



COLUMBIA  
CORRIDOR  
ASSOCIATION



Home Builders Association  
of Metropolitan Portland



COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION

OREGON CHAPTER



PORTLAND  
BUSINESS ALLIANCE  
*Commerce • Community • Prosperity*



PORTLAND METROPOLITAN  
ASSOCIATION OF REALTORS®

July 3, 2020

Ted Wheeler, Mayor  
Portland City Council  
1221 SW 4th Ave  
Portland, OR 97204

**Re: Support for the Expiration Date Extension Project**

Dear Mayor Wheeler,

We are writing on behalf of the tens of thousands of women and men who work in and around the commercial, industrial, and residential development communities. Building Owners and Managers Association of Oregon, Columbia Corridor Association, Home Builders Association of Metropolitan Portland, National Association of Industrial and Office Properties Oregon Chapter, Portland Business Alliance, and Portland Metropolitan Association of Realtors, represent a broad diversity of businesses in our city, region, and throughout the State of Oregon.

The COVID-19 pandemic is causing severe economic disruption throughout the Portland region and Oregon. Home building, like many industries, is facing an uncertain future. Nationwide, home construction in March suffered its worst monthly decline since 1984 as housing starts fell by over 22% from the previous month. This downturn in construction is attributed to many factors including, but not limited to, supply chain interruptions for material coming from East Asia, reductions in available capital, and wavering consumer demand.

Despite the economic downturn, Oregonians continue to desperately need new housing. A recent report showed the state underproduced 155,000 units of housing since the Great Recession. This failure forces Oregon families to compete for ever scarcer housing, which in turn drives up costs, delays family formations, and inhibits growth.

Given the trying combination of the current economic outlook and the pressing need for new housing to meet Oregonians needs, **the City of Portland should immediately adopt and implement the Expiration Date Extension Project (“EDEP”)**. Doing so will help ensure that builders can finish constructing development projects currently in the project pipeline and that neighborhood contact meetings can continue during the COVID-19 pandemic.

EDEP is similar to land use review code amendments that were adopted during the last economic recession after the 2008 market crash. Importantly, it will serve to help stabilize market forces, ensuring that Portland continues to see critically needed new housing come to fruition. Particularly given the recent adoption of Better Housing By Design, the re-adoption of Central City 2035, and the likely adoption of the Residential Infill Project, Portland must ensure that there are mechanisms in place to foster and encourage the creation of new housing. EDEP does just that while striking an appropriate balance between extending existing approvals and ensuring project-based community engagement. We thank the Bureau of Planning and Sustainability staff for bringing forward EDEP at this time and sincerely hope you will adopt it in an expeditious manner.

Thank you.

Cc: Chloe Eudaly, Commissioner  
Amanda Fritz, Commissioner  
Jo Ann Hardesty, Commissioner