



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

All proposed housing projects which exceed 15 units and which require ODOT design review as part of the development permit shall be elevated to “priority status” for prompt review. Additionally, residential projects which require ODOT review as part of a land use action (most often when exceeding a threshold of daily trips) shall be elevated to “priority status.” “Priority status” means that ODOT will assign a focused and specialized team of engineers and reviewers to fast track the project review, with a single point of contact for fast and reliable customer service.

Related Work Plan Topics

Identify topics assigned to the work group that informed the development of this recommendation.

The current land use and building permit process is too complex, at times not predictable, expensive, and time intensive. In addition, the process varies in every community creating additional challenges. The process needs to be changed to address the barriers to housing production that this creates.

Adoption of Recommendation

Adopted by consensus via email, 9/28/23.

Co-chairs Guidance: Standards for Analysis

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

Describe the barrier(s) or solution(s) the recommendation seeks to address, and how the existence of the barriers hinders production or how the solution supports production.

The slow and often bureaucratic process of development when ODOT right-of-way is involved can be expensive and is often the reason for housing projects not to move forward. Providing a streamlined process for design and approval of ODOT projects is important to areas with ODOT highway considerations.

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

Summarize the quantitative and qualitative information available, and reviewed by the work group, that informed the analysis of the barrier or solution and led to the recommendation included in this form. Please In addition, describe how the status quo positively or negatively impacts different individuals or communities – why and how.

All other things being equal, private development will gravitate toward projects which have less significant impediments in the development process. Experience tells us that projects which impact ODOT are much more difficult from design through construction--a justifiable reason for housing projects not to move forward. Our discussions with both ODOT officials, cities and engineers helped formulate this recommendation.

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.

List the observers and participating SMEs at the work group meetings as the recommendation was developed. Identify which participating SMEs provided information to the work group and how. Summarize the information and perspective provided by the participating SMEs. If the participating SMEs expressed disagreement or concern with the work group recommendation, describe the reason.

“Mac” Lynde—ODOT
Ron Irish—City of Albany
Derrick Tokos—City of Newport
Kenna West—City of Independence

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

Outline the desired result or outcome of the recommendation for both housing production and different individuals and communities.

Realistically, quantitative information will be relatively difficult to obtain. But the many cities along with private developers/engineers who interact with ODOT for housing related projects can easily evaluate their interactions, especially as it relates to prior projects prior to the adoption of this new policy.

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	Feasibility	Cost
<input type="checkbox"/> Long-term	<input checked="" type="checkbox"/> High	<input type="checkbox"/> High
<input checked="" type="checkbox"/> Medium-term	<input type="checkbox"/> Medium	<input type="checkbox"/> Medium
<input type="checkbox"/> Short-term	<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Low
<input type="checkbox"/> Immediate		

Add any additional context here.

Medium Term, High Feasibility, Low Cost

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

To the extent the work group knows, is this implemented in state statute or rule, by the state or local government, by a particular agency, etc.

The group has not determined how this might be implemented.

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

Identify the data the Governor's Office would need to track to determine if the recommendation is increasing housing production. Flag any areas where data does not exist leaving a gap in understanding outcomes or impacts.

Relying on cities to provide reporting for projects both (both built and yet to be built) would be the most immediate source of valuable information.

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

Based on the work group's analysis and information provided by participating SMEs, outline what is unknown, the tradeoffs exist by implementing the recommendations, and any known potential unintended consequences. Identify if there are any potential unintended impacts on different individuals or communities.

Currently, ODOT's budget is very tight and so this would require additional funding. Also, other non-housing projects might feel some impact from this new prioritization of housing at the agency.

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.