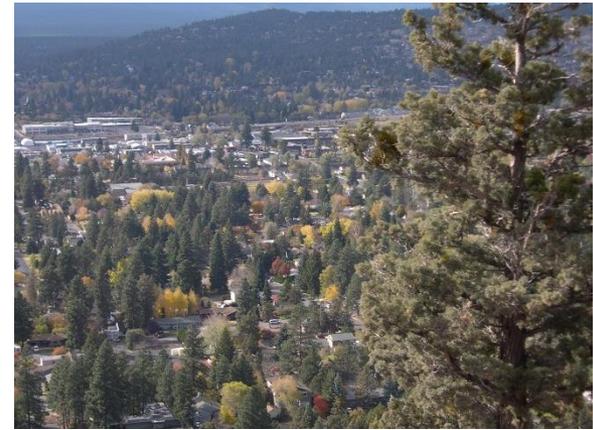
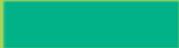


# Update on Oregon's Housing Initiatives



July 14, 2020  
City of Gladstone

Ethan Stuckmayer, Senior Housing Planner



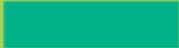
# Oregon's Housing Initiatives

Housing Choices  
(HB2001)

Housing Needs and  
Production (HB2003)

Housing Program  
Webpage:

<https://www.oregon.gov/lcd/UP/Pages/Housing-Resources.aspx>



# Rulemaking Advisory Committee

## Stakeholders from across the state

- Practitioners
- Elected Officials
- Community Organizations
- Advocate Groups
  
- Advisory to DLCD staff
  
- RAC Webpage:  
<https://www.oregon.gov/lcd/LAR/Pages/Housing.aspx>



# Technical Advisory Committees

Medium and Large city  
Model Codes

Infrastructure Based Time  
Extension Request  
(IBTER)

Housing Production  
Strategies



# House Bill 2001



# Requirements for Medium- sized cities

“Medium cities” are all Oregon cities outside the Portland Metro boundary with a population between 10,000 and 25,000.

Allowance for duplexes on all lots and parcels that allow detached single family dwellings.



# Requirements for “Large Cities”

“Large Cities” include all non- Portland Metro cities with a population of more than 25,000, unincorporated areas within the Metro boundary, and all cities within the Metro boundary with a population of more than 1,000.

Duplex standard + triplex, fourplex, townhomes, and cottage clusters in areas.



# Flexibility Allowed

The Middle Housing Bill enables both Medium and Large Cities to regulate siting and design of middle housing types.



# Role of the Model Code(s)

Two versions of the model code will be required, one for Medium cities, and one for the Large cities.

The codes must be written such that local governments can apply them directly.

Local governments that don't write their own compliant codes must apply the model code directly



# Model Code v.s. Minimum Compliance Framework

## Model Code:

- Set of specific standards
- Written such that cities can apply it directly
- Modular Implementation

## Minimum Compliance Standards:

- Flexibility for cities
- Defines reasonable standards
- Standard by which development codes will be measured for compliance with HB 2001 intent



# Major Rulemaking Tasks for Large and Metro Cities and Counties

- Define “in areas”
- Determine a reasonable set of standards to regulate siting and design
- Definition and Configuration of Duplex, Triplex, and Quadplex
- Townhomes and cottage cluster standards that can fit a statewide context
- Allowing local flexibility in how to regulate siting and design
- Parking Standards





# Infrastructure- Based Time Extension Requests

Allows additional time for implementation in areas with infrastructure limitations.

Cities will need to demonstrate the constraint and develop a plan of action and timeline to address it.

Rules expected to be adopted in August 2020



**HB 2003 – Address Housing Needs  
and Increase Unit Production**



# Regional Housing Needs Analysis

- OHCS is lead agency, with support from DLCD and DAS.
- Analysis to be completed by Sept. 1, 2020
- Two reports due by March 1, 2021:
  - Summary of results (OHCS)
  - Evaluation of regional analysis as a tool (DLCD)
  - 2021 Legislature will decide whether to make the RHNA a permanent part of the Statewide Planning Program



# Schedule for Updates of Housing Needs Analyses

HB 2003 requires all cities  
> 10,000 to regularly  
update their housing  
needs analyses

LCDC has adopted the  
update schedule, which  
will be included in  
administrative rules later  
this year



# Housing Production Strategies

Strategies must include:

“a list of specific actions, including the adoption of measures and policies, that the city shall undertake to promote development within the city to address a housing need identified...” .

Rule definition needed.

HB 2003 - Implementation Schedule														
	2019		2020				2021				2022			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
HNA Update Schedule		★	★											
Housing Production Strategy						★								
Regional Housing Needs Analysis						◇		◇						
Local Assistance Grants Available														

◇ OHCS and DLCD Reports Due     
 ★ DLCD Action

# HB 2003 Schedule





**DLCD**

Department of  
Land Conservation  
& Development

July 14, 2020

Ethan Stuckmayer, Senior Housing Planner

# Discussion

*Please submit written comments  
on these housing bills to:  
[housing.dlcd@state.or.us](mailto:housing.dlcd@state.or.us)*