Community Development
CODE ASSESSMENT
EVALUACIÓN DEL CÓDIGO DE
desarrollo comunitario

Technical Advisory Committee (TAC)
Summary - Meeting #2
October 29, 2025

Meeting Attendees

Project Staff:
Cascadia Partners: Jamin Kimmell, Rachel Cotton, Lydia Ness
Washington County: Suzanne Savin, Theresa Cherniak, Anne Kelly, Casi Brown

TAC Members:
Washington County Planning Commissioner – Amber Rosenberry
Home Builders Association – Matt Wellner
Fair Housing Council of Oregon – John Miller
Clean Water Services (CWS) – Elle Worrlein
Washington County Current Planning – Anne Elvers
Washington County Engineering – Stacy Shetler
Washington County Engineering - Rob Saxton
Department of Land Conservation and Development (DLCD) – Laura Kelly
Community representative – Mary Manseau
City of Beaverton Current Planning – Jana Fox
Community Partners for Affordable Housing (CPAH) - Christopher Ibeling

Members of the public:
None

Project Updates and Timeline

- Since the first TAC meeting in June, County staff and the consultant team have been analyzing the CDC to identify changes needed for statutory compliance, reducing regulatory barriers to housing, and improving usability.
- Today's meeting will present draft CDC assessment findings in the form of a progress report.
- This project will result in two deliverables:
    1. A CDC Assessment Report (in progress), summarizing key findings.
    2. A Priorities Report describing how recommended changes to the CDC changes can be packaged and sequenced.
- Next Steps:
    - A Planning Commission work session briefing on the project will be held on November 19 at 6:30 p.m.

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- TAC Meeting #3 is slated for mid-January (date TBD via upcoming Doodle poll). The meeting will focus on CDC barriers to housing and equity and a detailed inventory of CDC issues, requiring a longer meeting duration of 2 hours.
- A Community Open House is slated for March 2026.

Legal Compliance Audit Summary

- Cascadia Partners staff presented an overview of the CDC's compliance with clear and objective standards and summarized two new housing bills passed in the 2025 legislative session.
  - The presentation outlined required CDC updates for compliance and provided an overview of the rulemaking process, House Bill 2138, and Senate Bill 974 to help the TAC understand upcoming changes.

Streamlining and Usability Findings

- Cascadia Partners staff reviewed findings and preliminary concepts to address issues related to:
  - CDC regulations that create complexity or barriers to using and/or understanding the CDC
  - Ways that the CDC's organization or structure increases delays, staff effort, and/or creates challenges for community members and development applicants

TAC Discussion

- General CDC Structure
  - A developer representative agreed that organizing numerous pages of information into tables is effective.
  - Several members expressed concern about making big changes to the CDC, advocating for maintaining its existing structure where possible to avoid confusion for users already familiar with the CDC.
  - A Current Planning staff member expressed support for removing application submittal requirements from the CDC, streamlining land use districts, and consolidating design standards.

- Single-Room Occupancy (SRO) Housing
  - A community representative asked for clarification on whether individually rented rooms in existing homes would be considered SROs and if this would trigger a review process, potentially creating a new problem.
  - Staff clarified the state law definition of SRO as "…a residential development with no fewer than four attached or detached units that are independently rented and lockable but require that the occupant share sanitary or food preparation facilities."
  - The consultants noted that jurisdictions generally do not classify a house that meets the definition of a single-unit dwelling as an SRO, suggesting the County can structure its CDC to clearly delineate the two uses.
  - A Current Planning staff member highlighted the need for discussion with Building Services to differentiate between an SRO project and other uses, such as an accessory structure without a kitchen.

- Community Engagement Concerns
    - A community representative expressed concern over the perceived lack of community engagement in the initial stages of the project, noting that the next major engagement won't occur until the March Open House event.
    - The community representative's concerns included difficulty in finding information on the project website, the TAC meeting not being listed on the LUT calendar, and the desire for a press release to generate broader public awareness of the project.
    - The Fair Housing Council representative agreed on the importance of community engagement and suggested reaching out to the Washington County Housing Department for their outreach channels. He also suggested the next TAC meeting's content (barriers to housing and equity) would be highly relevant to community partners and should be made available in advance of the TAC #3 meeting.
    - County project staff agreed that they'd like to have the TAC #3 materials available two weeks prior to the TAC #3 meeting date.

- Barriers to Housing
    - A developer representative highlighted that the initial report did not fully address the non-statutory barriers to housing discussed in the stakeholder interviews.
    - Consultants confirmed that content on barriers to housing and equity goals will be a substantive part of the TAC #3 meeting in January.

- Other CDC Details
    - A community member representative asked about CDC Section 107-8, which describes the requirements for Board recognition of a neighborhood organization or association as a planning participant. This section requires the organization to represent 60% of the registered voters within its boundaries and includes other requirements. Staff noted this issue has been flagged.

Next steps

- Cascadia Partners will continue its CDC assessment work and produce a draft report that will be shared with the TAC prior to TAC Meeting #3.
- TAC Meeting #3 will be held in January and will be 2 hours in length; a Doodle Poll will be sent to TAC members soon to get the meeting date calendared.