



City of
PORTLAND, OREGON

Development Review Advisory Committee

Development Review Advisory Committee

Meeting Notes

Thursday, October 20, 2022

DRAC Members Present:

Jill Cropp

Paul Delsman

Sean Green

Sam Miller

Jennifer Santhouse

Bobby Daniels

Elizabeth Gomez

Lauren Jones

Eric Paine

Libby Deal

Steffeni Gray

Steve Lee

Maurice Rahming

City Staff Present:

Beth Benton, BDS

Rebecca Esau, BDS

Christina Ghan, Mayor's Office

Douglas Imaralu, Budget Office

Terry Kimmons, Fire

Marco Mejia Yopez, BDS

David O'Longaigh, Water

Lila Pigott, BDS

Ken Ray, BDS

Bret Winkler, BES

Gabby Bruya, BDS

Brenda Fahey, BDS

Karen Guillen-Chapman, Comm. Ryan's Office

Casey Jogerst, Urban Forestry

Kurt Krueger, PBOT

Erin Mick, BDS

Yoshi Onda, BDS

Colleen Poole, BDS

Janette Silleck, BDS

Patricia Diefenderfer, BPS

Mieke Keenan, BDS

David Kuhnhausen, BDS

Phil Nameny, BPS

Andy Peterson, BDS

Leesha Posey, BDS

Kim Tallant, BDS

Guests Present:

Ashley Fleschner, National Association of the Remodeling Industry

Eli Spevak, Orange Splot LLC

Michelle Schulz, GBD Architects

Suzannah Stanley, Mackenzie

DRAC Members Absent:

Holloway Huntley

Peggy Moretti

Martha Williamson

Handouts (all handouts are available at [Development Review Advisory Committee \(DRAC\) | Portland.gov](https://www.portland.gov/development-review-advisory-committee))

- Draft DRAC Meeting Notes 09/15/2022
- Inter-Bureau Code Change List
- BDS Major Workload Parameters
- Non-Cumulative Cost Recovery Report
- BDS Business Continuity Plan Summary
- DevHub Solar Presentation
- EV Ready Code Project & State Changes

DRAC Business

September 15, 2022 DRAC Meeting Notes

DRAC Members reviewed and approved notes from the September 15, 2022 DRAC meeting.

City / Bureau Updates

New BDS Equity Program Staff

BDS Equity Program Manager Leesha Posey introduced two new BDS Equity Program team members:

- Marco Meija Yopez is the new Community Engagement Program manager.
- Yoshi Onda is a data analyst focused on data management and analysis in support of BDS equity goals.

Regulatory Improvement Code Amendment Process (RICAP) & DRAC

Phil Nameny (BPS) provided an opportunity for DRAC members to discuss how the DRAC may want to be engaged in the next [Regulatory Improvement Code Amendment Process](#) (RICAP). RICAP has been on hold for the last 4-5 years but was approved for this budget cycle largely because of the Permit Improvement Task Force's work. There is a long backlog of issues to be addressed, and City staff is currently putting together a workplan.

DRAC Member Lauren Jones asked for more information on what RICAP will cover. Nameny (BPS) replied that BPS has kept a database on reported issues, but the workplan is still under development. Nameny said that one example is updating the Zoning Code to align with State legislation that has been passed. There also may be minor, technical issues related to the Design Code based on the recently adopted [Design Overlay Zone Amendments](#) (DOZA). Nameny said they're looking to have a workable set of items for RICAP within the next month or so.

Nameny and DRAC members discussed engaging with the project through the DRAC Policy Subcommittee.

Housing Production Workplan Resolution

Christina Ghan (Mayor Wheeler's Office) and Karen Guillen-Chapman (Comm. Ryan's Office) provided a brief overview of the upcoming Housing Production Workplan Resolution. Guillen-Chapman noted that Portland has been in a housing crisis since 2015. Two housing bonds passed in 2016 and 2018, and this is an effort from the Mayor's Office to identify gaps and opportunities.

Ghan said that a lot of this work is going into how to address Portland's housing shortage. Some bureaus are already doing work in this space, such as the residential infill project. They are developing a housing affordability strategy and meet the need to produce a variety of housing. BPS is working on developing a needs analysis. Portland would like to look at how to use public land for affordable housing, as Boston is doing, as well as partnering with private developers and legislative action. There are 25,000 low income and cost-burdened households in Portland, and there is currently a gap of 20,000 affordable housing units.

DRAC Member Lauren Jones suggested looking at housing production across all income levels, and said that when more market rate housing is developed all rents go down. Jones asked about community involvement and feedback. Ghan (Comm. Ryan's Office) said that each bureau will have some form of stakeholder involvement. They are still developing the overall goals and mission.

DRAC Member Maurice Rahming said it would be good to have a focus on transitional housing, and added that Prosper Portland is the largest landowner in Portland. Guillen-Chapman (Mayor's Office) said they would like to come back to talk more about single-room occupancy units (SROs) and permanent supportive housing.

DRAC Vice Chair Sam Miller said the City needs to rely on the private marketplace to compete in the marketplace; Prosper Portland silos their land to help with issues like this.

BDS Director Rebecca Esau said that the resolution is being drafted to bring all these efforts together; it will be the guiding document that sets this effort in motion. Ghan added that they are working on framing the issues right now. DRAC Member Steffeni Gray said this is an opportunity to reframe how decisions are made, to share power, and to establish partnerships with the people most impacted, including BIPOC. Gray said a full spectrum of both qualitative and quantitative analysis is needed.

Permitting Improvement Task Force Update

DRAC Chair Paul Delsman said that the City Council has filled two staff positions supporting the Permitting Task Force; one is doing process review while the other provides analysis. There has been discussion around the lack of a single manager with authority over the right-of-way (ROW).

DevHub Solar Permitting Improvements

Lila Pigott (BDS), Janette Silleck (BDS), and Mieke Keenan (BDS) shared *DevHub Solar Presentation*.

Online Permitting Communication Issues

Brenda Fahey (BDS) and David Kuhnhausen (BDS) asked DRAC members for feedback on communication issues with online permitting and the areas they would like to improve. Kuhnhausen said they've found that when customers are having issues, there isn't a clear path for how to get their questions answered. Customers can call the main intake line (503-823-7300), and those calls are routed by the front-desk team. They can also contact BDS's customer success team by filling out an online customer success form. Fahey said they're trying to solve the issue of customers feeling passed around. Online chat functionality is a long-term goal, but it is currently a challenge due to staffing constraints. And a fair amount of process improvement needs to occur to make this happen.

DRAC Member Jill Cropp suggested adding the main phone number to the "[How to apply for a permit](#)" webpage so people know the best way to get questions answered.

Electric Vehicle (EV) Ready Code

Phil Nameny (BPS) gave a brief update on the status of the [Electric Vehicle \(EV\) Ready Code Project](#) and shared the presentation *EV Ready Code Project & State Changes*. A work session with the Planning & Sustainability Commission (PSC) will take place next week, with a City Council hearing at the beginning of 2023.

Director Esau (BDS) asked if EV upgrades are going to be factored into non-conforming upgrades. Nameny (BPS) said the requirements are for new development only. They do not have the authority to require EV as an upgrade for an existing development.

Cropp (DRAC) asked how the issue of variable types of charges is addressed. Nameny (BPS) said the requirement is for Level 2 (240 volts). Level 3 are fast chargers. There are challenges related to parking lot landscaping requirements as well as stormwater parking lot requirements.

DRAC Member Steve Lee said the variety in the design of charging stations (sizes, types, footprint, etc.) should be taken into consideration. Nameny (BPS) said the code does not prevent variation in design.

Cropp asked if the plan is to provide charging stations for 5-unit residential structures, or if they would be required only when parking is included in the development. Nameny (BPS) said charging stations would be required only when onsite parking is provided.

Miller (DRAC) noted that there are many federal incentives to help support this work.

Guest Eli Spevak said there will likely be a lot of utility drawing with the EV charging.

Pulse of the Industry

DRAC members briefly discussed development industry trends and issues. Delsman (DRAC) noted that despite talk of recession, construction work remains robust and employees hard to find.

The next DRAC meeting is scheduled for Thursday, November 17, 2022.

Meeting notes prepared by Mieke Keenan & Mark Feters (BDS).