



Oregon

Tina Kotek, Governor

**Housing Production Advisory Council
Meeting Agenda
May 12, 2023
1:30 to 4:00 p.m.
Virtual Webinar**

MEMBERS and GUESTS

Senator Kayse Jama	Erica Mills	Guests:	
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		Facilitator:
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	

Welcome <i>1:30 to 1:35 p.m.</i>	Co-chairs Damien Hall and J.D. Tovey
Consent Agenda <i>1:35 to 1:40 p.m.</i>	Co-chairs Damien Hall and J.D. Tovey
Work Group Updates <i>1:35 to 2:25 p.m.</i>	Deborah Flagan, <i>Availability of Land</i> Eric Olsen, <i>Land Development Permit Applications</i> Natalie Janney, <i>Codes and Design</i> Erica Mills, <i>Workforce Shortages</i> Daniel Bunn and Ivory N Mathews, <i>Financing</i>
Break <i>2:25 to 2:35</i>	
HPAC Member Discussion <i>2:35 to 3:05 p.m.</i>	Co-chairs Damien Hall and J.D. Tovey
Co-chairs Work Group Guidance <i>3:05 to 3:50 p.m.</i> i. Topic grouping, prioritization, and work plan development ii. Involving subject matter experts iii. Standards for analysis template iv. HPAC review cycle	Matthew Tschabold, Governor's Office
Next Steps <i>3:50 to 4:00 p.m.</i>	Matthew Tschabold, Governor's Office

HPAC 5/12/2023 Consent Agenda Items

Additions to Topics for Work Groups

i. Availability of Land

- a. Assess and identify barriers to making land ready for development and housing production and develop solutions and tools to address barriers such as annexation, land assembly, infrastructure investment, SDC costs, wetland mitigation, and other identified barriers.
- b. Most local governments have extremely limited capacity and few resources to take an active role in land readiness and housing development. Provide resources and tools that can increase local government capacity and provide technical assistance to assist local governments with land readiness and housing production.
- c. Assess how to better utilize brownfield sites for housing production and more specifically for affordable housing development.
- d. Consider an executive branch mechanism to mitigate disputes between state and local agencies governing policies for wetlands, scenic areas, coastal areas, and possibly other environmental areas. Federal agencies may be implicated and warrant communication. Local bodies may include water districts, parks districts, county, local governments, etc., state agencies may include DSL or the Army Corp of Engineers, and federal agencies could include FEMA.
- e. Approve preliminary plats that have expired: consider extending the expiration *date (2010 or later)* to allow land to be developed at approved development guidelines and conditions of approval. Further review and discussion needed to ensure the right conditions and variances are applied.
- f. Allocate housing production targets for all *cities (not just populations over 10,000 – HB 2003)*. Eliminate ‘floor’ on city population participation as it relates to housing code reform and production targets to help advance housing production across the state.
- g. Critical infrastructure inventory: identify a comprehensive report of local infrastructure projects impeding land readiness or housing and affordable housing development inside the UGB (*that is too costly for private development to take on*). Include cost estimate of necessary infrastructure needed to get housing built.
- h. Promote complete communities in greenfield areas, marrying statewide housing and economic development goals. Plan for affordable and workforce housing, economic development, transit and biking services, equitable employment opportunities, and other important community assets commensurate with community capabilities.

ii. Land Development Permit Applications

- a. Establish a state-run system for expeditious review and approval for adaptive re-use of existing commercial buildings to residential use.
- b. Require mandatory in person meetings after second set of plans.
- c. No new building/plan review comments after 1st round unless major life/safety issue is discovered.

- d. All building/plan review comments must specify a deficiency with code citation.

iii. Codes and Design

- a. Pre-Approved/Permit Ready Plans for housing types Develop plans for various housing types that have already passed building plan review and meets building code. This enables a faster path through the building permit process while also reducing pre-construction costs.

iv. Workforce Shortages

- a. Establish/determine a statewide BOLI approved curriculum that community colleges use.
- b. Review state requirement for ratios of supervisors for apprenticeship programs for tech construction skills.
- c. Review and develop statewide funding and programs for Youth Build/J Bar J (*correctional training*) programs for GED and certification for basic construction skills.

v. Financing

- a. Coordination strategy/investment between OHCS & Business OR Affordable housing developers must navigate affordable housing and infrastructure funds with OHCS and Business OR. There is a need for a coordinated strategy or investment strategy btw these agencies to better coordinate these housing funds.
- b. Centralized Financing Agency Too often, housing developers are interfacing with multiple agencies for disparate pots of funds for various costs associated with the development of affordable housing (rehab, rent assistance, infrastructure, transportation, wetlands, housing, etc.). Develop a centralized agency charged as the "keeper/supplier" of all the different types of funds needed for housing production to reduce time and exposure to different agency processes/reqs.
- c. Possible Infrastructure Funding Streams: Transit Room Tax (for cities that have a significant rate of tourism/allow a portion of Transit Room Tax to be used for infrastructure in the city). Housing Bond: Utilize a portion for housing (OHSC) & a portion for Infrastructure (Business Oregon). Infrastructure Grants for cities that have critical infrastructure needs to unlock accessible lands, market rate developers could pay a proportionate share for their developments or if deed restricted affordable units are constructed cost is reduced or eliminated. Private developers could apply for low interest infrastructure loans if city sign off on infrastructure that benefits long term city services.

HPAC 5/12/2023 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**