

SUBJECT: Letter of Support for Petition to Amend OAR 660-039 – Northpoint Vista

January 12, 2026

To Whom It May Concern,

On behalf of Pahlisch Homes, a market-rate housing developer currently working with the City of Redmond on the Northpoint Vista project, I am writing in strong support of the City's petition to amend OAR 660-039-0070(3) related to development phasing for Affordable Housing Pilot Projects.

Our company is actively involved in the planning and anticipated development of market-rate housing within Northpoint Vista. From a developer's perspective, the current phasing requirements in OAR 660-039 create significant practical challenges that limit the ability to deliver housing in a timely and coordinated manner—particularly under current economic and funding conditions.

As outlined in the petition, the existing rule effectively ties the pace of market-rate housing development to the availability of affordable housing funding, even when infrastructure is already in place and development-ready. With Oregon Housing and Community Services' LIFT rental funding fully allocated for the current biennium, the existing phasing rule would delay or halt large portions of market-rate and workforce housing through no fault of the City or development partners. This outcome is counterproductive to statewide and local goals to increase overall housing supply.

The proposed amendment—aligning the Affordable Housing Pilot Project phasing language with Senate Bill 1537 Section 55(3)(f)—offers a reasonable and balanced solution. Requiring that construction of all affordable housing units commence prior to issuance of certificates of occupancy for the last 15 percent of market-rate units ensures that affordable housing remains a core component of the project, while also allowing housing development to proceed in a financially feasible and predictable manner.

Importantly, the amendment would allow private investment in market-rate and workforce housing to move forward, enabling continued infrastructure construction, lot sales, and delivery of neighborhood amenities that benefit the entire development. Without this amendment, developers face uncertainty that may delay or prevent participation altogether, undermining the success of the pilot project and the City's ability to respond to the current housing shortage.

For these reasons, we strongly support the City of Redmond's petition to amend OAR 660-039-0070(3). The proposed change maintains the intent of the Affordable Housing Pilot Program while better reflecting real-world funding cycles, economic conditions, and the urgent need for housing production.

Thank you for your consideration.

Sincerely,

Ana Bozich
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