



August 31st, 2023

To: Yamhill County Chair and Commissioners

Re: Support for Docket Item: PA-01-21. Request to place 95.3 acres of property into the Newberg Urban Reserve Area for future urban uses, as recommended by Newberg Ordinance 2023-2911.

Dear Chair Berschauer and Commissioners,

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 a proposal to expand the City of Newberg's Urban Reserve Area for future urban planning. Doing so will enable our region to reach its housing production target goals and create needed economic development opportunities that will continue to make Yamhill County a thriving place to live, work, and play.

Given the continued severity of our region's housing crisis, we applaud the unanimous approval by Newberg City Council in July 2023 to expand their reserve boundary to include roughly 95 acres of land well-suited for residential development. We ask that you follow-suit and enable local stakeholders to being to plan out a renewed vision that brings new housing and economic development opportunities to its community. Newberg's UGB was established decades ago but hasn't been properly updated to reflect new growth patterns. Your approval will encourage a more adaptive approach to growth.

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 reserve designation request will support that herculean effort.

The Home Building Association, on behalf of the more than 1,200 members, believe that this UGB reserve designation will provide more localized control over current state-regulated land use decisions while showing support to cities that actively plan for growth. 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 that reads 'Preston Korst'. The signature is fluid and cursive, written over a light blue horizontal line.

Preston Korst

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