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Increasing Housing Production with Middle Housing and Infill:

Summary of Bill Changes

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HB2138

**-2
Amendment**

**-5/-6
Amendment**



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Key Changes in -2 still in -5

- **Traffic impact analyses and exactions changes**
 - *Can still require for developments from subdivisions (5 years or less)*
 - *Can still require frontage and site improvements*
 - *Can still require for single lot cottage clusters or townhomes with 12+ units*
 - *No preemption on SDCs*
- **Retain cottage cluster courtyard requirement**
- **Removed change to historic district demolition review**
- **Middle housing on unincorporated urban lands: clarify definitions and applicability to match policy intent**



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Key Changes in -5/-6

- **Traffic impact analyses and exactions changes**
→ *No preemption on fee-in-lieu variances*
- **Removes clear and objective standards for urban services addition**
- **Clarifies DAS role in price cap for affordable housing bonus**
- **Technical clarifications on language for middle housing land division policy changes**
- **Specifies only applicant may appeal middle housing land division**
- **Removes unintentional addition of LCDC rulemaking**



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Upcoming change in -6

- **Extend the operative date from July 1, 2026, to January 1, 2027, to provide more time for local implementation**



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Thank you!
