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# Increasing Housing Production with Middle Housing and Infill:

*Changes to HB2138 with the -2 Amendment*

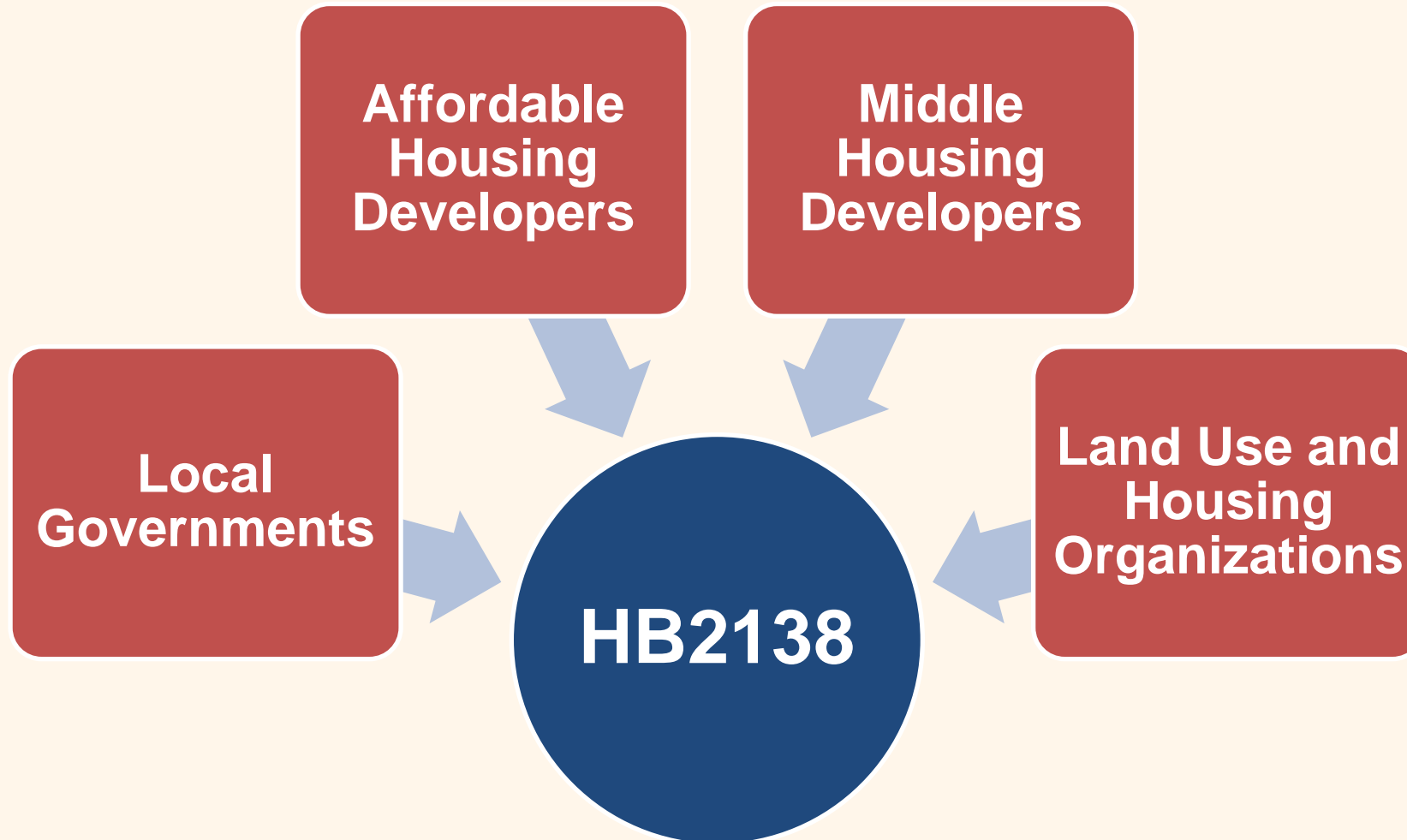
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## **Core Policy Goals**

*To reduce housing prices and increase homeownership*

- **Legalize thousands of new housing units** by allowing additional duplexes, triplexes, quadplexes, cottage clusters, and townhouses across Oregon
- **Eliminate barriers to development** for additional middle housing in every community
- Require incentives for **accessible homes** and **affordable homeownership**



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## **Key Policy Areas**

- Providing more flexibility on the configuration of middle housing types
- Expanding where middle housing is allowed, including on lots that were previously restricted by CC&Rs and those that have one or two existing units on them
- Streamlining middle housing land division and subdivision processes
- Requiring a density bonus for affordable homeownership or accessible unit development
- Prohibiting traffic impact analyses and exactions for infill developments
- Amending or adopting siting and design standards in rule to further remove development barriers



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## Key Changes in -2

- *Middle housing on unincorporated urban lands*: Clarify definitions and applicability to match policy intent
- *Traffic impact analyses and exactions*: Clarify that local governments can still require SDCs and improvements to the frontage; define applicable lots with a unit cap of 12 and excluding new (5 yrs. or less) subdivisions
- *Clear and objective standards*: Establish requirement for clear and objective direction at application denial
- Removed based on feedback:
  - *Cottage cluster courtyard requirement*
  - *Rulemaking changes for demolition review in historic districts*



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**Thank you!**

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