



January 17th, 2023

Metro Council President and Councilors
Metro Regional Government
600 NE Grand Ave.
Portland, OR 97232

Council President Peterson 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 effectively meet the diverse needs of all communities. **I am writing to express our industry's support of Metro's proposed designation exchange for Tigard's River Terrace 2.0, which will generate thousands of new housing units for the region.**

Given the continued severity of our regional housing crisis, we applaud Tigard's well-planned vision to bring both housing and economic development opportunities to its community. River Terrace 2.0 encompasses the very best of what planned communities can offer: parks, varied transit options, commercial areas, and lots of diverse housing products, including those newly allowed by HB2001. This walkable community design will also include the city's desire to generate both regulated affordable and market rate housing types.

From city staff to elected officials, Tigard's proactive approach to concept planning will turn roughly 350 acres of buildable land into anywhere from 3,000 and 4,500 new homes. This will have direct impact on our region's ability to increase housing affordability and blunt the effects of the worsening housing crisis. After years of effort and eventual success in planning for and building out a nearby development called River Terrace, this additional expansion plan is a natural follow-up. Following vigorous community outreach, the city concept plan will be accessible to everyone in Tigard and make for a more livable future.

We also appreciate Metro's engagement and thoughtful approach in processing this request during the less-familiar mid-cycle review framework. Both staff and council leadership have been honest brokers while introducing the exchange concept to the community and stakeholders. We believe that the proposed "swap" or designation exchange introduced by Metro is an innovative tool to bypass cumbersome and archaic land use laws designed to make it difficult to turn vacant land into productive and valuable housing for hardworking families. When we're staring down a 60,000-unit regional housing shortage, there are few issues that feel as pressing, and as relevant than the availability of buildable land

to accommodate continued growth. In identifying flat, relatively shovel ready land, Tigard's robust planning process and dedication of resources for new development is vastly more feasible and will be more cost effective to build than any potential lands slated for removal. **For these reasons, we ask that councilors vote to approve the UGB exchange outlined in the Chief Operating Officer's report.**

Regarding the options presented to the council for consideration, HBA would like more clarification on Metro's partiality for the third alternative, *Option 3* as opposed to the first two. In looking at the respective lands designated for possible removal from UGB, all of the parcels identified in either Option 1 or 2 are roughly 6 miles from the nearest urban cores of either Gresham or Happy Valley. On the other hand, the parcels identified in Option 3 are just 2 miles away from Oregon City's urban core. While there may be environmental encumbrances or concerns (such as Abernethy Creek), we simply want to ensure that redesignation of any lands is based on reasonable expectation of anticipated use, and not due to any particular jurisdiction's anti-development agenda. Generally speaking, it would make most sense to retain lands in areas that are closer to urbanized services and infrastructure while removing those that are further away and have other valuable uses, such as farming or wildlife.

We believe that this UGB exchange provides more localized control over current state-regulated land use decisions while encouraging more cities to actively plan for growth. The result of which will be thousands more new homes being built in an area that's well prepared for it. For affordability and the overall supply of the region's housing, we believe that this creative path deserves the community's support and your vote.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "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 Builders Association of Metro Portland
15555 Bangy Rd, Lake Oswego, OR 97035
email: prestonk@hbapdx.org
phone: 503-684-1880