



# Oregon

Tina Kotek, Governor

**Housing Production Advisory Council  
Meeting Agenda  
August 25, 2023  
1:30 to 4:00 p.m.  
Virtual Webinar**

**MEMBERS and GUESTS**

Senator Kayse Jama	Erica Mills	<b>Guests:</b>	
Senator Dick Anderson	Ernesto Fonseca		
Representative Maxine Dexter	Gauri Rajbaidya		
Representative Jeff Helfrich	Ivory Mathews		
Director Andrea Bell	Joel Madsen		
Director Brenda Ortigoza Bateman	Justin Wood		
Co-chair Damien Hall	Karen Rockwell		
Co-chair J.D. Tovey	Margaret Van Vliet		
Daniel Bunn	Natalie Janney		<b>Facilitator:</b>
Deborah Flagan	Riley Hill		HPAC Co-Chair Damien Hall
Elissa Gertler	Robert Justus		HPAC Co-Chair J.D. Tovey
Eric Olsen	Thomas Cody		Matthew Tschabold

<b>Welcome</b> <i>1:30 to 1:35 p.m.</i>	<b>Co-chairs Damien Hall and J.D. Tovey</b>
<b>Consent Agenda</b> <i>1:35 to 1:40 p.m.</i>	<b>Co-chairs Damien Hall and J.D. Tovey</b>
<b>HPAC Recommendation Review Process</b> <i>1:40 to 1:50 p.m.</i>	<b>Matthew Tschabold, Governor's Office</b>
<b>Work Group Recommendations Round #1, Meeting 3</b>  1. Council discussion and potential preliminary adoption of recommendations  <i>1:50 to 2:10 p.m.</i>	<b>Eric Olsen, Land Development Permit Applications</b> <ul style="list-style-type: none"> <li>Expand the current Building Codes Division capacity for streamlining plan review and site inspections to accommodate increased levels of production at the local level</li> </ul>
<b>Work Group Recommendations Round #2, Meeting 1 of 3</b> <i>2:10 to 3:50 p.m.</i>  1. Work group introduction of potential recommendations  <i>Break(s) between topics as needed</i>	<b>Erica Mills, Workforce Shortages</b> <ul style="list-style-type: none"> <li>Modify standards for apprentice ratios in construction trades and establish new licenses</li> </ul> <b>Natalie Janney, Codes and Design</b> <ul style="list-style-type: none"> <li>Expansion of Ready Built Plans</li> <li>Modify housing appeals land use procedures</li> <li>Modify hearing time standards</li> <li>Modify allowable standards for local tree codes</li> </ul> <b>Eric Olsen, Land Development Permit Applications</b> <ul style="list-style-type: none"> <li>Modify cottage cluster courtyard and utility requirements</li> </ul>

- Modify residential permit review standards
- Require approval of certain land use design and development adjustments for residential development
- Temporarily modify residential land use review process standards
- Prohibit suspension of plan review for residential development due to private utility design delays

**Deborah Flagan, *Availability of Land***

- Land availability with infrastructure
- Expedited UGB expansion process
- Wetlands recommendation options group A
- Wetlands recommendation options group B

**Next Steps**  
*3:50 to 4:00 p.m.*

**Matthew Tschabold, Governor's Office**

## HPAC 8/25/2023 Consent Agenda Items

### Additions to Topics for Work Groups

- i. Availability of Land**
- ii. Land Development Permit Applications**
- iii. Codes and Design**
- iv. Workforce Shortages**
- v. Financing**
  - a. Fees for grant awardees through OHCS
    - i. Grants for housing projects through OHCS don't have administrative funds included in the Legislative allocation. Or rather the funds from the Legislature cannot currently be used for administrative purposes. This necessitates high application fees either to apply or as a condition of award.
    - ii. NOFA 2023-8 (Vets & SmProjects) requires a \$2500 application fee.
    - iii. Another NOFA requires a 1.5% of award fee to be paid back to OHCS for administration and it's not an allowable use of the grant funds, nor is it considered match.
    - iv. Remedy: In next appropriation, ask for a 1-2% of grant funds be allowed to be used for administrative purposes at OHCS or allow the fees to count as match, or an allowable grant expenditure.
  - b. Increased revenue options for local government. Local government funding has not kept pace with expenses and demands during the past 30 years. The shortfall has impacted housing production through several pathways (e.g., lack of available infrastructure; insufficient public safety personnel; inadequate planning and public works staffing). Property tax reform, new local revenue, and new state revenue sharing should be explored to remedy these impacts.

## **HPAC 8/25/2023 Consent Agenda Items *(continued)***

### **Transfers of Topics between Work Groups**

- i. Availability of Land**
- ii. Land Development Permit Applications**
- iii. Codes and Design**
- iv. Workforce Shortages**
- v. Financing**