Washington County CDC Assessment

Technical Advisory Committee Meeting #4

April 14, 2026

CASCADIA PARTNERS

WASHINGTON COUNTY OREGON

Agenda

1	Project Updates	10 minutes
2	Community Open House Summary	10 minutes
3	Draft Approach to Priorities Report + Discussion	55 minutes
5	Public Comment	10 minutes
6	Next Steps and Project Timeline	5 minutes

Introductions – Project Team

Washington County
Land Use & Transportation

- Suzanne Savin, Senior Planner (Project Manager)
- Theresa Cherniak, Principal Planner
- Anne Kelly, Senior Planner
- Casi Brown, Associate Planner

Cascadia Partners
Consultant Team

- Lydia Ness, Senior Associate (Project Manager)
- Jamin Kimmell, Partner
- Mary Phillips, Project Director

Introductions – TAC Members

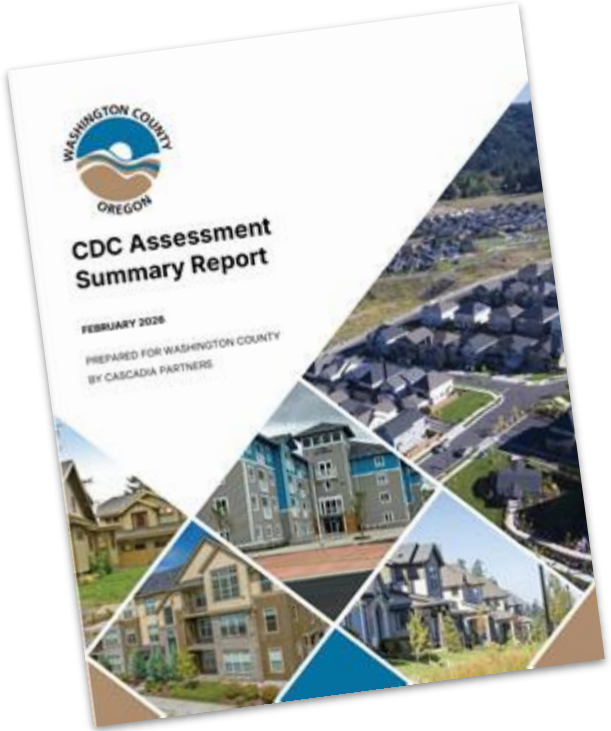
Fair Housing Council of Oregon	John Miller
Home Builders Association	Matt Wellner
Community Representative	Mary Manseau
Metro	Glen Hamburg
Clean Water Services	Elle Worrlein
Department of Land Conservation and Development (DLCD)	Laura Kelly
Community Partners for Affordable Housing (CPAH)	Christopher Ibeling

City of Beaverton	Jana Fox
Washington County LUT - Current Planning	Anne Elvers
Washington County Planning Commissioner	Amber Rosenberry
Washington County Engineering	Stacy Shetler

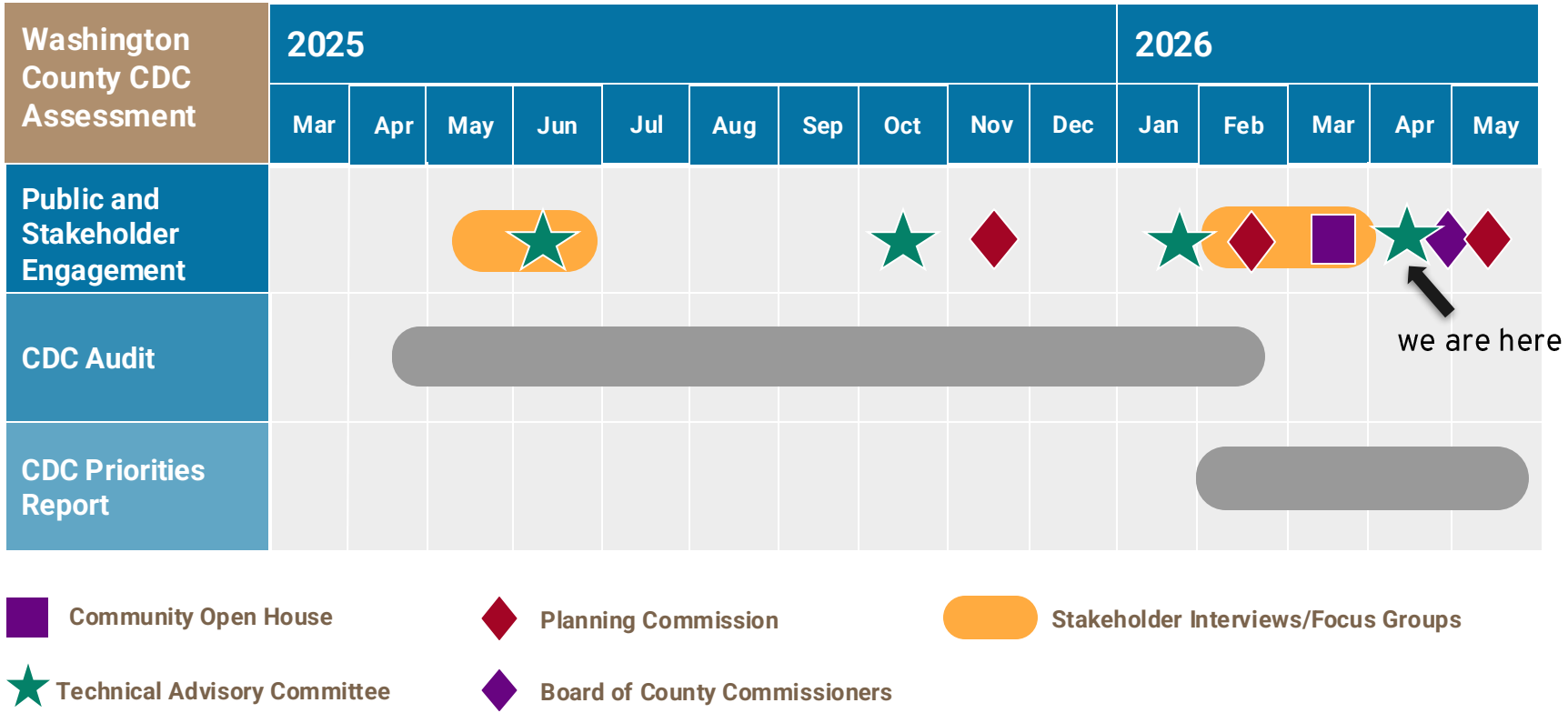
Project Updates

Project Updates

- Completed the CDC Assessment Summary Report, which summarized key findings and preliminary concepts, including statutory compliance, housing barriers, and CDC usability.
- In-person Community Open House was held on March 17, and an online Open House was posted from March 13 through April 5
- Draft Prioritization Criteria and approach to the Priorities Report has been developed



Project Timeline



Community Open House Summary

Community Open House Summary

Online Open House: 62 people responded

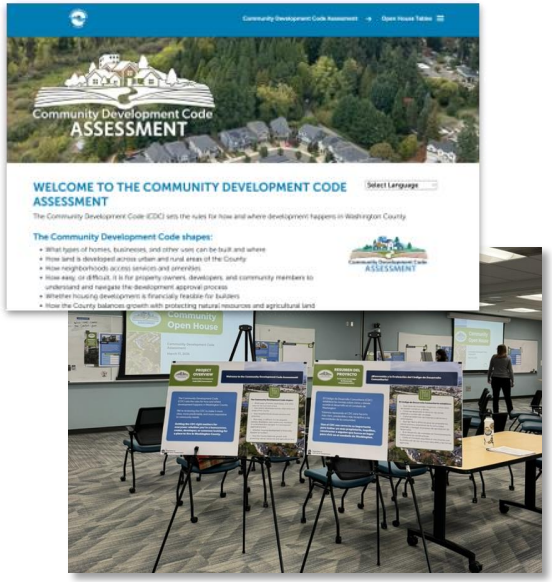
In-person Open House: 8 people attended

Attendees were asked to tell us which two of following five issues were most important to them; their top two issues are highlighted:

- Simplifying the CDC
- Making affordable housing incentives work for more developers
- Aligning development standards with housing goals in higher density areas
- Leveling the playing field between similar housing types
- Neighborhood meeting requirements

Community Open House Summary

We received additional comments from 37 online and several in-person participants



Support expressed for:

- The importance of neighborhood meetings
- Prioritizing specific items such as higher density, housing affordability, and expansion of housing allowances on rural resource land

Concerns included:

- The five CDC Assessment issues that participants were asked to weigh in on are too narrow, do not address community concerns
- Specific land uses and requirements, including high density development, data centers, transitional housing, and reduced parking standards

Draft Approach to the CDC Priorities Report

Draft Approach to the CDC Priorities Report: Overview

The CDC Assessment identified a broad range of potential amendments. Because they can't all be done at once, the Priorities Report organizes them into packages and establishes a framework for deciding the order of work.

We'll be reviewing the 3 sections of the Priorities Report and asking for your input:

1. Amendment Packages
2. Prioritization Criteria
3. Approach to Phasing

Housing Facilitation Ordinance (HFO)

The County is currently developing an ordinance to facilitate residential development broadly. This is a Tier I priority in the County's adopted Planning Work Program.

CDC Amendment Packages

13 CDC Amendment Packages Proposed

Related changes grouped for coordinated adoption

1. Recent State Law Implementation
2. Barriers to Legacy Housing Types
3. Barriers to Higher-Density Multi-Unit Housing
4. Barriers to Housing in Commercial, Mixed-Use & Transit Oriented Districts
5. Design & Development Standards Consolidation
6. Allowances for Specific Housing Types
7. Affordable Housing Incentives Enhancement
8. Rural Housing Updates
9. Use Regulations & Land Use Districts Reorganization
10. Definitions Consolidation
11. Application & Procedures Consolidation
12. Clear & Objective Standards / Technical Corrections
13. Solar Access Standards Review

Packages 1–4: State Law & Housing Barriers

1

Recent State Law Implementation

Implements state-mandated changes not in HFO per HB 2138, plus any 2026 legislative session requirements.

2

Barriers to Legacy Housing Types

Addresses disparities between legacy housing types and Middle Housing: density, lot size, facades, setbacks, approvals. Affects R-5 through R-25+.

3

Barriers to Higher-Density Multi-Unit Housing

Reduces barriers in highest-density districts (R-24, R-25+, R-25+ North Bethany) — density triggers, lot coverage, height step-downs, setback scaling.

4

Barriers to Housing in Commercial, Mixed-Use, and Transit-Oriented Districts

Reduces density barriers to residential/mixed-use development in commercial and transit-oriented districts.

Packages 5–8: Standards and Incentives

5 **Design and Development Standards Consolidation and Compliance**

Consolidates standards across multiple code sections, addresses clear-and-objective compliance, incorporates CFEC/TPR requirements with TSP update.

6 **Allowances for Specific Housing Types**

Updates allowances for manufactured dwellings, RV occupancy, residential homes/facilities, and prefabricated structures per state law.

7 **Affordable Housing Incentives Enhancement**

Reforms incentives for regulated affordable housing: mixed-income allowances, AMI thresholds, density/design bonuses, siting allowances.

8 **Rural Housing Updates**

Addresses farm dwelling allowances, seasonal worker housing approvals, dwelling alteration/replacement standards, fire safety access.

Packages 10–13: Consolidation & Technical Updates

9 **Use Regulations and Land Use Districts Reorganization**

Restructures use lists into tables, consolidates use categories, organizes similar districts, reformats density/dimensional standards.

10 **Definitions Consolidation**

Centralizes defined terms in Section 106, migrates scattered definitions, standardizes capitalization and formatting.

11 **Application and Procedures Consolidation**

Consolidates submittal requirements, clarifies approval criteria, implements SB 974, codifies opt-in provisions, evaluates neighborhood meeting requirements.

12 **Clear and Objective Standards and Technical Corrections**

Addresses remaining clear-and-objective issues, corrects outdated references, cross-reference errors, gendered language.

13 **Solar Access Standards Review**

Reviews Section 427 solar access standards (adopted 1989) — antiquated, rarely applied, and difficult to implement.

Prioritization Criteria

Prioritization Criteria: Overview

The amendment packages vary in urgency, expected impact, and the resources needed. Not all can be pursued at once, so a prioritization framework was developed to help decide the order.

Prioritization criteria considerations:

- Each package is evaluated across three independent criteria—they are not combined into a single score
- **Urgency** is based on statutory deadlines and compliance status
- **Impact** is rated across five areas measuring different outcomes
- **Feasibility** addresses staff capacity, dependencies, and sequencing
- TAC input is requested for Urgency and Impact ratings

Criterion 1: Urgency

Urgency classifies the time-sensitivity of each package. Rather than a rated scale, it is a specific designation based on external requirements and implementation considerations.

Statutory Deadline

Specific compliance date set by state law. Missing deadline exposes County to legal complications or enforcement.

Package 1

Currently Out of Compliance

Statutory requirements already in effect. No future deadline, but current non-compliance creates legal complications.

Packages 5, 6, 7, 8, 11, 12

No External Deadline

Addresses important policy or usability goals but not driven by statutory requirement or dependency.

Packages 2, 3, 4, 9, 10, 13

Criterion 2: Impact

Impact describes the expected outcomes of adopting the amendment package. The five impact points listed below capture the range of outcomes.

Housing Production
Directly enables or removes barriers to new housing units

Housing Affordability
Supports income-restricted or more affordable-by-design housing

Access to Opportunity
Affects housing in areas with transit, services, and employment

CDC Usability
Improves clarity, consistency, and navigability of the code

Legal Compliance
Reduces exposure to legal challenges from non-compliant provisions

Discussion Questions

- Do the three prioritization criteria (Urgency, Impact, Feasibility) capture the right considerations? Is anything missing?
- Are the five Impact areas (Housing Production, Housing Affordability, Access to Opportunity, CDC Usability, Legal Compliance) the right measures of outcomes? Should any be added, removed, or redefined?

Urgency & Impact Ratings Summary

#	Amendment Package	Urgency	Housing Production	Housing Affordability	Access to Opportunity	Code Usability	Legal Compliance
1	Recent State Law Implementation	Statutory Deadline	Moderate	Moderate	Moderate	Low	High
2	Barriers to Legacy Housing Types	No External Deadline	Moderate	Moderate	Moderate	Moderate	N/A
3	Barriers to Higher-Density Multi-Unit	No External Deadline	High	Moderate	High	Low	N/A
4	Barriers to Housing in Comm./MU/TOD	No External Deadline	High	Moderate	High	Low	N/A
5	Design & Dev. Standards Consolidation	Out of Compliance	Moderate	Low	Moderate	High	High
6	Allowances for Specific Housing Types	Out of Compliance	Low	Moderate	Low	Low	Low
7	Affordable Housing Incentives	Out of Compliance	Moderate	High	High	Low	Moderate
8	Rural Housing Updates	Out of Compliance	Low	Low	Low	Moderate	Moderate
9	Use Regs & Districts Reorganization	No External Deadline	Moderate	Low	Low	High	N/A
10	Definitions Consolidation	No External Deadline	Low	Low	Low	Moderate	N/A
11	Application & Procedures Consolidation	Out of Compliance	Moderate	Low	Low	High	High
12	Clear & Objective / Technical Corrections	Out of Compliance	Low	Low	Low	Moderate	High
13	Solar Access Standards Review	No External Deadline	Low	Low	Low	Moderate	N/A

Discussion Questions

- Do the preliminary Urgency classifications seem right? Are there any packages whose time-sensitivity should be reclassified?
- Looking at the Impact ratings — are there packages where you would rate Housing Production, Housing Affordability, Access to Opportunity, Code Usability, or Legal Compliance differently? Which ones, and why?

Criterion 3: Feasibility

Feasibility ratings will be determined by County staff and included in the final Priorities Report.

Staff & Consultant Effort

Scope of drafting, policy development, technical research, and public engagement required for each package.

Low / Moderate / High Effort

External Dependencies

Whether the package requires completion of processes outside the County's control (e.g., DLCD rulemaking, TSP update, HCA/HPS).

None / Partial / Full

Internal Dependencies

Whether the package depends on or benefits from coordination with other amendment packages.

Independent / Coordination Recommended / Sequentially Dependent

Phasing Approach

Phasing Approach: Overview

Phasing translates the prioritization criteria into a recommended order of work. It is not based on Impact ratings alone. It also considers legal compliance, staff capacity, and dependencies.

- Some sequencing decisions have fixed constraints: statutory deadlines, external dependencies, and staff capacity are impossible or difficult to change
- For packages without fixed constraints, the order depends on which policy outcomes the County wants to prioritize tackling first
- Three scenarios illustrate different focus: housing impact, balanced outcomes, or CDC modernization
- We're looking for your input on these phasing scenarios!

Three Phasing Scenarios

Scenario A
Housing Impact

Prioritizes packages with High ratings on Housing Production, Affordability, or Access to Opportunity. Housing barriers addressed first.

Scenario B
Balanced

All five impact areas weighted equally. Packages that score well across multiple criteria are elevated.

Scenario C
CDC Modernization

Prioritizes CDC Usability alongside compliance. Structural reorganization first, housing amendments layered in after.

Fixed Constraints (apply regardless of policy preferences):

- Statutory deadlines come first (Package 1: Jan 1, 2027 & Jan 1, 2028)
- External dependencies scheduled around timelines (TSP update, HCA/HPS)
- Capacity limits — workload per phase must be realistic for available staff

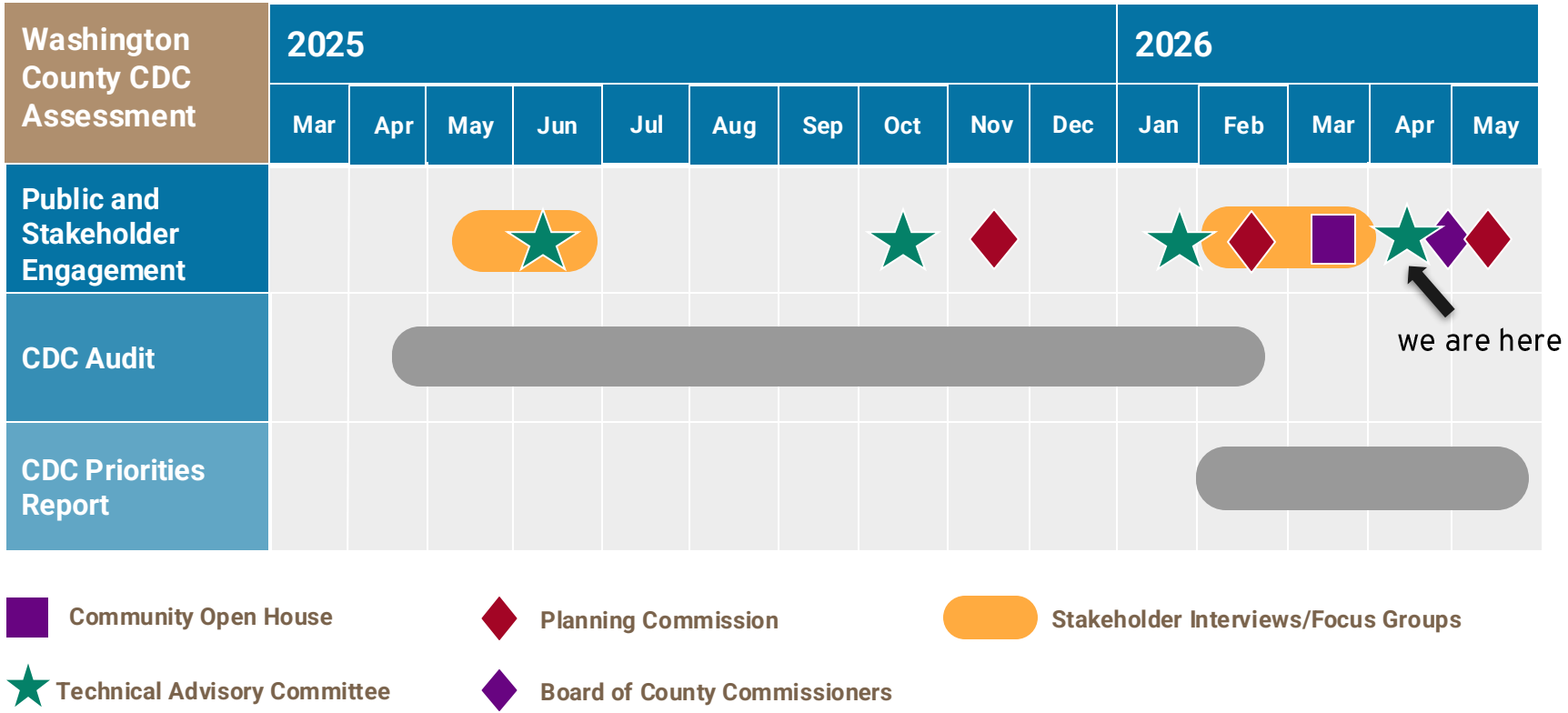
Discussion Questions

- Do you have a preferred scenario (A, B, or C) for phasing the amendment packages?
- Should some packages be prioritized earlier or later than the framework suggests, based on community needs or conditions on the ground?
- Are there any dependencies between packages, such as connections to other County, regional, or state initiatives, that should be factored into the sequencing?

Public Comment

Next Steps and Schedule

Project Timeline



Next Steps

- April 28 - Board of Commissioners Work Session
- May 6 - Planning Commission Work Session
- End of May - Priorities Report will be completed. It will incorporate feedback from the community, TAC, Planning Commission, Board of Commissioners, and staff.
- July and into future – Work on top priority tasks, consider how to fund future implementation and discuss priorities in context of future Planning Work Programs

Thank you!

This is the final TAC meeting.
We appreciate your time and effort as a TAC member on this project!

County staff will share the final Priorities Report with you when completed and future updates as they become available.