



City of
PORTLAND, OREGON

Development Review Advisory Committee

Development Review Advisory Committee Meeting Notes

Thursday March 19, 2026

DRAC Members Present:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Sam Miller, Chair | <input checked="" type="checkbox"/> Elizabeth Gomez | <input checked="" type="checkbox"/> Mary-Rain O'Meara |
| <input checked="" type="checkbox"/> Jill Cropp, Vice Chair | <input checked="" type="checkbox"/> Jennifer Santhouse | <input type="checkbox"/> Maurice Rahming |
| <input checked="" type="checkbox"/> Amy Vohs | <input checked="" type="checkbox"/> Kristian McCombs | <input type="checkbox"/> Peggy Moretti |
| <input type="checkbox"/> Andy Dykeman | <input checked="" type="checkbox"/> Kym Nguyen | <input checked="" type="checkbox"/> Sam Rodriguez |
| <input checked="" type="checkbox"/> Bobby Daniels | <input checked="" type="checkbox"/> Lan Jiang | <input checked="" type="checkbox"/> Seth Otto |
| <input checked="" type="checkbox"/> Bryan Mantanio | | |

City Staff Present:

Clark Goldenrod, PBOT	Ross Caron, PP&D	Lisa Perrin, PP&D
Eric Kutch, PP&D	Taylor Barnes, PP&D	Stephen Himes, PP&D
Elshad Hajiyev, PP&D	Kim Tallant, PP&D	Dave Tebeau, PP&D
Doug Morgan, PP&D	Aan Gondoputro, PP&D	Corinna Kimball-Brown, PBOT
Alice Neilsen, PP&D	Evan Bowers, BTS	Evaewero French, BPS
Sophie Hilmeyer, PP&D	Ken Ray, PP&D	Phil Nameny, BPS
Lila Pigott, PP&D	Rich Eisenhauer, PBOT	Natalie Didion, PP&D
Kyle O'Brien, PP&D		

Guests Present:

Leigh Armstrong	Leigh Armstrong	Dave Humber
Sean Green, Aforma	Suzannah Stanley	

Meeting documents are available at the [Development Review Advisory Committee \(DRAC\) Past Events Webpage](#)

Meeting Notes

8:00 – 8:15am - DRAC Business

Jill Cropp, DRAC Chair

Ross Caron, PP&D DRAC Liaison

DRAC Chair Jill Cropp welcomed attendees to the February meeting. When a DRAC member quorum was achieved, she introduced the first agenda topic; committee approval of draft February 19, 2026 DRAC meeting minutes.

Approval of February 19, 2026 DRAC Meeting Minutes

Chair Cropp asked members if anyone wanted to put forward a motion to approve the draft of February 19 DRAC meeting minutes. After a brief pause, Cropp put forward a motion to approve February meeting minutes; DRAC member Elizabeth Gomez seconded.

DRAC Liaison Ross Caron asked members to vote to approve the draft of February meeting minutes by raising their hands. All members approved; the motion passed.

In-Person DRAC Meeting Date & Time

Caron reminded the committee that in the last meeting PP&D Director Eric Kutch suggested DRAC meet to connect in person. He shared that the decision had been made to hold the regularly scheduled May committee meeting in person instead of holding a separate meet-and-greet event.

The May meeting will most likely have a truncated agenda with no presenters, so committee members can focus on meeting each other for the first time. The start time of the May 21st meeting will be adjusted to 8:30am, with the meeting ending at 10:00am. The April DRAC meeting will be held virtually as usual.

Caron explained that in-person meetings are held at 1900 SW 4th Ave., located in the south end of downtown Portland in the Portland State University campus area. Light refreshments, coffee, and tea will be provided. There is an underground parking garage directly under the building with elevator access to the lobby.

Transition of DRAC Meetings to Microsoft Teams

Caron continued to the next announcement, sharing that the City of Portland has begun the process of transitioning away from the Zoom virtual meeting platform; future DRAC meetings will be held in Microsoft Teams as a way to reduce technology expenditures. He will be sending an updated meeting invitation soon with a new meeting link and information on how to join a virtual teams meeting.

8:10 – 8:40am – Transportation System Development (SDC) Charge 2027 Program Update

Corinna Kimball-Brown, PBOT Engineering Technician

Rich Eisenhauer, PBOT SDC Manager

PBOT Engineering Technician Corinna Kimball-Brown introduced herself to the committee, noting that she works in the bureau's planning division and is managing updates to the Transportation System Development Charge (SDC) for 2027. PBOT SDC Manager Rich Eisenhauer introduced himself next, then thanked committee members for having them.

Kimball-Brown explained they would be providing an overview of the project they are working on, updating the Transportation SDC program. She shared that the presentation would include a look at key takeaways from the current program, outcomes of the current program, economic context of proposed changes, and opportunities for discussion and engagement on the topic.

Kimball-Brown started by pointing out the Transportation SDC program is updated every 10 years, and was first adopted in 1997. The most recent update took place in 2017; changes being identified and proposed at this time will be in place from 2027-2037, if approved. She acknowledged that the development context has changed a lot in the last ten years; she also pointed out that there is some overlap between Transportation SDC program and the city's current Temporary SDC Exemption program.

The presenters continued walking through [the presentation](#), covering the topics listed above as well as information on the project's scope, schedule, and project team. They hope the Council will approve adoption of proposed changes by June 2027 to allow for a July 2027 implementation.

Eisenhauer shared additional information about project outcomes of the current program; including an overview of SDC basics, economic context, a breakdown of where Transportation SDC fees have been spent in the city, and a comparison of Portland's SDC fees to other nearby regional cities. After the presentation, he opened up the conversation to questions.

Chair Cropp thanked them both for the presentation and acknowledged that she hadn't previously understood where a lot of transportation funding comes from. She asked if SDCs are only charged on new construction projects; Eisenhauer answered no, they are added to any project that has a significant transportation or trip impact on the system (i.e. tenant improvements, change of use, change of occupancy).

DRAC member Bryan Mantanio spoke to an example where a developer was given SDC credits back; how might that be connected to SDCs, and could those credits have anything to do with Local Transportation Infrastructure Fees (LTIF)? Eisenhauer explained that those two fees are related to different programs. Instead, when credits are issued it's generally due to developers building certain improvements beyond what is required.

Kimball-Brown noted that the project website allows visitors to sign up for the communication list; new information will be sent out related to stakeholder workshops and project updates. Chair Cross

asked when the proposed new methodology and potential increases will be published, and Kimball-Brown shared that the study is expected to be published in the fall, though some people will get advanced information in the workshops planned for this summer.

[Click here](#) to review the slide deck presented during the above topic. More information on PBOT's Transportation System Development Charge 2027 Program Update can be found at on [this project webpage](#).

8:40 – 9:00am – Regulatory Improvement Request (RIR) Database Migration Project

Evaewero French, BPS

Evan Bowers, BTS

Bureau of Technology Services (BTS) staff Evan Bowers introduced himself and acknowledged that committee members may remember his updates from recent efforts to improve the usability of PP&D webpages. He is now supporting a new project and partnering with the team at BPS to improve the process for individuals to request changes to city development processes and/or code. He and BPS staff Evaewero French were in attendance to provide a brief overview of the project's intent and current state.

French began by explaining the Regulatory Improvement Request (RIR) database was created by BPS 20 years ago to track potential code improvements. The system allows users with the proper online credentials to submit suggestions to improve development processes and codes. Instead of its intended use, the RIR database has been used primarily by city staff. In hopes that a new system will allow more diverse feedback to be submitted, RIR will be migrating to a new system. The project team is currently seeking information on customer experience and hope to learn why people are requesting changes, what the current submission process is like, and what the expectation is when customers submit feedback.

Bowers shared that the main goal of the project is to improve the code change feedback loop. They hope to create an easy-to-use solution not only for Portlanders who wish to submit ideas, but also for staff – by creating a routing system that enables submitted feedback to be easily sent to the appropriate/relevant bureau and team. He is currently seeking participants with experience using the RIR system to provide feedback via one-on-one interviews.

DRAC member Sam Rodriguez asked for clarification; the new system will allow anyone to submit any change at any time? He admitted it feels haphazard to change code based on public opinion. Bowers acknowledged that was a good question; the team does hope to broaden the use of the system beyond Land Use and it's expected to provide insight as a way for staff policy authors to better understand effects. He isn't saying that submitted suggestions will shape all policy changes, but they will be providing additional data points.

DRAC Member Seth Otto asked what level or responsiveness the team plans on establishing; does this tool run the risk of overwhelming city staff? Will submitters get a communication? Will they ever find out if their feedback was actioned on? Bowers answered that the response time was currently TBD (though the current team is pretty responsive); the team is still defining service levels.

BPS Principal Planner Sandra Wood added that she helped to build the original database in 2003. She pointed out that the original database and submission system had no feedback loop. Instead, decisions were driven by Council priorities and other external forces. She explained that when it comes to Rodriguez's earlier question - "Do we want to crowdsource feedback?" - the answer is yes. Her goal is to collect data from diverse sources all year and then have a comprehensive analysis to inform Regulatory Improvement Code Amendment Packages (RICAPs).

To view the presentation shown in the DRAC meeting [click here](#).

Any committee members with experience submitting feedback via a RIR and who would like to provide feedback can participate in a one-on-one interview. Email Evan Bowers at Evan.Bowers@portlandoregon.gov to indicate interest.

9:00 – 9:15am – Temporary SDC Exemptions for Housing Update

Alice Nielsen, PP&D

PP&D Interim Manager for Customer Support & Permitting Services Alice Nielsen greeted the committee and shared that she was in attendance to provide an initial report on the Temporary System Development Fee (SDC) Exemption program for residential housing. She reminded attendees that last Fall Portland City Council passed an Ordinance to temporarily exempt SDC fees for new residential housing units; the goal for the temporary program is to support the production of 5000 new housing units over three years.

As part of that ordinance Council requires an update report on the program's progress every 6 months; Nielsen explained that she and PP&D Public Works Manager Stephen Himes presented the first report last Tuesday. This report only covers 5 months of data, but future reports will contain a full 6 month duration.

A high-level summary of the report showed that the program is currently at 34.4% of its goal of 5000 units active in the permitting pipeline; there is a more detailed breakdown of project phases and units in the [full report](#). The next report will be released in Fall of 2026.

Nielsen shared that prior to attending the DRAC meeting she called a customer to find out if the SDC exemption had impacted their projects; she heard that the program is successfully generating new single family units and small apartment projects. However, she is aware that it doesn't seem sufficient to get larger projects going; that will most likely require state-level incentives. Nielsen is currently seeking feedback from the development industry and community on what might help encourage larger housing projects in the Portland area.

She also acknowledged that staff are still in the process of identifying how to best capture project data, so they can illustrate the direct impact of the program on new housing units; they are looking at sending out a survey and would also love to hear from DRAC members who have insight into the impact of SDC exemptions.

DRAC member Mary-Rain O’Meara asked if the city has completed a comparison of housing production this year vs. last year to see if there has been an increase. Nielson answered that staff had seen a positive uptick – there has been an increase in units since the SDC exemption program went live.

Chair Cropp acknowledged that she has seen an increase specifically in smaller projects, approximately 3-4 that wouldn’t have happened without the exemptions. DRAC member Brian Mantanio shared that he’s found the SDCs to be a large win for many projects – but he also expressed concern about the significant dollars being lost by the city with the full elimination of them for residential projects. He questioned whether the projects beginning development would have actually faced major delays, or if they are simply reaping the benefits of the program as an added bonus.

Nielson said it’s too early to tell what the larger trends are, but acknowledged that the bureau is seeing some projects that were already in the development pipeline submitting the paperwork required for exemptions. She also pointed out that larger projects may start to come through in the future, since they take so much longer to plan than smaller buildings.

Click on the following link to view the [full initial report on Portland’s Temporary SDC Exemption program](#).

9:15 – 9:50am – 2026 DRAC Workplan Development

Jill Cropp, DRAC Chair

Ross Caron, PP&D DRAC Liaison

Taylor Barnes, PP&D Code & Policy Development Analyst

Vice Chair Cropp introduced the next topic by thanking the committee for last month’s productive discussion about DRAC Workplan development. At the end of the February meeting Cropp raised a motion to prioritize item #1, “refining the DRAC advisory role and feedback loop,” from the [DRAC Workplan](#); the group had a discussion before the meeting ended and the discussion was tabled due to lack of time. She asked if anyone on the Committee would like to put forward a motion to adopt the workplan topic; a motion was raised and seconded. Caron asked members to raise their hands to approve the motion; all members voted to approve, with the exception of DRAC member Bryan Mantanio who abstained from voting.

After the vote, Cropp shared that committee leadership is already working in agenda-planning meetings toward the goal of improving the feedback loop. Those efforts include working with presenters, scheduling more time after presentations for group discussion/feedback, and asking for presentation materials so committee members can prepare for meetings ahead of time. Cropp then recapped the question from February of what would be helpful for city staff (i.e. what does staff want from DRAC as an advisory body) – she suggested we invite staff to a future meeting to get their feedback on the topic. She finished by asking committee members who are interested in participating in a subcommittee for Workplan topic #1 to email herself or Caron to indicate interest.

Cropp then circled back to the other workplan topics that had been approved in February. She started with the approved workplan topic of identifying best practices from other jurisdictions, and

suggested the committee start that work by holding a subcommittee meeting. Committee member Amy Vohs pointed out that not every DRAC member submits permits in other jurisdictions, so a subcommittee for qualified members would be a good solution. Caron will send out additional information to members after the meeting; members can communicate interest if they would like to contribute.

Lastly, the approved topic of exploring the possibility of dedicated Permitting Liaisons was raised; Cropp acknowledged that her understanding is that the bureau has explored a similar idea in the past. She would like to start this workstream by getting any available historic information about discussions and/or blocks to that model.

Nielsen spoke up, noting that PP&D has the Process Management team, which has been available to customers for a long time; they assist customers by “taking permits cradle to grave,” however it is a paid service for a fee of \$2,000 per project. There are also similar services offered for residential batch permits (more than 3 residential units), and the Prosper Small Business Hub is trying to establish more support for small business owners navigating the permitting process.

Nielsen also pointed out that the bureau is currently low on staff and bandwidth, so new services run the risk of overwhelming staff. Vohs clarified that the suggestion could entail more of a single point of contact for customer questions, such as a permit tech, to provide contact info and point customers in the right direction/explain details during the permitting process. She stressed that she didn’t think it would be overly cumbersome for staff; hopefully it would be the same amount of work but techs would work more consistently with specific customers.

To wrap up, Cropp asked committee members to follow up with herself or Caron if they have any questions about or interest in participating in any of the new subcommittees.

9:50 – 10:00am – State of the Industry

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The committee was unable to discuss the agenda item “State of the Industry” due other topics running over time.

The next DRAC meeting is scheduled for Thursday, April 16, 2026.

Meeting notes prepared by Taylor Barnes (PP&D).

Meeting Chat Transcript:

08:02:09 From Evan Bowers to Hosts and panelists:

I found a really fun game the other day called Enclose.Horse <https://enclose.horse/>

08:02:20 From Evan Bowers to Hosts and panelists:

You build a fence to contain a horse

08:03:43 From Ken Ray to Everyone:

The agenda and materials for today's meeting are posted online at:

<https://www.portland.gov/ppd/drac/events/2026/3/19/development-review-advisory-committee-drac>

08:04:15 From Ken Ray to Hosts and panelists:

DRAC members and City staff: When posting comments or questions in the chat, please make sure you post your comments for "Everyone" (and not just "Hosts and panelists") to see (this example notwithstanding), so non-member attendees can read your comments and questions. Thanks.

08:29:36 From Ken Ray to Everyone:

More information on PBOT's Transportation System Development Charge 2027 Program Update can be found at <https://www.portland.gov/transportation/permitting/tsdc-2027-update>

08:46:03 From Evan Bowers to Hosts and panelists:

Evan.Bowers@portlandoregon.gov

08:58:50 From Ken Ray to Everyone:

Highlights of the first five months of the implementation of the temporary SDC exemption for new housing units can be found at <https://www.portland.gov/housing-sdcs-first-report>

08:59:23 From Ken Ray to Everyone:

The report is provided at the bottom of the news announcement that I just provided a link to.

09:26:50 From Ken Ray to Everyone:

The latest version of the DRAC work plan can be found at

<https://www.portland.gov/ppd/drac/documents/draft-development-review-advisory-committee-2026-workplan-feb-13-2026/download>

09:41:01 From Ken Ray to Everyone:

Other quick updates, for awareness: Comments are due by this Friday, March 20, on updates to PBOT's administrative rule on the operation and location of driveways. More info:

<https://www.portland.gov/transportation/code-rule-updates/news/2026/2/18/updates-trn-1040-driveways-operation-and-location>

09:58:51 From Ken Ray to Everyone:

Comments are also due by this Friday, March 20, on updates to PBOT's administrative rule on updates to encroachments in the public right-of-way. More info:

<https://www.portland.gov/transportation/code-rule-updates/news/2026/2/18/updates-trn-808-encroachments-public-right-way>

09:58:54 From Ken Ray to Everyone:

Comments are due by next Monday, March 23, on initial recommendations to increase needed types of housing: <https://www.portland.gov/housing-bonus-initial-recommendations>

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