



City of

PORTLAND, OREGON

Development Review Advisory Committee

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October 8, 2015

Dear Mayor Hales,

The Development Review Advisory Committee (DRAC) writes to express its disappointment in being excluded from the review/vetting process for your recent proposal for a \$25,000 tax on residential demolitions associated with new development within the City of Portland. Members of DRAC have concerns regarding the tax and its potential impact on affordability within the City, but we are reserving comment on the tax itself, since we were not afforded an opportunity to review the tax and the details on which it is based. Our concern, and the message of this letter, is to state our frustration with your disregard for the experience, advice and input of the DRAC members on this proposal.

As members of the DRAC, our role is to provide advisory opinions to the City Council on matters related to development. Our Committee is disappointed with the lack of process on which this tax was developed. At the September DRAC meeting, Committee members overwhelmingly voted to support sending a letter to you and the Council regarding the exclusion of DRAC from this process.

Members of the DRAC have spent countless volunteer hours over the past 2 years serving on special committees related to demolitions, deconstruction, and infill design standards - working with a wide variety of stakeholders - your own staff included - to find equitable solutions and make sound recommendations to the current issues related to demolitions and deconstruction. We feel the work and recommendations which have come out of those committees are undermined by your actions which are seemingly in response to concerns voiced to you outside of the established processes. We view your actions as a disregard for the effort and outcome of these committees.

The members of DRAC have expressed concerns that the impacts of this tax could negatively impact affordability in housing, that the tax may not be legal, that it should not be used as a funding source for other programs, that this "one size fits all" approach to residential demolitions may not be the best course of action, and that the "problem" that you intend the demolition tax to resolve is not clearly defined.

The members of DRAC will be reviewing the merits and challenges of the tax at upcoming DRAC meetings and providing advice to the City Council, as per our charge as Advisory Committee Members.

DRAC Letter Re: Demolition Tax Proposal
October 8, 2015

The members of DRAC encourage the Mayor's Office to participate in upcoming DRAC meetings, and to seek the advice of those who have offered our time to serve on matters related to development such as this. We ask that further discussion by Council be postponed until the proposal has been further reviewed by the DRAC.

Sincerely,



Maryhelen Kincaid
Development Review Advisory Committee (DRAC) Chair

Cc: Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Steve Novick
Commissioner Dan Saltzman

Development Review Advisory Committee (DRAC) Members

Claire Carder, Maplewood Neighborhood Association
Hermann Colas, Colas Construction, Inc.
Phil Damiano, Johnson Air Products
Maxine Fitzpatrick, PCRI, Inc.
David Humber, Humber Design Group Inc.
Rob Humphrey, Faster Permits
Maryhelen Kincaid, East Columbia Neighborhood Association
Christopher Kopca, Downtown Development Group LLC
Dana Krawczuk, Perkins Coie LLP
Jennifer Marsicek, Scott Edwards Architecture
Kirk Olsen, Trammell Crow Company
Joe Schneider, Skanska
Justin Wood, Fish Construction NW Inc.