



September 5<sup>th</sup>, 2023

**To: North Plains Mayor and City Council**  
**Re: Support for Ordinance No. 490, Urban Growth Boundary Expansion**

Dear Mayor Lenahan and Councilors,

My name is Preston Korst and I'm the Director of Government Affairs at the Home Building Association of Greater Portland. HBA is dedicated to maximizing housing choice for all who reside in our region by shaping an environment in which industry professionals can meet the diverse needs of all communities.

**We are writing to express our industry's strong support for Ordinance 490, which would expand the city's UGB and create new opportunities for economic growth.** Doing so will enable our region to reach its housing production target goals and create needed economic development opportunities that will continue to make North Plains and the county a thriving place to live, work, and play. This well-planned and expansion request will deliver important opportunities not only for Oregon's Semi-Conductor competitiveness, but also our entire region's ability to reverse our severe housing shortage.

At its core, approval of this expansion will:

- *Address Our Housing Crisis.* It will create a fresh stock of new housing supply, allowing the city of North Plains to secure new housing options for existing and new residents—all of which will result in increased affordability. North Plains will need roughly 1,348 new housing units by 2045, this expansion is essential to meeting those targets.
- *Encourage Housing Close to Basic Infrastructure and Services.* This expansion would be located feet from HWY 26, minutes from downtown, less than 6 miles from Hillsboro, and just 30 minutes from Portland. Proximate infrastructure is not the only benefit of a proposed expansion—it is also happening simultaneously to North Plains' [Downtown Improvement Plans](#) which will encourage walkable communities, and equitable transportation options.
- *Create Jobs.* This expansion will create new jobs while allowing the city to diversify its tax base and enable a more stable and financially secure future for the city and its residents. We also need housing close to where jobs are—including major employment hubs like Nike, Intel, Columbia Sportswear, etc. all of which are just miles from the planned expansion area.

Oregon is staring down a current housing deficit of 140,000+ units, and will need 443,000 new homes over the next 20 years. This means we must not only prioritize the development of new housing now, but also plan to encourage and manage growth for the future as well. Approval of this request will support that herculean effort.

The Home Building Association, on behalf of the more than 1,200 members, believe that this UGB expansion will provide North Plains with the freedom to better plan for its selected future. The result of

which will be more new homes being built in an area well-suited for it. For affordability and the overall supply of housing, it is an undeniably smart path that deserves the community's support and your vote.

Thank you for your consideration,

A handwritten signature in black ink, reading "Preston Korst". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

**Preston Korst**

Director of Public Policy and Government Affairs  
Home Building Association of Greater Portland