

Portland Planning and Sustainability Commission
1900 SW 4th Avenue, Suite 7100
Portland, Oregon 97201

Re: Expiration Date Extension Project

Dear Commissioners:



Douglas Wilson Companies appreciates the opportunity to comment on the Expiration Date Extension Project Proposed Draft. Douglas Wilson Companies (DWC) supports the city of Portland and the Bureau of Planning and Sustainability's efforts to address the economic impacts of the COVID-19 pandemic on the development market through the Expiration Date Extension Project and has a suggestion on how the project could be improved.

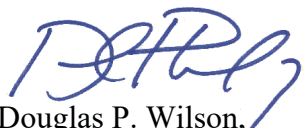
The Draft Proposal would amend zoning codes for land-use reviews to provide projects more time to endure the current state of the market in the midst of great economic uncertainty and acknowledges the impact to city permitting infrastructure, to ensure the development projects in Portland continue moving forward.

As the court-appointed Receiver for a property with a major housing project in the Central City, our responsibility is, on behalf of the lender, to preserve and enhance the value of the collateral for the loan. At a time in Portland's history when housing and commercial development are greatly needed to bounce back from the economic impacts of COVID-19, it is critical to protect local market asset value and capture development opportunities that translate into a boost to the local economy.

To best achieve the goals of the Expiration Date Extension Project, we suggest that the code change grants the extension for land use reviews and preliminary plans an additional year, for projects approved between July 1, 2016 and January 1, 2021.

Douglas Wilson Companies hopes this feedback will be incorporated into the Draft Proposal to better meet the overall goals of the Expiration Date Extension Project. Thank you to the Bureau of Planning and Sustainability and the Bureau of Development Services for bringing forward the Expiration Date Extension Project and for taking necessary actions to keep the economy moving.

Sincerely,


Douglas P. Wilson,
Chairman and Chief Executive Officer,
Douglas Wilson Companies