



MEMORANDUM

Prepared for: House Interim Committee on Housing
Date: January 11, 2022
By: Claire Adamsick, LPRO Analyst
Re: 2022 Committee LC Summaries

LPRO: LEGISLATIVE POLICY AND RESEARCH OFFICE

LC 172, relating to manufactured structures

LC 172 modifies definitions to allow siting of prefabricated structures in mobile home or manufactured dwelling parks, including parks that are cooperatively owned. It clarifies that local governments must allow siting of manufactured homes and prefabricated structures in single-family dwelling zones inside an urban growth boundary, and prohibits local governments from applying standards to prefabricated and manufactured homes located outside mobile home parks other than standards applicable to single family dwellings on the same land. The measure prohibits a manufactured dwelling park landlord from requiring a tenant to pay for or construct certain site improvements as part of a rental agreement, and directs the Attorney General to update the model statement related to improvements required of park tenants by January 1, 2023.

The measure expands the manufactured dwelling replacement program to borrowers whose manufactured home or prefabricated structure was destroyed by a natural disaster, and allows an eligible replacement home to be located either inside or outside the natural disaster area. Declares emergency, effective on passage.

LC 184, relating to housing developments

LC 184 allows cities with a population greater than 30,000 but less than 45,000 and located in a county with a population greater than 105,000 but less than 135,000, to adopt a land use regulation for approval of a permit, or for establishing the sale or rental price of a housing development for affordable housing. The measure defines “affordable housing” as housing affordable to households with incomes of 120 percent of area median income. The measure defines “multifamily housing” and “housing development” in clarifying project requirements and eligibility. The measure sunsets January 2, 2023.

LC 185, relating to housing

LC 185 prohibits a local government from denying a building permit for a residential dwelling in a residential subdivision when specified public improvements and conditions of development are substantially complete. It modifies review of substantial completion related to road construction and paving, and necessary offsite improvements for emergency services and water and sewage disposal. The measure clarifies that a city or county’s determination of substantial completion does not require the plat of a residential subdivision to be recorded. It requires a city or county to assign temporary addresses to lots in a residential subdivision utilizing preliminary, tentative, or proposed

plat information, and requires applicants to notify the city or county whenever lot numbering or subdivision names change during development.

The measure directs the Oregon Business Development Department, in contract with a third-party consultant, to work in cooperation with three participating jurisdictions in a pilot program to identify: current processes for approving residential construction projects; sources and causes of delays, interruptions, or defects in the processes; resource constraints that contribute to the defects; and to identify, test and recommend solutions to reduce or eliminate the identified defects. The measure requires the department to submit a report and recommendations to an interim committee of the Legislative Assembly no later than September 1, 2022.