Letters of support

This project is one of three the City is either submitting or partnering on for CPDG funding consideration. This project is our top priority for funding consideration because it is a critical first step in the ultimate expansion of the urban growth boundary; which is necessary prior to the area being able to be annexed into the City and developed to urban levels to accommodate our regional and local future growth needs.

Thank you and the screening committee in advance for your consideration of this project. We look forward to working on this project in the near future to benefit both the City of Sherwood and the region.

Sincerely,

Joseph Gall  
City Manager



Home of the Tualatin River National Wildlife Refuge

## Project Narrative - Sherwood West CDPG grant request

City of Sherwood  
22560 SW Pine St.  
Sherwood, OR 97140  
Tel 503-625-5522  
Fax 503-625-5524  
www.sherwoodoregon.gov

Mayor  
Bill Middleton

Council President  
Linda Henderson

Councilors  
Dave Grant  
Robyn Folsom  
Bill Butterfield  
Mait Langer  
Krisanna Clark

City Manager  
Joseph Gali, ICM&GM

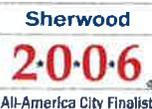
Assistant City Manager  
Tom Pessemier, P.E.



2009 Top Ten Selection



2007 18<sup>th</sup> Best Place to Live



### a. Project Description

The West Sherwood Concept plan will meet the Title 11 Metro Functional Plan criteria for a concept plan, which is required to be complete prior to consideration for a UGB expansion. Specifically it will:

- Identify the location and type of housing that will best meet the community needs and that will support, and be supported by, multi-modal access and well-connected transportation systems consistent with Title 11:
  - A mix and intensity of uses that will make efficient use of the public systems and facilities;
  - A development pattern that supports pedestrian and bicycle travel;
  - A range of housing types identified as needed in the housing component;
  - Well-connected systems of streets, bikeways, recreational trails and public transit that link to needed housing so as to reduce the combined cost of housing and transportation;
  - A well-connected system of parks, natural areas and other public open spaces;
- Identify development restrictions caused by topography, wetlands and other natural features in order to
  - Protect natural ecological systems and important natural landscape features; and
  - Avoid or minimize adverse effects on farm and forest practices and important natural landscape features on nearby rural lands.
- Identify the infrastructure investments that will be necessary to support the full build out of the area
- Develop a strategy for incremental development or inclusion in the UGB while laying the foundation for full build out
- Provide the information necessary to amend the Urban Planning Area Agreement (UPAA) between Sherwood and WACO to clearly identify this area as Sherwood's planning area.

Additional outcomes of this project include the broad community discussion and understanding of the potential for this area as it is included in the urban growth boundary and robust dialog with property owners in the plan area to identify the needs, opportunities and constraints for the successful development of the area.

While the plan will be for the entire Area 5B, the City recognizes that the infrastructure cannot be constructed at one time, nor will the community or region likely need or support the full build out of the area at one time. It should be

***Addresses how the proposed projects will meet local needs and also contribute solutions to regional need***

The project will look at the broad needs and opportunities for the area that speaks to the components of Title 11. Consideration will be given to the development potential for the area as well as the context within the City of Sherwood as a whole to ensure it is providing the right balance and mix of housing and jobs to complement the existing community.

By identifying a phase able plan for this area, the concept plan will help the region meets its growth needs when identified through the urban growth report. By examining the phasing that can be accommodated at near, medium and long term, the community helps ensure that growth is metered appropriately to meet its needs without growing faster than it has the capacity and financial resources to support. It also helps the City focus conversations with potential developers and existing land owners to ensure development happens consistent with the community vision for the area.

***Demonstrates jurisdictional and service provider commitments necessary for a successful planning and adoption process***

The City has not fully vetted this project with all service providers but we have a long history of collaboration on similar projects. Due to the location of the urban reserve area, it is accepted that the City of Sherwood would be the governing entity when development occurs. Through the urban reserves process, Sherwood and the County worked together, with the County generally deferring to the City of Sherwood when appropriate, to identify concepts for this reserve area. It is anticipated that the City of Sherwood would take the lead in planning for this area with the County, CWS, ODOT, and other service providers participating on the technical advisory team through the planning process.

Ultimately, the City and County would need to update the Urban Planning Area Agreement to reflect that this area will ultimately be within Sherwood's planning area; however it is not expected that there would be any issues or concerns with this concept.

***Address readiness of land for development in areas added to the UGB since 2009***

This criteria is not applicable as the area is not currently in the UGB. This project will help the City to identify land demand and justify future needs which Metro can depend on when it considers future UGB expansion decisions.

***Best Practices Model***

This project will concept plan the entire urban reserve area 5B with the understanding that it will likely not be considered for inclusion in the UGB at one time. A key element of this plan will be to include a strategy for incremental inclusion based on local and regional growth needs that plans for the full inclusion. Given the number and size of urban reserve areas, this project can be a pilot that can help shape how future urban reserve concept plans area completed. A component of this project could also be a supplemental analysis/memo, in coordination with Metro, discussing how this project approach can be replicated for other reserve areas and recommendations on best practices.

It is envisioned that this planning process would follow a similar public involvement and outreach process to other recent projects. Specifically, we would convene a stakeholder and technical advisory committee, have regular communication to property owners within the affected area, hold open houses and provide web updates and communication throughout the process. In addition, the City will look for opportunities to target minority and low income populations by providing opportunities for interpreters, outreach and surveys to the minority communities that live in and around Sherwood.

**e. Collaborations**

In addition to significant outreach and collaboration with property owners in the area, the City will work closely with our partner agencies on the development of this plan, as we have with all of our other plans. Partner agencies include, but are not limited to: Washington County, Clean Water Services, ODOT, Tualatin National Wildlife Refuge and Metro. We will identify and work with interested parties and neighboring jurisdictions where needed.

**f. Proposed milestones and deliverables**

The City proposes 5 major milestones for the project deliverables and payment. The detailed work involved in each milestone and deliverable is outlined in the budget narrative.

| <u>Milestone #</u> | <u>Deliverable</u>  |
|--------------------|---|
| 1                  | Execution of CET Grant IGA  |
| 2                  | Professional Services agreement between City of Sherwood and selected contract firm |
| 3                  | Existing conditions report and opportunities/constraints report                     |
| 4                  | Draft proposed concept plan   |
| 5                  | The recommended concept plan addressing Title 11 and sequencing strategy            |
| 6                  | The City's adoption of concept plan and sequencing strategy                         |

**Project Management:**

The project will be directly managed by planning manager Brad Kilby. Brad has been with the City of Sherwood since August of 2011 as Senior Planner and was recently promoted to Planning Manager. Before coming to Sherwood, he worked at OTAK for eight years doing both longer range planning projects and development proposals. This experience will help ensure that the concept plan both meets the Title 11 planning requirements but also considers the reality of implementation. Brad has over 15 years of planning experience in Oregon, Washington, Arizona, California, Colorado, and the United Arab Emirates (UAE).

Brad Kilby, AICP  
 Planning Manager  
 22560 SW Pine Street  
 Sherwood OR 97140  
 503-625-4206  
 kilbyb@sherwoodoregon.gov

6. The City's adoption of concept plan and sequencing strategy – This phase includes the required public hearings with the Planning commission and City Council to adopt the necessary comprehensive plan amendments and to formally adopt or accept the concept plan. This phase will also include the adoption of an updated Urban Planning Area agreement between the City and Washington County clearly identifying the Sherwood West plan area as part of Sherwood's area of interest and, as needed, incorporating elements, action items or findings from the concept plan.

The budget will result in multiple end products that will bring this urban reserve area closer to being ready for development; including the following major tasks:

The total project cost is expected to be \$245,709 and the City will provide an in-kind match of 10% utilizing staff and resources throughout the project. The budget narrative and documents demonstrate \$24,570 will be provided through in-kind staff work on this project. The staff time for this match will be funded through the general fund and can be accommodated in the upcoming budget.

A detailed breakdown of tasks is provided in Attachment 1.

The City envisions that the bulk of the project work will be completed by a consultant firm. The City has not begun the process to select a consultant team and anticipates that the selection will be the first milestone of the project. The team selected will need to have strong skills in land use planning as well as market/economic knowledge, transportation and infrastructure analysis, and public involvement.

The Sherwood staff will lead the project at the local level and will interface with the technical and stakeholder advisory committees, the Planning Commission, Council and internal City departments. The following is a table of the staff that will likely be working on the project and their role. This correlates to the hours assigned to each staff person and the overall budget estimates for agency staff costs:

## Attachment 1 Milestones and Tasks

| MILESTONE  | TASKS   |
|--|---|
| <p><b>Execution of the CET grant IGA – This milestone will include finalizing the IGA between the City and Metro and taking it through the City Council for authorization.</b></p>   | <ul style="list-style-type: none"> <li>• Finalize scope and IGA</li> <li>• Prepare Staff Report</li> <li>• Council Resolution</li> <li>• Legal Review</li> </ul>  |
| <p><b>Professional Services agreement between City of Sherwood and selected contract firm – This milestone includes project kick-off tasks such as developing the public involvement plan, setting up the project web site, establishing technical and stakeholder advisory committees in addition to completing the RFP process to select a consultant</b></p>  | <ul style="list-style-type: none"> <li>• Prepare Request For Proposal</li> <li>• Interviews</li> <li>• Authorization from Council</li> <li>• Develop project web site</li> <li>• Create public involvement plan</li> <li>• Draft goals and objectives</li> <li>• Form TAC and CAC</li> <li>• Council Meeting to approve consultant agreement</li> </ul>                   |
| <p><b>Existing conditions report and opportunities/constraints report – This milestone is anticipated to be very consultant heavy. While much has already been identified through the urban and rural reserves process, this phase will bring all existing information in together. In addition, this phase will include a significant outreach component to engage the Sherwood community and existing property owners in the Sherwood West plan area to begin the conversation of opportunities and constraints. The work done in this phase will establish the foundation for the remaining phases.</b></p>     | <ul style="list-style-type: none"> <li>• Prepare existing conditions report</li> <li>• Prepare a market analysis</li> <li>• Conduct stakeholder interviews</li> <li>• CAC Meeting #1</li> <li>• TAC Meeting #1</li> </ul>   |
| <p><b>Draft proposed concept plan – This phase will first identify up to three alternative concepts based on the information received during the existing conditions and opportunities and constraints phases. The project team will then work with the TAC and SAC and the community at large to determine a preferred alternative. The consultant work will need to provide ample information for sound decisions to be made on the choices and differences among the alternatives. During this stage of the project, we will also begin exploring the phasing opportunities and needs by looking at the</b></p> | <ul style="list-style-type: none"> <li>• Develop and analyze alternatives</li> <li>• CAC Meeting #2</li> <li>• TAC Meeting #2</li> <li>• Conduct a charette</li> <li>• Brief the Planning Commission</li> <li>• Public open house</li> <li>• Select alternative</li> <li>• Prepare phasing strategy report</li> <li>• CAC meeting #3</li> <li>• TAC Meeting #3</li> </ul> |

**Community Planning and Development Grant Program  
F1 - Project Budget Form**

**Project Costs**

1) Estimate the hours of work directly related to your project for agency personnel, consultants, and non-profit personnel. You can delete rows that do not apply and/or add more specific descriptors.

2) Explain the tasks each is expected to complete in the budget narrative (i.e., design development, construction estimates, public involvement, technical research, code analysis, etc.).

|  | Personnel Costs | Financial Match        | InKind Match        | CET Grant Request        | TOTAL        |
|--|-----------------|------------------------|---------------------|--------------------------|--------------|
| 1. Execution of the CET grant IGA – This milestone will include finalizing the IGA between the City and Metro and taking it through the City Council for authorization.  | Agency staff    | 0                      | 1,002               | 0                        | 1,002        |
|  | Consultants     | 0                      | 0                   | 0                        | 0            |
|  |                 |                        |                     |                          | 1,002        |
| 2. Professional Services agreement between City of Sherwood and selected contract firm – This milestone includes project kick-off tasks such as developing the public involvement plan, setting up the project web site, establishing technical and stakeholder advisory committees in addition to completing the RFP process to select a consultant   | Agency staff    | 0                      | 1,753               | 7013                     | 8,766        |
|  | Consultants     | 0                      | 0                   | 4600                     | 4,600        |
|  |                 |                        |                     |                          | 13,366       |
| 3. Existing conditions report and opportunities/constraints report – This milestone is anticipated to be very consultant heavy. While much has already been identified through the urban and rural reserves process, this phase will bring all existing information in together. In addition, this phase will include a significant outreach component to engage the Sherwood community and existing property owners in the Sherwood West plan area to begin the conversation of opportunities and constraints. The work done in this phase will establish the foundation for the remaining phases.  | Agency staff    | 0                      | 4,637               | 4479                     | 9,116        |
|  | Consultants     | 0                      | 0                   | 37260                    | 37,260       |
|  |                 |                        |                     |                          | 46,376       |
| 4. Draft proposed concept plan – This phase will first identify up to three alternative concepts based on the information received during the existing conditions and opportunities and constraints phases. The project team will then work with the TAC and SAC and the community at large to determine a preferred alternative. The consultant work will need to provide ample information for sound decisions to be made on the choices and differences among the alternatives. During this stage of the project, we will also begin exploring the phasing opportunities and needs by looking at the existing and planned infrastructure capacity as well as the public service needs (police, library, school facilities, parks, etc) that will be needed to accommodate growth of the area at partial and full build-out. | Agency staff    | 0                      | 8,000               | 19660                    | 27,660       |
|  | Consultants     | 0                      | 0                   | 83318                    | 83,318       |
|  |                 |                        |                     |                          | 110,978      |
| 5. The recommended concept plan addressing Title 11 and sequencing strategy – During this phase, the preferred alternative will be refined and analyzed into a final proposed document for decision making. The City and consultant team will identify necessary amendments to the comprehensive plan and conduct public notice and outreach to ensure engagement and input prior to public hearings being held.   | Agency staff    | 0                      | 5,466               | 18,634                   | 24,100       |
|  | Consultants     | 0                      | 0                   | 38,755                   | 38,755       |
|  |                 |                        |                     |                          | 62,855       |
| 6. The City's adoption of concept plan and sequencing strategy – This phase includes the required public hearings with the Planning commission and City Council to adopt the necessary comprehensive plan amendments and to formally adopt or accept the concept plan. This phase will also include the adoption of an updated Urban Planning Area agreement between the City and Washington County clearly identifying the Sherwood West plan area as part of Sherwood's area of interest and, as needed, incorporating elements, action items or findings from the concept plan.   | Agency staff    | 0                      | 1410                | 5,638                    | 7,048        |
|  | Consultants     | 0                      | 0                   | 1,782                    | 1,782        |
|  |                 |                        |                     |                          | 8,830        |
| Other, please list   |                 |                        |                     |                          |              |
| <b>Total for Planning Services</b>   |                 |                        | 22268               | 221139                   | 243,407      |
| <b>Other Costs</b>   |                 | <b>Financial Match</b> | <b>InKind Match</b> | <b>CET Grant Request</b> | <b>TOTAL</b> |
| Publishing notices, mailing, flyers, etc   |                 |                        | 2302                |                          |              |
| <b>Total for Other Costs</b>   |                 |                        | 2302                | 0                        | 0            |
| <b>TOTAL PROJECT COSTS</b>   |                 | 0                      | 24,570              | 221,139                  | 245,709      |

Note: See pages 18 and 19 of the Application Handbook for detail instructions.

Community Planning and Development Grants Program  
 F2 - Match Form

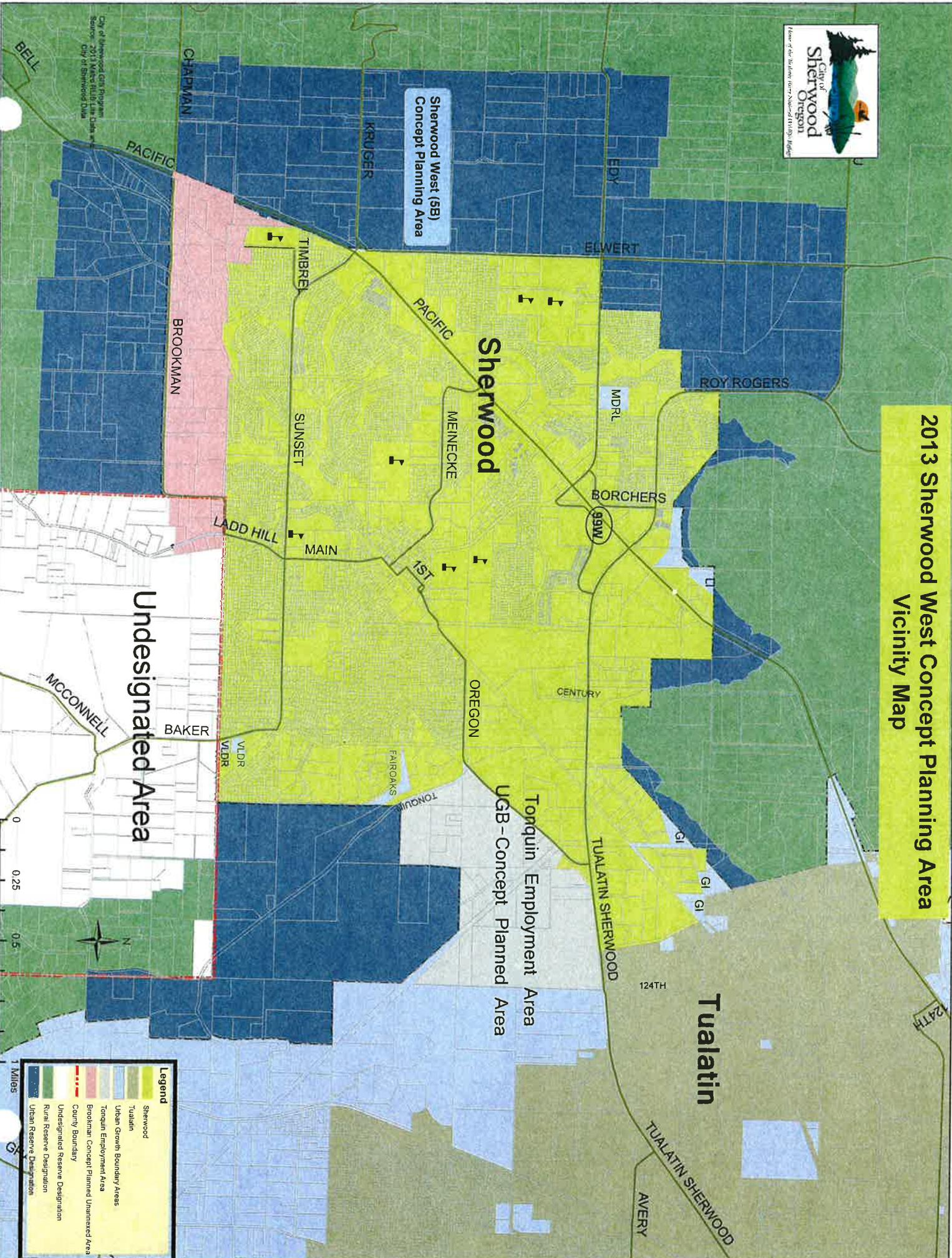
**Instructions:** If your "Match Source" is a professional or technical service received as "In Kind," use the market average or actual salary or bid for that individual or service. Use the "Notes" field to document methodology.

| Match Source      | Choose One                      |  | Choose One                    |  | Amount       | Notes                              |
|-------------------|---------------------------------|--|-------------------------------|--|--------------|------------------------------------|
| City General Fund | <input type="radio"/> Financial | <input checked="" type="radio"/> In Kind | <input type="radio"/> Pending | <input checked="" type="radio"/> Secured | \$ 24,570.00 | various City staffs' salaried time |
|                   | <input type="radio"/> Financial | <input type="radio"/> In Kind            | <input type="radio"/> Pending | <input type="radio"/> Secured            | \$           |                                    |
|                   | <input type="radio"/> Financial | <input type="radio"/> In Kind            | <input type="radio"/> Pending | <input type="radio"/> Secured            | \$           |                                    |
|                   | <input type="radio"/> Financial | <input type="radio"/> In Kind            | <input type="radio"/> Pending | <input type="radio"/> Secured            | \$           |                                    |
|                   | <input type="radio"/> Financial | <input type="radio"/> In Kind            | <input type="radio"/> Pending | <input type="radio"/> Secured            | \$           |                                    |
|                   | <input type="radio"/> Financial | <input type="radio"/> In Kind            | <input type="radio"/> Pending | <input type="radio"/> Secured            | \$           |                                    |
|                   | <input type="radio"/> Financial | <input type="radio"/> In Kind            | <input type="radio"/> Pending | <input type="radio"/> Secured            | \$           |                                    |
|                   | <input type="radio"/> Financial | <input type="radio"/> In Kind            | <input type="radio"/> Pending | <input type="radio"/> Secured            | \$           |                                    |
|                   | <input type="radio"/> Financial | <input type="radio"/> In Kind            | <input type="radio"/> Pending | <input type="radio"/> Secured            | \$           |                                    |

Total \$ 24,570.00



# 2013 Sherwood West Concept Planning Area Vicinity Map



Sherwood West (5B)  
Concept Planning Area

Sherwood

Undesignated Area

Torquin Employment Area  
UGB - Concept Planned Area

Tualatin

City of Sherwood GIS Program  
Source: 2011 Aerial Imagery, LIDAR, and  
City of Sherwood Data

BELL

PACIFIC

CHAPMAN

KRUGER

EDY

ELWERT

ROY ROGERS

MDRL

BORCHERS

99W

TIMBRE

PACIFIC

BROOKMAN

SUNSET

MEINECKE

MAIN

LADD HILL

1ST

OREGON

CENTURY

MCCONNELL

BAKER

VLDR

FAIROAKS

TONQUIN

TUALATIN SHERWOOD

124TH

TUALATIN SHERWOOD

AVERY

Legend

- Sherwood
- Tualatin
- Urban Growth Boundary Areas
- Torquin Employment Area
- Brookman Concept Planned Unnamed Area
- County Boundary
- Undesignated Reserve Designation
- Rural Reserve Designation
- Urban Reserve Designation

0 0.25 0.5 1 Miles





# WASHINGTON COUNTY OREGON

April 18, 2013

Martha Bennett  
Chief Operating Officer, Metro  
600 NE Grand Avenue  
Portland, OR 97232-2736

RE: CPD Grant for Concept Plan Development for Urban Reserve Area 5b

Dear Ms. Bennett:

Washington County has a long history of collaboration with the local jurisdictions within the county. We worked closely with all the jurisdictions within the Metro boundary when going through the urban and rural reserves designation process. As part of that process, the area west of Sherwood (Area 5b) was designated as an urban reserve and it was assumed throughout the process that that area would one day be within the City of Sherwood's limits. It is important to note that the county does not have the resources needed, nor is it in the county's best interest to develop concept plans for areas in which there is a city that will ultimately provide services.

We understand that the City of Sherwood is interested in obtaining grant funding to develop a concept plan for Urban Reserve Area 5b west of the city. As with other areas such as North Bethany and West Bull Mountain, we believe that concept planning is an essential element of the regional planning process and that without such planning, the city's ability to plan and leverage resources for essential infrastructure would be delayed and that the region's ability to adequately consider land for inclusion in the UGB when a determination is made that additional land is needed would be impaired.

Without funding from grants such as this, it is unlikely that the City of Sherwood will have the funds or resources needed to develop a concept plan for the area. We therefore fully support the funding of this grant and look forward to working with the City during the concept planning process.

Thank you for your support and consideration for funding of this important planning project.

Sincerely,

Andrew Singelakis, AICP  
Director of Land Use & Transportation

C: Tom Pessemier, City of Sherwood  
Julia Hajduk, City of Sherwood  
Andy Back, Washington County

**Department of Land Use & Transportation · Office of the Director**

155 N First Avenue, Ste. 350 MS 16 · Hillsboro, OR 97124-3072  
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Home Builders Association  
of Metropolitan Portland

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April 15, 2013

Martha Bennett  
Chief Operating Officer  
600 NE Grand Avenue  
Portland, OR 97232-2736

RE: Community Development and Planning Grants

Dear Martha,

It is my understanding that the City of Sherwood has submitted a request for Construction Excise Tax (CET) grant funding to support the concept planning for approximately 1,291 acres west of the City of Sherwood. While we fully understand that concept planning does not provide certainty that any or all of this area will be brought in to the UGB in the next review cycle, this planning will allow the City to meet Metro's requirement for lands to be considered in the event any expansion is needed.

We also believe that Sherwood's request is a regional priority given their past performance and future needs. The City has done an excellent job at providing a mix and range of housing options in its previous development work, including higher density housing adjacent to its Old Town Center and along the 99w corridor. The City has also done an excellent job at revitalizing its Old Town Center, adding school capacity, and developing industrial/commercial capacity so that more people can both live and work in Sherwood – another one of Metro's regional goals. Currently, Sherwood has very little land left for residential development. The City will require additional residential land if it is to continue to have the capacity to meet its growth needs and allow people to reside near employment opportunities with good housing choices.

Thank you for your consideration of the City of Sherwood's request for CET grant funding for this important project. Please feel free to contact me if you have any questions.

Sincerely,

Dave Nielsen  
CEO  
Home Builders Association of Metro Portland