

## HB 2001 A STAFF MEASURE SUMMARY

### House Committee On Human Services and Housing

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**Action Date:** 04/08/19

**Action:** Do pass with amendments and be referred to Ways and Means by prior reference.  
(Printed A-Eng.)

**Vote:** 9-0-0-0

**Yeas:** 9 - Helt, Keny-Guyer, Meek, Mitchell, Noble, Sanchez, Schouten, Williams, Zika

**Fiscal:** Fiscal impact issued

**Revenue:** Revenue impact issued

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**Meeting Dates:** 2/11, 3/18, 4/3, 4/8

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#### WHAT THE MEASURE DOES:

Adds "townhouses" to definition of "middle housing." Requires cities with a population greater or equal to 25,000 and each county with a metropolitan service district to permit the development of all middle housing types in residential-zoned areas that allow for detached single-family homes. Requires cities with a population of 10,000 and less than 25,000 outside of a metropolitan service district to permit the development of a duplex on each lot in residential-zoned areas that allow for detached single-family homes. Establishes that local government can allow middle housing types in addition to duplexes. Establishes that measure does not apply to cities with a population of 1,000 or fewer; and lands not within an urban growth boundary (UGB); unincorporated lands and those lacking sufficient urban services; lands not zoned for residential use or unincorporated land and zoned under a designation that maintains the land's potential for planned urban development. Allows local government to regulate siting and design of middle housing under certain conditions. Establishes that local government is not prohibited from permitting single-family dwellings in areas zoned to allow for single-family dwellings or middle housing in areas not required in measure. Requires local government to adopt land use regulations or amend comprehensive plans to implement measure by certain dates. Requires Land Conservation and Development Commission (LCDC), with Building Codes Division, to develop a model middle housing ordinance by December 31, 2020. Requires local government that has not acted to adopt its own regulation, by given dates, to adopt the model ordinance. Directs local government, when developing or amending its plan, to consider ways to increase the affordability of middle housing. Allows Department of Land Conservation and Development (DLCD) to grant extensions to local government on regulations or plans under certain conditions and timelines. Modifies local government's requirements when reviewing its comprehensive plan to conduct an analysis of existing and projected housing needs. Modifies factors to establish sufficiency of buildable lands within urban growth boundary, analysis, and determination of residential housing patterns. Requires local government, for the purpose of estimating housing needs, to use population projections prescribed by statute and adopt findings related to several household-related factors. Requires governing bodies of cities greater than 10,000 population to include in its yearly report to DLCD the total number of units in relationship to accessory dwelling units, regulated affordable accessory dwellings, units of middle housing, and regulated affordable middle housing units. Allows Department of Consumer and Business Services (DCBS), by rule, to establish standards for municipalities to allow conversions of low-rise dwellings to no more than four units built to Low-Rise Residential Dwelling Code. Requires DCBS to submit a report describing rules and standards relating to low-rise residential dwelling to an interim committee of the legislature no later than January 1, 2020. Makes sections of the measure operative on January 1, 2020. Allows DLCD, DCBS, and Residential and Manufactured Structures Board to take actions before operative date to enable certain actions. Appropriates \$3,000,000 from General Fund to DLCD beginning July 1, 2019 to carry out technical assistance for local governments.

## **HB 2001 A STAFF MEASURE SUMMARY**

### **ISSUES DISCUSSED:**

- Number of new homes necessary to address state's current housing deficit
- Housing price increases with wage increases not keeping pace
- Potential undesired and unintended consequences of measure
- Amendment necessary to add "townhouses" to definition of middle housing, outline what jurisdiction must allow, compliance issues, and to address other concerns

### **EFFECT OF AMENDMENT:**

Replaces the measure.

### **BACKGROUND:**

The term "middle housing" refers to a variety of housing designed to accommodate more occupants than single-family homes, but less than large multifamily complexes, such as duplexes, row houses, cottage clusters, stacked flats, and accessory dwelling units.

House Bill 2001-A requires certain localities to allow for the development of at least one type of "middle housing" per lot, in areas zoned for single-family dwellings within their UGBs.