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83rd LEGISLATIVE ASSEMBLY
SENATE COMMITTEE ON HOUSING AND DEVELOPMENT
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January 13th, 2026

To: Senate Interim Committee on Housing and Development
From: Kaia Maclare, LPRO Analyst
Subject: 2026 Committee Legislative Concepts

LC 5, dated 1/5/2026 – Requires any jurisdiction within the Portland Metropolitan Statistical Area (MSA) which requires new multiunit affordable housing developments to contain a minimum number of affordable units (for sale or rent) to offset the total expected marginal loss in value created by this requirement. Requires the jurisdiction to calculate this expected loss, and provides provisions for calculation. Allows this offset to be paid to the developer in any combination of direct payments, exemptions from property taxes, and/or waivers or reductions of fees. Provides definitions and exemptions.

LC 54, dated 12/5/2025 – Requires the Housing and Community Services Department to study housing.

LC 278, dated 1/12/2026 – Requires landlords to provide tenants and prospective tenants with an alternative to electronic means of conducting business, including for submitting applications, rental-payments, maintenance requests, or performing any other function essential to the enjoyment of the tenancy or to the exercise of a tenant's rights. Requires residential landlords to offer an alternative method—such as an access code, fob, key card, or another physical key—other than software on tenant-owned phones or other electronic devices as a means to access common areas or common facilities of a tenancy. Defines “tenant portal.”