DLCD

Housing in Unincorporated Communities

Senate Natural Resources and Wildfire Committee
September 9, 2026

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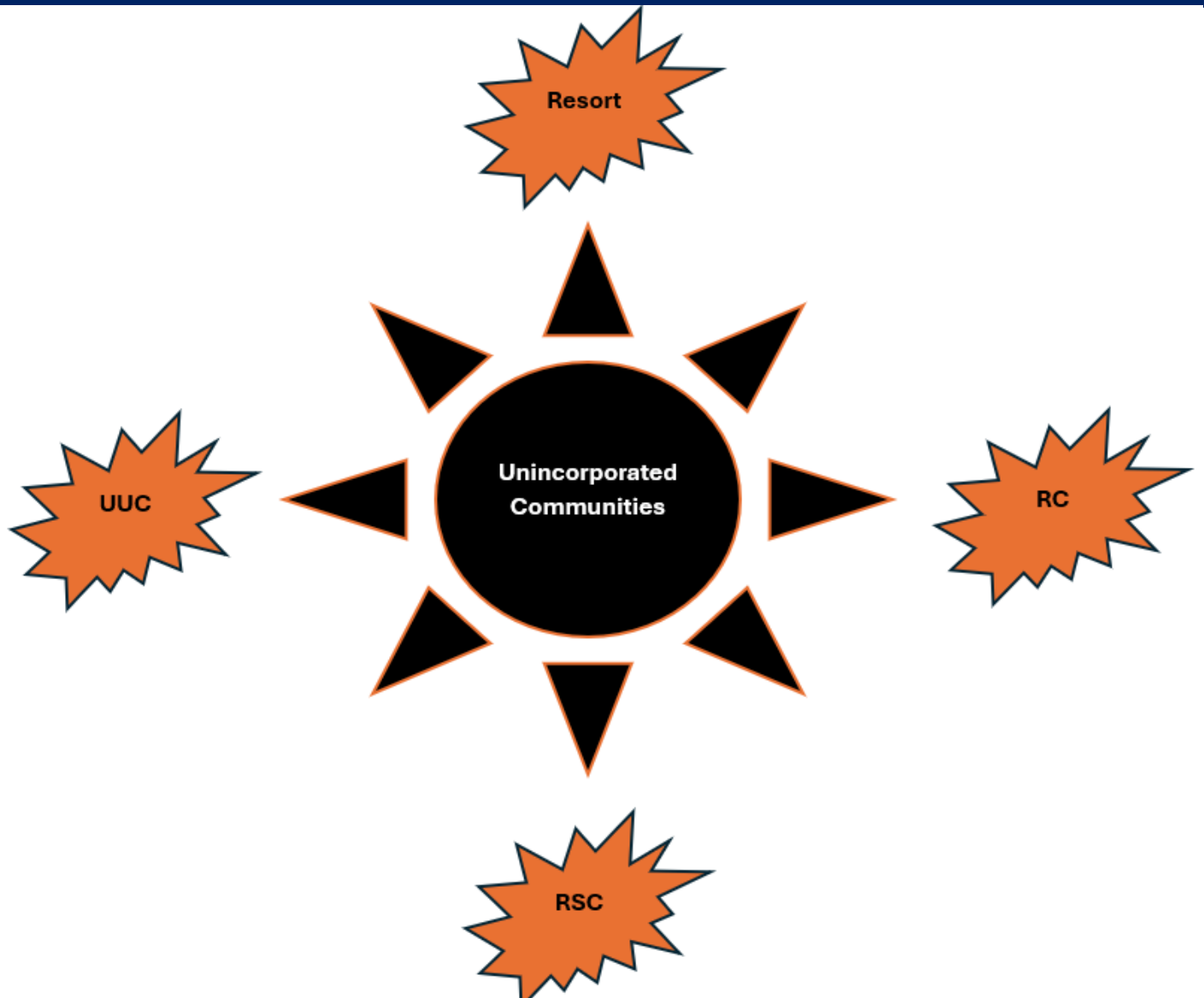
Overview of Housing In Unincorporated Communities Rulemaking

- Policy Framework – Housing Issues
- Rulemaking Advisory Committee
- Rulemaking Purpose and Charge
- Policy Framework – Applicable Rules

Housing in Unincorporated Communities

Types of UC's - OAR 660-022-0010



Policy Framework – Unincorporated Communities

1993 - DLCD conducts a statewide survey of unincorporated communities

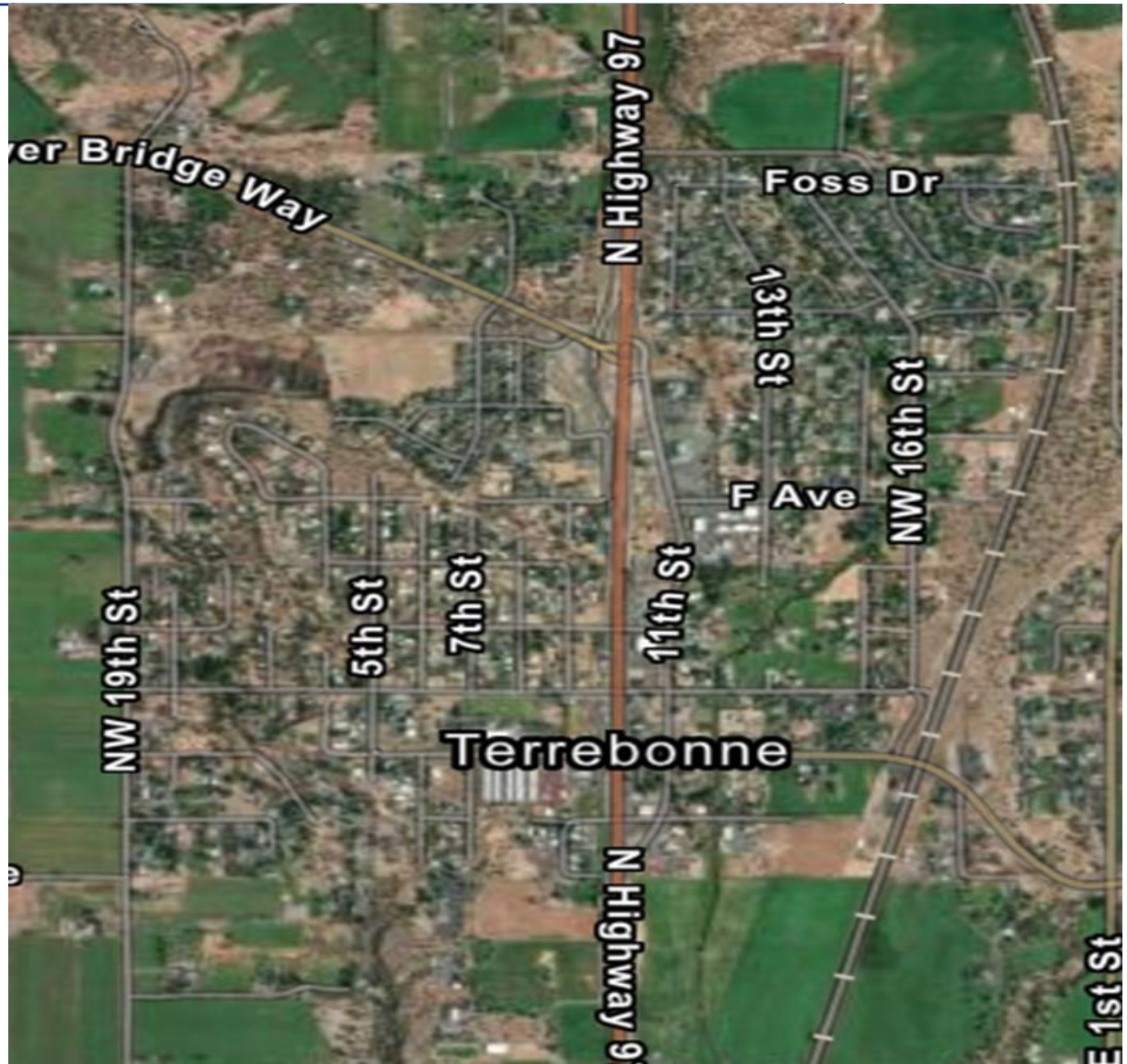
1994 - LCDC adopts Unincorporated Communities Rule (OAR chapter 660, division 22)

1997 – DLCD updates unincorporated community survey.

1997 - LCDC revises rule for issues such as motels and hotels

2005-06 – LCDC revises rule to expand employment uses

2021 & 2026 – LCDC revise rule for temporary wildfire sheltering needs



Policy Framework - Unincorporated Communities
OAR chapter 660, division 22

The purpose of this division is to establish a statewide policy for the planning and zoning of unincorporated communities that recognizes the importance of communities in rural Oregon…

Currently Applicable Rules:
Planning for Unincorporated Communities

OAR 660-022-0030 & 0040

Use Categories	General Principles
Residential uses: Any type and density	**Consistent with function of local transportation facilities**
Industrial Uses: Small Scale-Low Impact	**Will not result in a public health hazard**
Commercial Uses: Small Scale – Low Impact	**Will not exceed the carrying capacity of the area**
	Consistent with other comprehensive plans
	Coordination and Citizen Involvement

Currently Applicable Rules: Expanding Unincorporated Community Boundaries

Urban Unincorporated Communities **Long Range Planning**	Other Unincorporated Communities **Specific Rural Use**
Provisions of OAR 660-022-0040 Specified distances from certain UGB's UGB style analysis ***AND*** **Reasons Exception** OAR 660-004-0022(5) OAR 660-004-0020	**Reasons Exception** OAR 660-004-0022(5) OAR 660-004-0020

Likely Rulemaking Categories

Form	Substance
Updating out of date citations Arrangement and location of rule provisions	Reviewing original policy choices Identifying and filling gaps within existing rules Considering new or different opportunities for expansion of community boundaries

Rulemaking Advisory Committee (RAC)

RAC membership:

- Tribal Government
- County and City governments
- Community based organizations
- Farming, ranching and other agricultural interests
- Housing advocates
- Housing developers
- Land use and environmental advocates
- Property owner and development interests
- Special Districts
- Natural Hazards professional
- Citizen Advisory Committee (CIAC) volunteer

Rulemaking: Purpose & Charge

Create a voluntary process for counties to increase housing in unincorporated communities with appropriate characteristics

Allow increased density and/or expansion under certain conditions

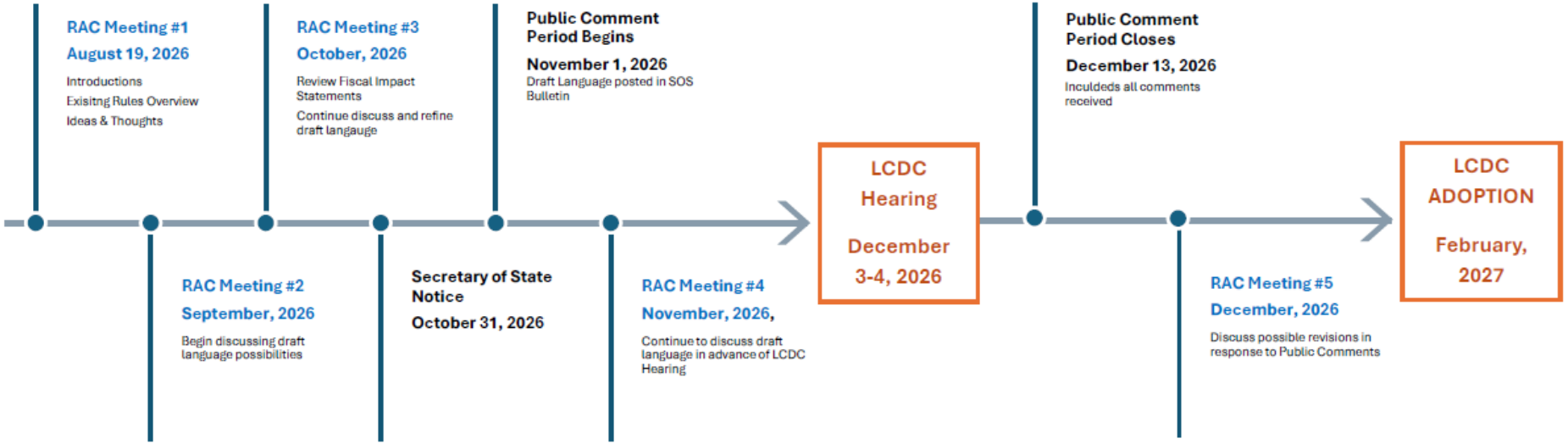
Ensure development supported by available or planned public facilities

Promote housing diversity as appropriate for different unincorporated communities

Maintain protections for working lands, natural resources and hazards

Reflect input from multiple interested parties and the broader public

Rulemaking Schedule



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Questions?