



Oregon

Tina Kotek, Governor

HPAC Work Group Recommendation Template

Last Update: June 21, 2023

Work Group

- Availability of land
- Land development permit applications
- Codes and design
- Workforce shortages
- Financing

Recommendation

Cities cannot suspend plan review processes due to delays in design submission from private utility companies.

Related Work Plan Topics

Provide some oversight to utility companies to ensure they are working quickly with development to provide power and designs. It isn't uncommon to request a design from a power company and not hear for months from them.

Adoption of Recommendation

Consensus

Co-chairs Guidance: Standards for Analysis

1. Clearly describe the housing production issue that the recommended action(s) will address.

Reduction of the time it takes to get housing approved is an essential component of increasing production. Private and not-for-profit developers are much more inclined to engage in projects with shorter approval periods.

2. Provide an overview of the housing production issue, including quantitative/qualitative context if available.

Some private utility companies are not required to complete a design or otherwise expedite the construction of infrastructure necessary for completion of living units. Allowing an applicant to proceed with city plan review concurrently with utility design work could reduce the time to completion of housing units by up to 6 months. Removing this single potential obstacle to the process would have a significant impact on a many housing development projects.

3. To assess the issue and potential action(s), include subject matter experts representing all sides of the issue in work group meetings, including major government, industry, and stakeholder associations.

Public Works Directors from small, medium and large jurisdiction have indicated that the primary reason for this stipulation is to protect a developer from the risk of potential unknowns (e.g. availability of power to a site.) They indicated that there are not significant risks to the jurisdiction as much as the project at large.

SMEs included:

- Amy Pepper, City of Wilsonville
- Kurt Krueger, City of Portland
- Michael Liebler, Mark Rust, Stan Petroff, City of Springfield
- Brian Martin, City of Salem
- Derrick Tokos, City of Newport

SMEs provided testimony in writing, via phone meetings, and participated in a panel (7/10/23).

4. Provide an overview of the expected outcome of the recommended action(s), including quantitative/qualitative context if available.

Overall streamlining of the process will take several smaller modifications to ultimately achieve a large impact.

5. Estimate of the time frame (*immediate, short, medium, long-term*), feasibility (*low, medium, high*), and cost (*low, medium, high*) for implementation of the recommended action(s).

Time Frame

Long-term

Medium-term

Short-term

Immediate

Feasibility

High

Medium

Low

High

Medium

Low

Cost

There should be at little to no cost.

6. Provide a general overview of implementation, the who and how for the recommended action(s).

Unknown

7. Outline the data and information needed for reporting to track the impact and implementation of the recommended action(s).

While measuring the actual effect on both production and affordability might be difficult, this recommendation accompanies a series of forthcoming recommendations all of which are designed to compress the time it takes for projects to come online.

8. Identify any major externalities, unknowns, tradeoffs, or potential unintended consequences.

1. Private utilities can have trenching conflicts with water, sewer and storm. Conflicts may arise during construction or after civil engineering approved. This would potentially lead to required redesign.
2. As outlined by SMEs, there is a greater potential risk to developers who might proceed with a project without a clear understanding of the scope and cost of constructing power/gas/phone/internet/TV infrastructure.

Please include any relevant reports, data analyses, presentations, or other documents that would be informative and useful for the full HPAC as the recommendation is discussed and considered.