

**OREGON**

Department of  
Land Conservation  
& Development



**Housing Accountability  
and Production Office**

House Interim Committee on Housing and Homelessness –  
September 29, 2025

Joel Madsen, Manager, HAPO

# Housing Accountability and Production Office (HAPO)



DLCD and Building Codes Division  
(DCBS) Joint Office

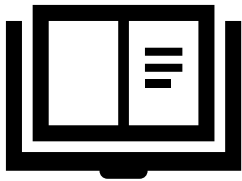


# Housing Accountability and Production Office (HAPO)

**Purpose:** Supporting developers and cities to boost housing production

**Approach:** Collaboration first, enforcement last

## What We Do:



Ensure local land  
use codes and  
decisions meet  
state law

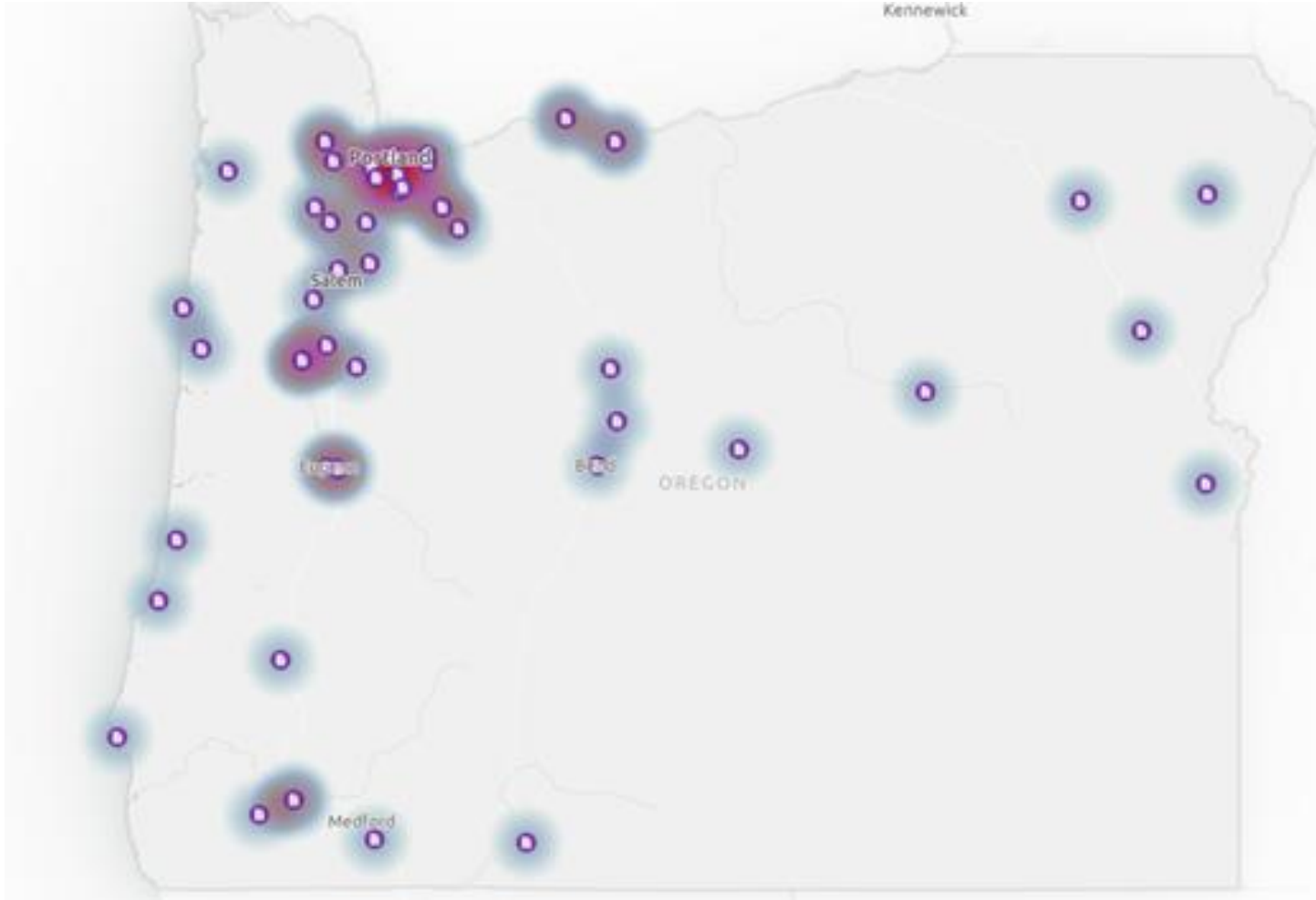


Technical  
assistance &  
funding for local  
governments



Research & guidance to  
reduce barriers  
to production (model  
code & 'permit-ready'  
plans)

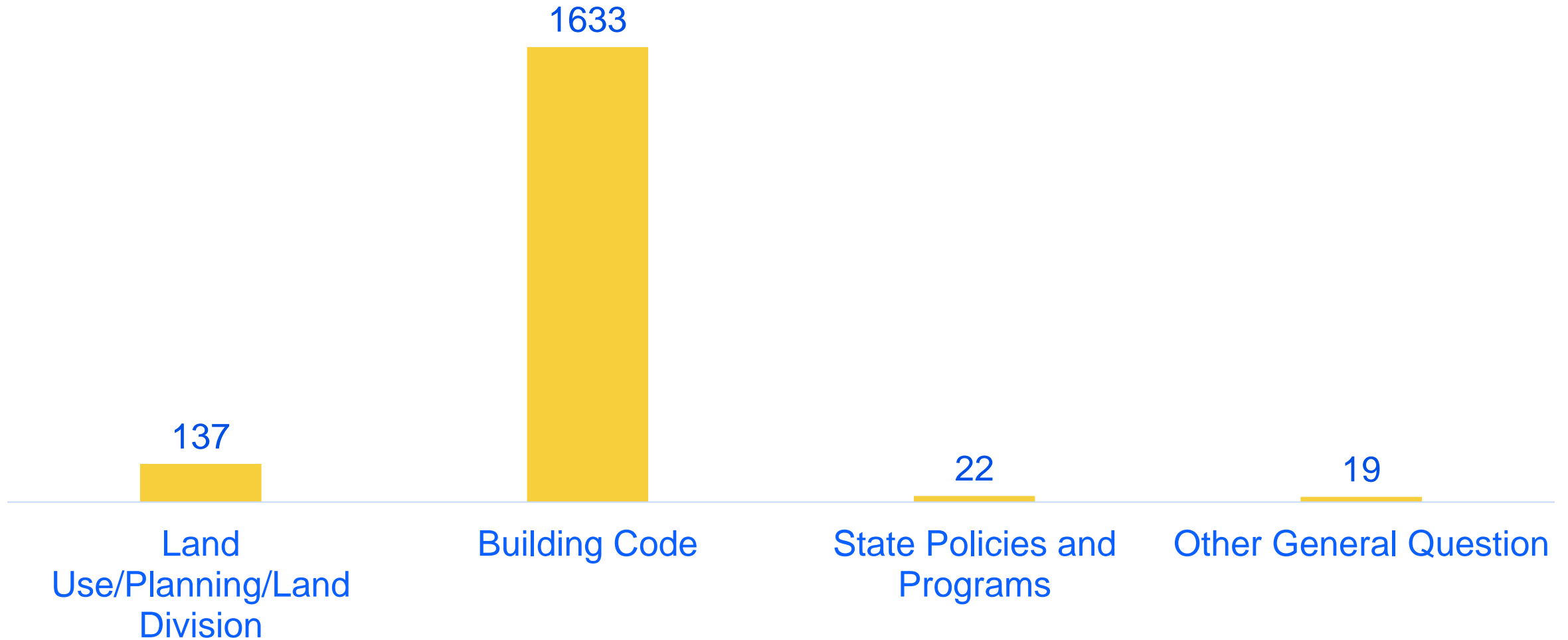
# Inquiries and Complaints



As of July 1st, 2025,  
HAPO can receive and  
respond to inquiries,  
requests, and  
complaints through the  
[Inquiry Intake Form](#)



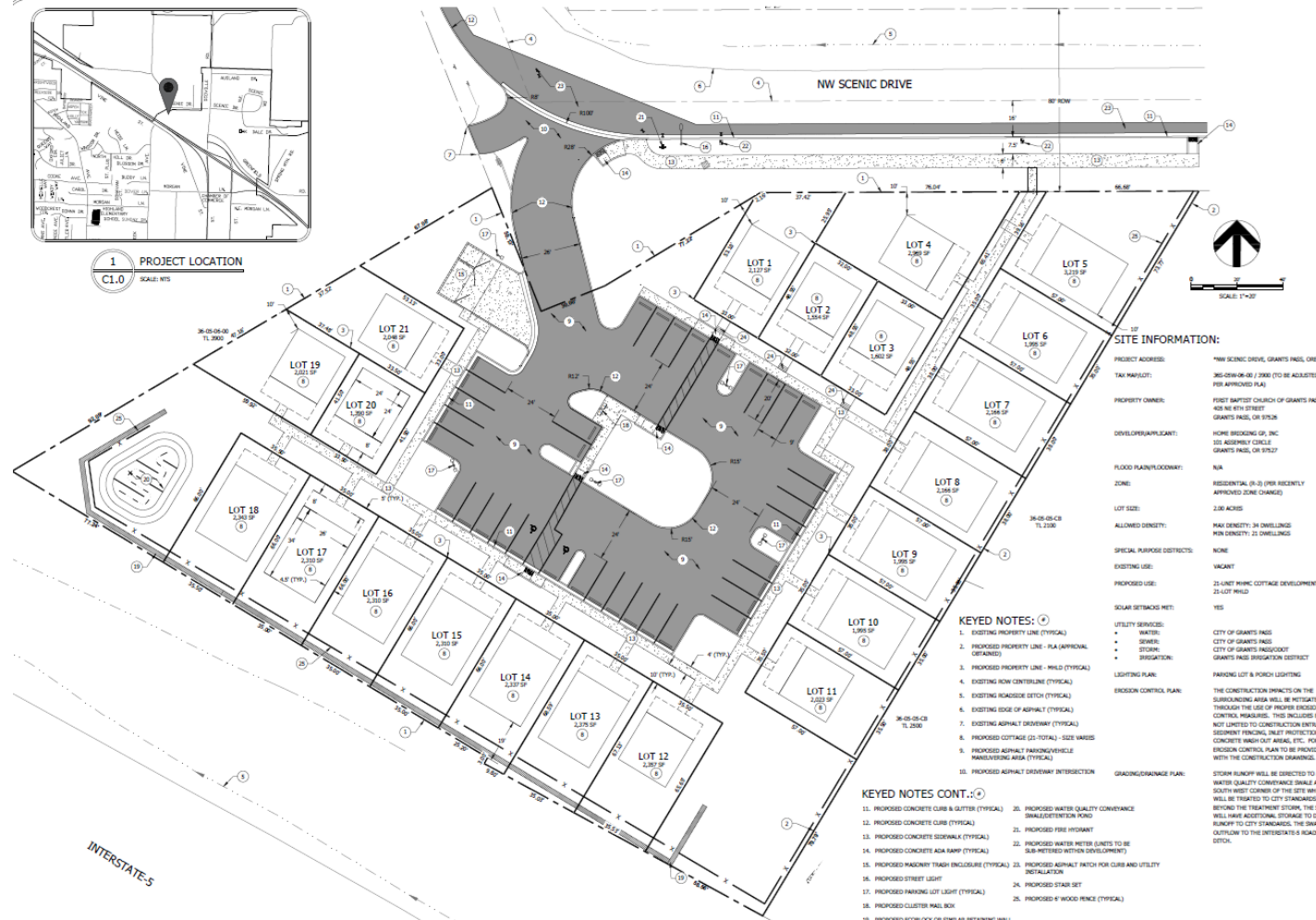
# Total Inquiries



# Inquiry Perspective: Local Government

## HAPO Role: Technical and Financial Assistance

- Local jurisdiction had not implemented middle housing land divisions in code
- HAPO provided technical assistance to jurisdiction to effectively implement the law
- HAPO also funded a code update project to conform with the law
- By the end of year, HAPO will publish model code any city may use to comply with HB 2138



Middle Housing Land Division (ORS 92.031)

# Inquiry Perspective: Developer



Examples of middle housing legalized by state law – images taken by staff

## HAPO Role: Resource on Housing Laws

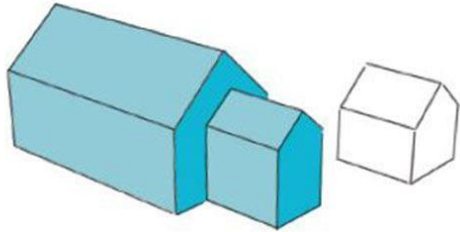
- Permit and Zone Change Support
- Middle Housing Technical Assistance
- By-right Affordable Housing Technical Assistance
- Housing Law Violation Complaint

## HAPO Role: Navigate Barriers to Production

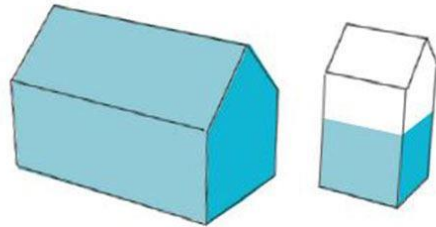
- State Agency Navigation Support
- Leveraging State Resources and Funding

# Inquiry Perspective: Property Owner

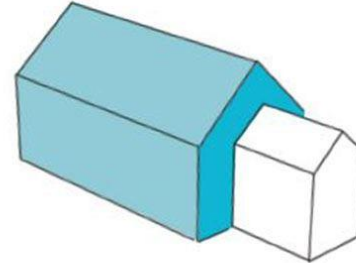
Detached ADU - Backyard Cottage



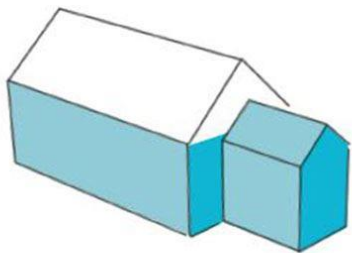
Detached ADU - Detached Garage Addition/Conversion



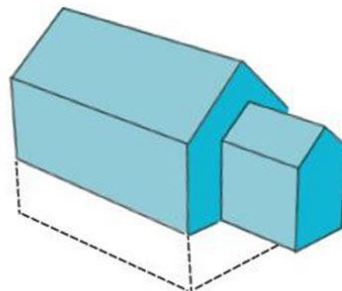
Attached ADU - Garage Conversion



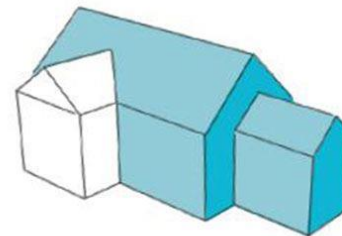
Attached ADU - Interior Conversion



Attached ADU - Basement Conversion



Attached ADU - Addition



## Before HAPO: Challenge to Implement & Build

- Primary means of housing law compliance - appeal/case law
- ADUs: Kamps-Hughes vs. Eugene
- Lack of clarity for parking/owner occupancy
- Local Governments: local codes vulnerable to legal challenge; no support to fix
- Property Owners: siting additional units onerous; issues require legal counsel.

The Legislature legalized ADUs via SB 1051 (2017) – image courtesy of Eugene

# Inquiry Perspective: Property Owner



These plans are provided as a courtesy to the City of Bend for application and permitting purposes only. These plans were not designed by the City of Bend and the City bears no responsibility for the plans or resulting structure. The plans have been reviewed for minimum Oregon Residential Specialty Code compliance. By using these standard plans, the user agrees to release the City of Bend from any and all claims, liabilities, suits, and demands or actions or any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not constitute or reduce the user's responsibility to verify any and all information. These approved plans and any resulting permit issued shall not be construed to be a permit for, or an approval of, any violation of any of the provisions in the Oregon Residential Specialty Code or any other laws or ordinances of this jurisdiction. The approval of these plans and issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and data. All applicable review and permitting fees still apply and use of these plans does not exempt applicants from any and all required fees or cost in the permitting process and further documentation requirements.

Sheet Number

CS

## HAPO Role: Support Effective Implementation

- Model Code to streamline housing siting (SB 1564) - includes ADUs/plexes
- Support DLCD and BCD in:
  - ADU, Manufactured, & Prefab Rulemaking (HB 2138)
  - Oregon Homes (HB 2258)
- Support and fund local code work to reduce barriers to ADUs
- Outreach to industry professionals to connect with property owners
- Provide support to property owners on state law – housing law and navigation one-stop

Example of local permit-ready plan program (image courtesy of Bend)

**Thank you!**

**Stay in touch  
by visiting the  
following:**

Email us at:

[dlcd.hapo@dlcd.oregon.gov](mailto:dlcd.hapo@dlcd.oregon.gov)

Scan the QR code to visit our  
[website](#):

