Land Use & Transportation Development Forum Agenda

8:30-10 am | Thursday, April 9, 2026

Welcome	**Stephen Roberts,** Director
Review Agenda and Development Forum Purpose	**Erin Wardell,** Assistant Director
Technology and Process Improvements in Planning and Development Services Division	**Derrick Moon,** Building Official and **Carol Johnson,** Planning & Development Services Division Manager
Senate Bill 974 Implementation	**Stacy Shetler,** County Engineer
CPACE Program	**Adrienne Chaillé,** Economic Development Manager
Forum Wrap-up and Questions	**Stephen Roberts,** Director

Development Forum Resources

Planning and Development Services Division
Department of Land Use & Transportation
www.washingtoncountyor.gov/lut/planning

Washington County Land Development Process
www.washingtoncountyor.gov/current-planning/land-development-process

Development Application Forms and Resources
www.washingtoncountyor.gov/current-planning/development-applications-forms-resources

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Derrick Moon | Building Official, Planning and Development Services
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Development Forum

April 9, 2026

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Washington County Development Forum

Development Forum Goals:

- For staff to share information about development-related services and initiatives
- For customers to hear and learn how staff can better support their needs
- To build productive relationships between staff and customers

Washington County Development Forum

Today's Agenda:

- Technology and Process Improvements in Planning & Development Services Division
- Senate Bill 974 Implementation
- CPACE Program
- Forum Wrap-up and Questions

Staffing Update

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Recruitments

All current LUT job postings:

- Engineering Technician II (Closes April 12)
- Engineer – Facility Permit Plan Review (Closes April 17)

Staffing

Since the 2025 Fall Development Forum:

- Sarah Don (Promotion to Senior Building Permit Technician)
- Guillermo Gonzalez (Promotion to Building Services Supervisor)
- Ken Rencher (Serving as Interim Current Planning Section Manager)
- Dillon Strommen (Survey Technician)
- William Walker (Promotion to Senior Inspector)
- Sarah Ferguson (Engineering Associate – Facility Permit Plan Review)

Reorganization

Beginning July 1, 2026:

Community Planning Section + **Current Planning Section**

Land Use Planning Section

Technology and Process Improvements

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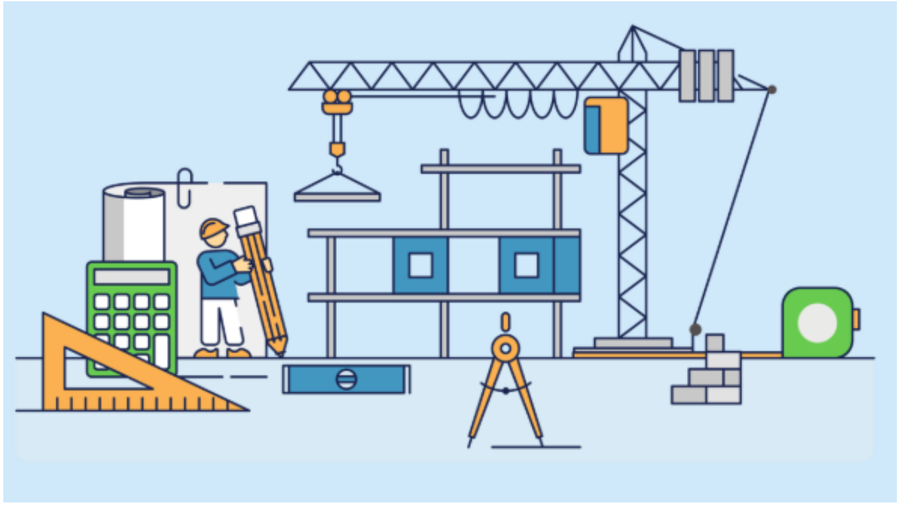
Technology and Process

Coming Soon!

Online plan submittal for Type I Development Review/Current Planning Land Use Applications



Contact:

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Senate Bill 974 Implementation

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Senate Bill 974 – 2025 Regular Session

“Requires local governments or special districts to complete final review of final engineering plans for residential developments within 120 days of submission”

Expressed goal:

- Speed up the review of housing permits

Senate Bill 974 - Effective July 1, 2026

Defines “final engineering plans”

Completeness Review

- 30-day limit
  - Deem complete or specify additional materials required

Final action “shot clock”

- 120-day review limit
  - Tolled (paused) when applicant is making corrections
  - Approve or deny

Senate Bill 974

Mandamus Remedy

- If final action isn’t taken (approve or deny)
  - Applicant can file a petition for a writ of mandamus in circuit court

Extension(s)

- Possible extensions upon mutual agreement
  - Up to 245 days total

Senate Bill 974 - Implementation

Completeness

- County Facility Permit and Grading Permit Verification lists updated
  - Includes items typically and previously submitted later in the review process
  - Includes review/approvals by other agencies

Early Review (option)

- Applicant may request early review before completeness established

Senate Bill 974 - Implementation

Next Steps

- Informational letter distribution with Facility Permit details
- July 1, 2026 effective date

Questions?

Commercial Property Assessed Clean Energy (CPACE) Program

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What Is CPACE?

Commercial **P**roperty **A**ssessed **C**lean **E**nergy

- CPACE is a real estate finance program that incentivizes clean energy, energy efficiency, water efficiency, and seismic systems.
- The primary goal of CPACE is to promote resilience and sustainability of the build environment.
- It acts like an assessment. A property lien is recorded, and a loan is paid back to the lender over time.
- All types of for-profit and non-profit commercial properties are eligible including office, industrial, agriculture, hotels, multi-family housing, affordable housing, and mixed-use developments.

CPACE In Oregon

- CPACE is enabled in Oregon via state statute.
  - **ORS 223.680** (Utility Improvement Financing) authorizes energy, water, and renewable CPACE assessments.
  - **ORS 223.675** (Seismic Rehabilitation Improvement Financing) authorizes seismic CPACE assessments.
- A County ordinance is required for local program implementation.
- CPACE is currently active in Deschutes, Hood River and Multnomah counties with high interest across the state.
- Multnomah County's program is administered by Prosper Portland via an Inter-Governmental Agreement with their County.
- CPACE Regional Collaborators Group forming to enhance outreach and education.

CPACE: How It Works

- CPACE is typically set up between a private lender and a private property owner.
- The CPACE process involves several steps:
  - Identification and verification of improvements
  - Financing negotiations between private parties
  - Recording of the property lien
  - Repayment by private property owner to private lender
- Repayment dollars do not pass through public enabling entity
- CPACE delinquencies are enforced through normal foreclosure process

CPACE: Qualifying Examples

- EV Charging
- Solar and wind energy
- Boilers, chillers, and furnaces
- HVAC upgrades and controls
- Seismic retrofits
- Energy storage
- Combined heat and power
- Water conservation
- Building envelopes

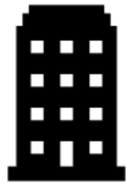
CPACE: Policy Connections

Resilience

- A CPACE program provides financial incentive for more sustainable and resilient building practices, in line with local climate action plans and other sustainability policies.

Economic Development

- CPACE's competitive loan terms and the reduction of ongoing operating costs borne by more efficient building systems can act as a financial incentive to new development.



CPACE: Benefits (1 of 2)

Up to 100%, long-term financing

- Many owners lack the capital to complete efficiency and seismic improvements. All direct and indirect costs incidental to the qualified improvements can be wrapped into CPACE financing.

Transferrable upon sale

- Some owners may want to sell the building before financing is repaid. The Benefit Assessment Lien recorded as part of CPACE and assessments due are attached to the property and transfers to the new owner.

CPACE: Benefits (2 of 2)

Cash flow benefits

- CPACE financing may be repaid over the useful life of the improvements, which because of the long-term inancing options, can have positive effects on cash flow.

Passed through costs

- Triple-net and Full-net leases may allow pass-through of assessment installments to tenants. Under triple/full net leases, CPACE payments can be passed along to tenants, who also typically derive benefit from any energy savings through reduced operating costs.

CPACE: Completed Projects

Retroactive recapitalization of a 90-room hotel (Beaverton) Spring 2024

- Increased energy efficiency in HVAC systems, window and doors, lighting, siding/insulation/roofing, and an elevator system
- Loan totaled $9,900,000

Self-storage building (Hillsboro) February 2025

- Energy efficiency, seismic rehabilitiation, and upgraded HVAC system
- Loan totaled $8,648,500

Senior Living Facility (Tigard) November 2024

- Increased energy efficiency in HVAC systems, lighting, siding/insulation/roofing, and water conservation systems
- Loan totaled $25,600,000

CPACE: Let's Talk!

- **What questions do you have?**
- **What additional information do you need?**
- **Where do you see opportunities for collaboration?**

Questions?

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