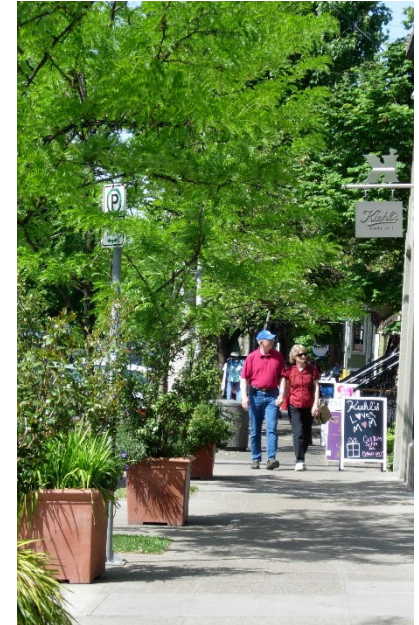


Housing Planning in Oregon



DLCD



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Department of Land Conservation and Development

November 15, 2021

“Missing” Middle Housing

Key Concept:
More (smaller) dwelling units at the house-scale



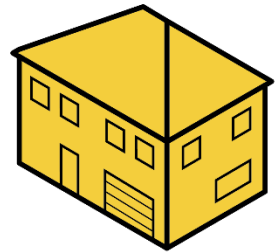
Photos courtesy of Sightline Institute



Made illegal in most US cities in the mid-20th century

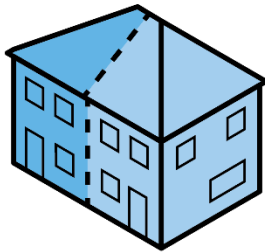
HB 2001 Requirements

House Bill 2001 enables



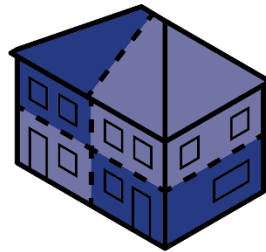
**Single-Family
Detached**

in cities >10,000
population



Duplexes
“on each lot
or parcel...”

in cities >25,000 population, Metro cities >1,000
population, and urbanized portions of Metro counties

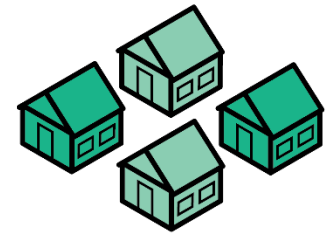


**Triplexes and
Quadplexes**



Townhouses

“in areas...”



Cottage Clusters

“...that allow(s) for the development of detached single-family dwellings”

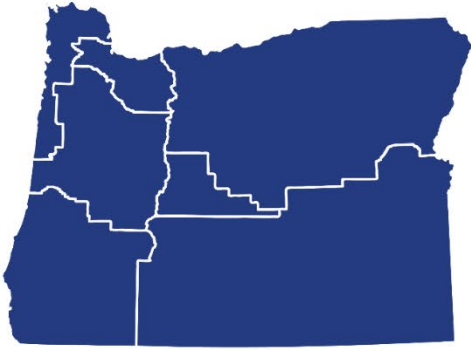


Regulating Middle Housing

Cities may regulate siting
and design

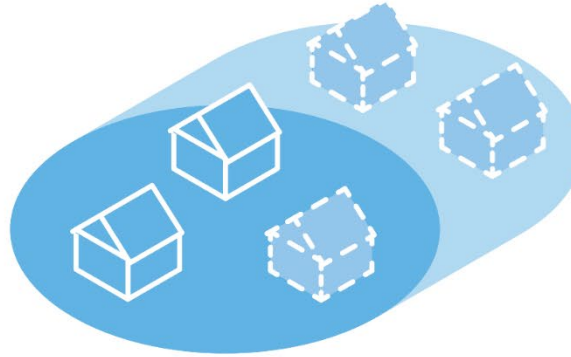
Regulations may not
cause unreasonable cost
and delay

**Pilot a statewide
housing analysis**



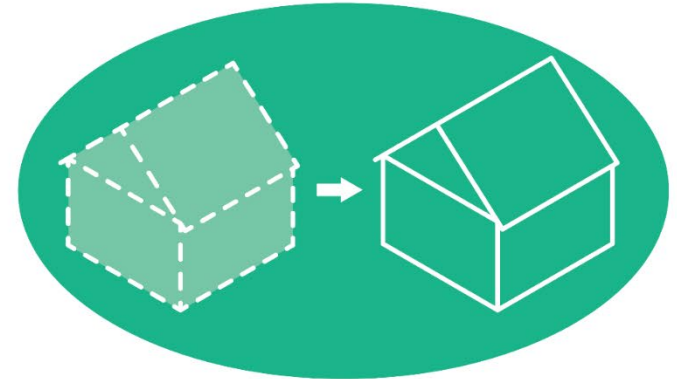
**Regional Housing
Needs Analysis (RHNA)**

**Plan to accommodate needed
housing on a regular schedule**



**Housing Needs/Capacity
Analysis (HNA)**

**Promote the development
of needed housing**

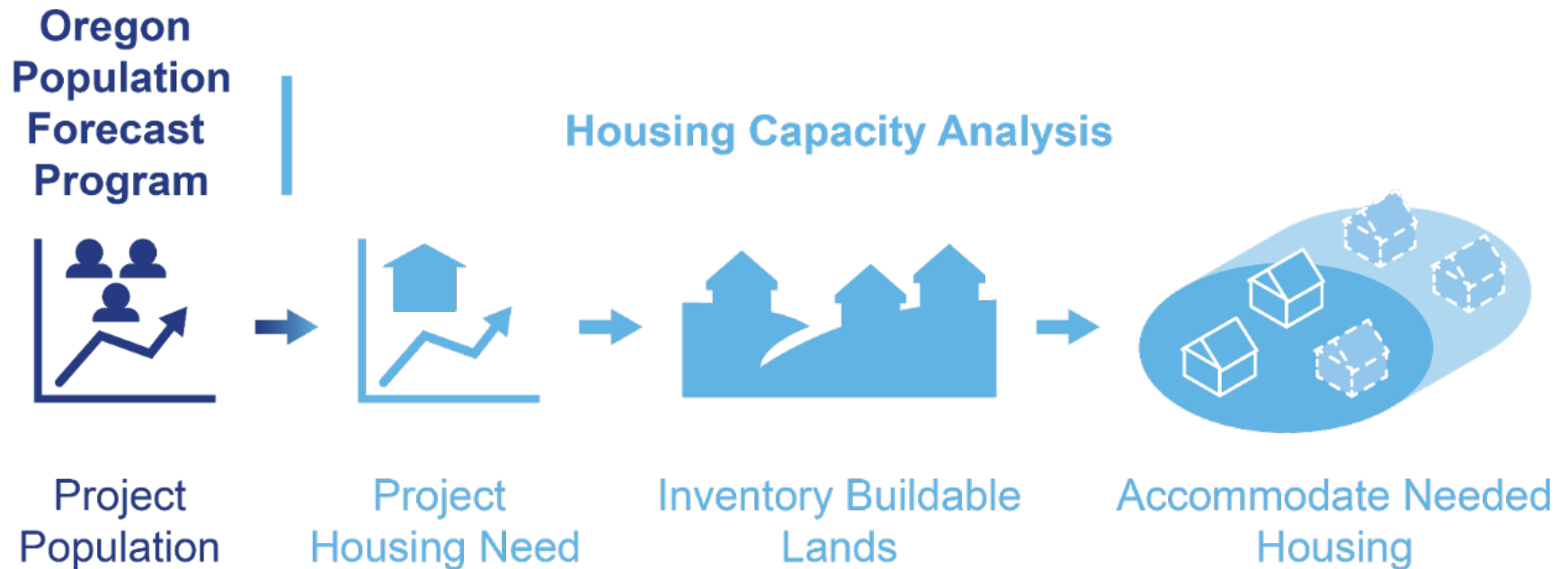


**Housing Production
Strategy (HPS)**

House Bill 2003

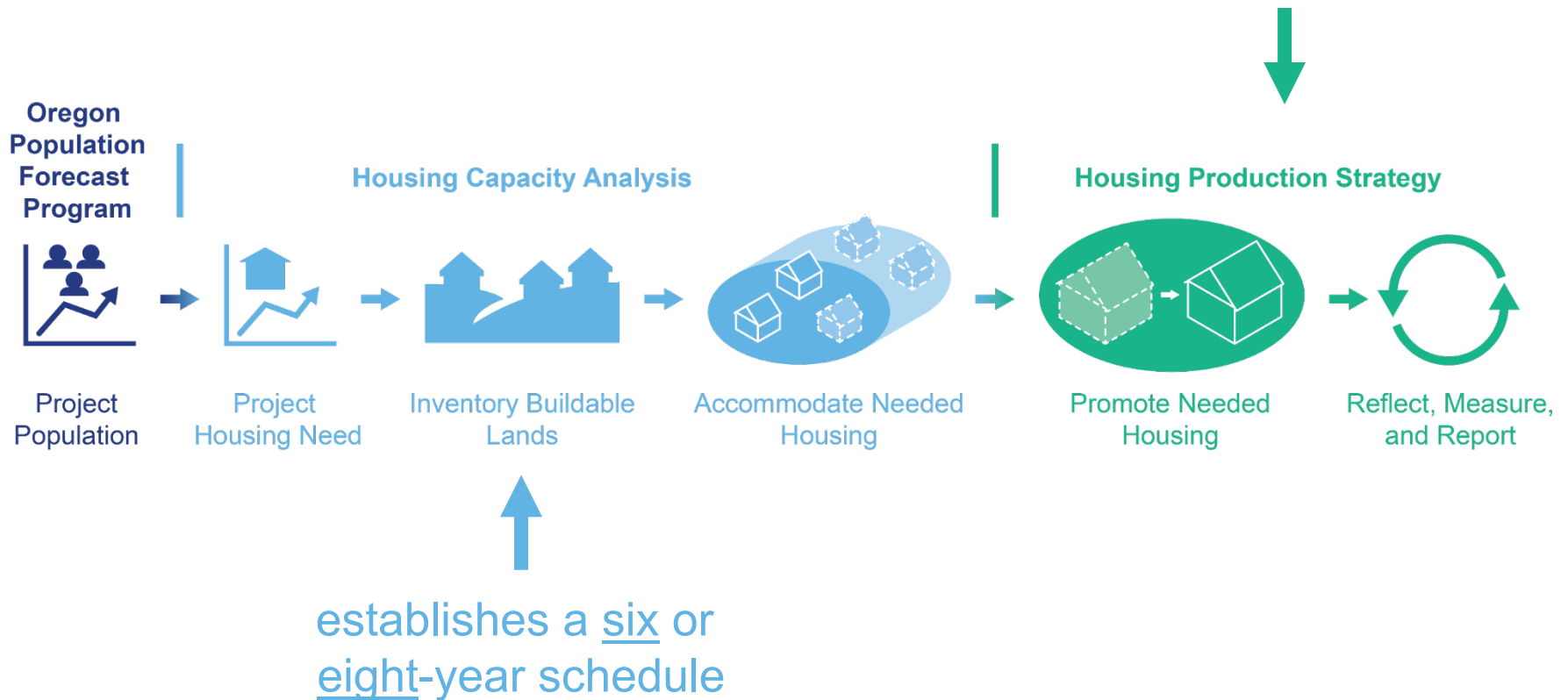
***OLD* Goal 10 Framework**

Core Question: Is there enough land zoned to the appropriate densities within an Urban Growth Boundary (UGB) to accommodate housing need projected over twenty years?



HB 2003 – New Framework

Core Question: What actions will the city implement to encourage the production of needed housing and achieve more equitable outcomes?



Regional Housing Needs Analysis

OHCS

Estimate need statewide

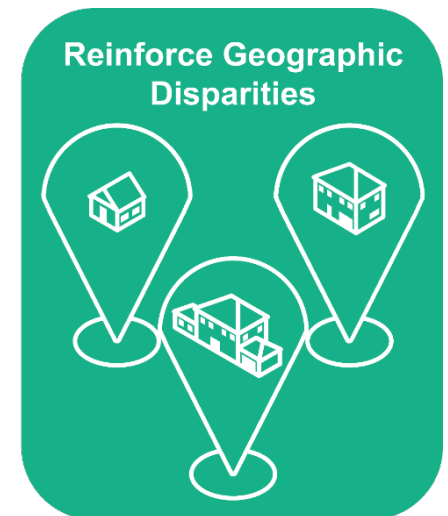
Median Family Income	Total Units
120%	209,381
80-120%	101,121
50-80%	101,462
30-50%	72,852
0-30%	98,742
Oregon	583,559
% of Units	100%

29% will require public support

17% is likely to require public support

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Assess potential implementation



Effects of Local Housing
Needs Projections

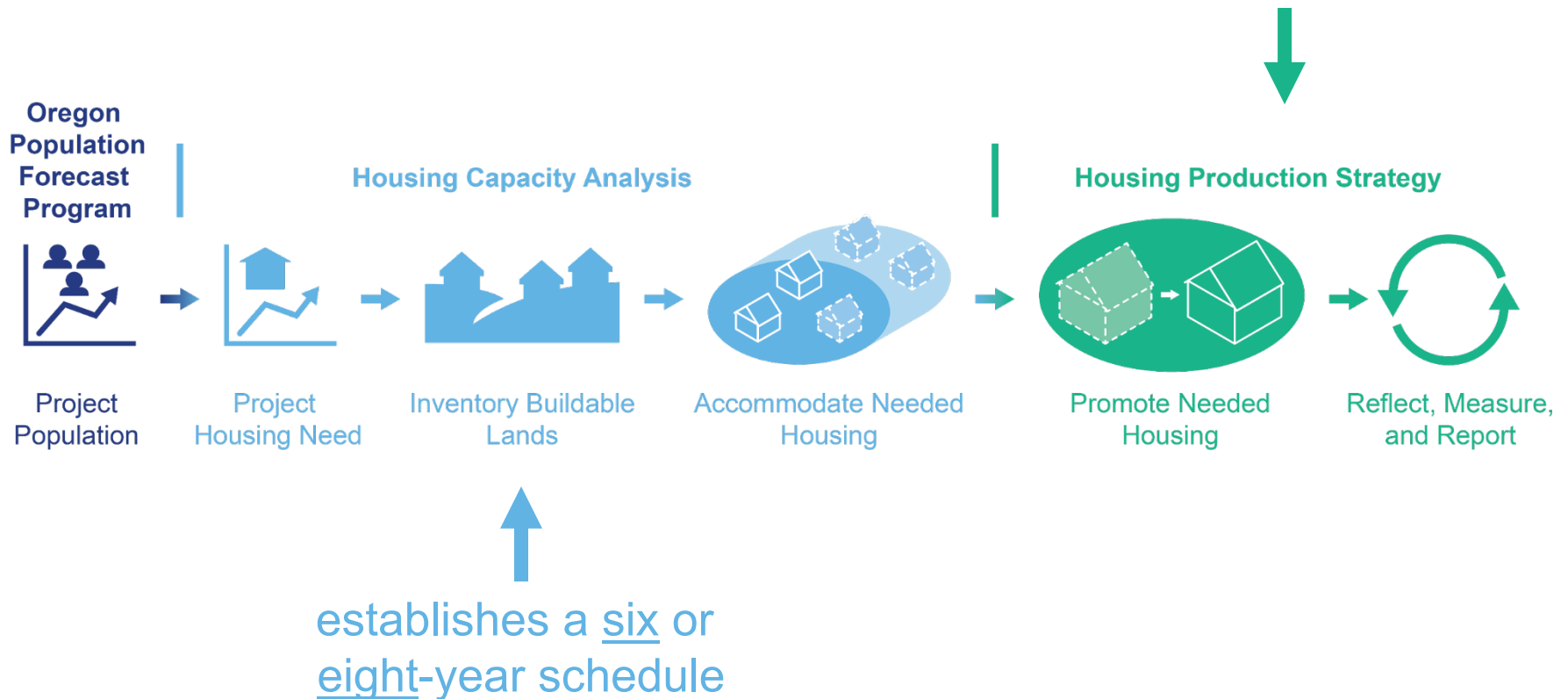
Legislative Direction

- Direction from Legislature to work through implementation issues (HB 5006)
“...study and make legislative recommendations on the incorporation of a regional housing needs analysis into state and local planning programs.”
- Goal: Prepare legislative recommendations that achieve more affordable, fair, and equitable housing outcomes
- Engagement with stakeholders throughout the state, working through policy issues

Housing Production Strategy (HPS) Introduction

Reminder: New Framework

Core Question: What actions will the city implement to encourage the production of needed housing and achieve more equitable outcomes?





Housing Production Strategies

- Extension of the existing HNA process, documenting:
 - Socio-economic and demographic trends
 - Measures already adopted
 - Unique Market conditions
 - Existing Barriers to Housing
- Groups that will need to be accounted for:
 - BIPOC
 - Those experiencing homelessness
 - Living with a disability
 - Other Protected Classes

Strategies to Meet Future Housing Need

Category A



Zoning and Code Changes

Category B



Reduce Regulatory Impediments

Category C



Financial Incentives

Category D



Financial Resources

Category E



Tax Exemption and Abatement

Category F




Land, Acquisition, Lease, and Partnerships

Category Z



Custom Options



Fair and Equitable Housing Outcomes

- Location / Transportation
- Fair Housing
- Housing Choice
- Homelessness
- Opportunities for Affordable Rental Housing and Homeownership
- Gentrification, Displacement, and Housing Stability

House Bill 2001 Implementation Update



Key Implementation Logistics

- Medium Cities: Must update local codes to comply with HB 2001 by **June 30, 2021**
- Large Cities: Must update local codes to comply with HB 2001 by **June 30, 2022**
- Technical assistance to cities to do this work: **\$3.5 million** included in HB 2001. Additional **\$2.5 million** & staffing for 2021-23 biennium
- Model Code and Minimum Compliance work in tandem to provide both flexibility and sideboards in implementation



Implementation Status

- Medium Cities: All have adopted or apply the model code. Four jurisdictions likely to trigger population threshold in 2021
- Large Cities: Updating local codes. Cities that have adopted codes include:
 - City of Bend
 - City of King City
 - City of Wilsonville
 - Other Large Cities have submitted proposed code updates
- All cities that requested HB 2001 assistance were granted

Future Housing Development Issues



DLCD

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Land Conservation
& Development

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November 15, 2021

Discussion