



February 7th, 2023

Mayor Stovall and City Council
City of Gresham
1333 NW Eastman Parkway
Gresham, OR 97030

Mayor Stovall and City Councilors:

My name is Preston Korst and I'm the Director of Government Affairs at the Home Building Association of Greater Portland. The HBA is dedicated to maximizing housing choice for all who reside in our region by shaping an environment in which industry professionals can effectively meet the diversified needs of all communities. Our industry has delivered strong economic and community impact in Gresham—in the past five years, residential builders have generated nearly a billion dollars of value and created 2,000 new homes in the City of Gresham.

We are writing to urge council to approve the consent agenda item authorizing City staff to move forward with reviewing the development code in order to update how Gresham calculates and approves vesting periods for planned subdivisions.

Given the increasingly complex and time intensive processes required to plan, finance, and buildout new subdivisions, builders (both affordable and market-rate) are finding it difficult to meet ever-changing development standards. Add in recent supply chain and labor shortages to this mix and the timeframe to complete a planned subdivision takes even longer than in past years. Allowing for more time to complete planned housing developments (some with over 200 units), will ensure that homes are built thoughtfully and with safety and efficiency in mind, without being rushed in order to meet new architectural standards.

This is why we believe that the vesting period applied to land use decisions for housing should be revisited to ensure that builders have adequate time to appropriately build out desperately needed housing options in Gresham. Given our regional housing crisis and long-term need for more housing, we believe that the city's vesting period should begin at the point in which a plat is recorded (rather than at the more preliminary land-use stages), in addition to being extended from 3-years to 6-years. These changes will help make building new housing in Gresham more predictable and financeable, both of which translates to greater affordability and more livable communities for residents.

We believe that Gresham's strong reputation for thoughtful engagement and pro-housing policies will continue to make it an attractive place for new housing. Our members have long appreciated both staff

and council's open-communication and collaboration on housing issues. We urge council to vote yes on this Consent Agenda item to ensure future housing affordability is not sacrificed due to administrative technicalities.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Preston Korst", written over a light gray rectangular background.

Preston Korst

Director of Public Policy and Government Affairs
Home Building Association of Greater Portland
15555 Bangy Rd, Lake Oswego, OR 97035
Email: prestonk@hbapdx.org
Phone: 503-684-1880