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Increasing Housing Production with Statewide Pre-Approved Building and Land Use Plans

Svetha Ambati, Senior Housing Policy Advisor



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What is Oregon Homes?

A statewide pre-approved building plan and land use program that would:

- Provide a series of building plans for single units, duplexes, triplexes, quadplexes, townhomes, cottage clusters, and apartments 12 units or less developed by the Building Code Division*
- Create land use and design standards to be applied to the building plans as developed by the Department of Land Conservation and Development*
- Develop a list of specific eligible sites for application that would encourage development in suitable environments*



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What is Oregon Homes?

Developers and housing providers may also submit building plans to BCD for review and approval as part of the existing Master Plan Program created by ORS 455.685.



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Core Policy Goals

To reduce housing costs and increase housing choice in Oregon

- **Eliminate barriers to development** for additional middle housing and homeownership opportunities in every community
- **Provide clarity and predictability** for land use and design standards while reducing burden for review on local jurisdictions
- **Reduce costs and lengthy reviews** for building plans approved by the state allowing more housing to be built quickly



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Policy Changes in HB 2258-2:

Site eligibility:

- Clarifying that lots that have been divided or partitioned are eligible
- Prohibiting the removal of heritage trees or trees 20 inches or more in diameter at breast height (DBH)
- Requiring the replacement or replanting on or adjacent to the developed lot or parcel for every removed tree that is:
 - Locally designated as a protected species;
 - Not deemed unhealthy by a certified arborist; and,
 - Has a DBH of 12 inches or more



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Policy Changes in HB 2258-2:

Eligible housing types:

- Clarifying that an average per-unit maximum size of 1,400 sq. ft. applies for cottage clusters and multi-unit dwellings.
- The housing type for the lot must comply with local minimum density requirements
- Mandatory adjustments under SB 1537 do not apply to homes authorized under Oregon Homes



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Policy Changes in HB 2258-2:

- Minimum floor-to-area ratios and minimum dwelling units per acre requirements will be determined in rulemaking
- Applying processes for traffic impact analyses or public utilities to homes authorized by Oregon Homes will also be determined in rulemaking



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Thank you!

Reference Slides





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Eligible sites for the Oregon Homes program are:

- Lawfully established units of land within an urban growth boundary;
- At least 1,500 square feet but not larger than 20,000 square feet;
- Vacant or with a non-residential structure that is nonconforming or not suitable for any lawful use;
- Not covered by slopes averaging more than 15 percent;
- Zoned to allow residential use;
- Not within areas identified as environmentally sensitive, natural hazard areas, or open space or scenic areas



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Housing types eligible for this program are:

- Attached or detached single unit dwellings, duplexes, triplexes, quadplexes, townhomes, cottage clusters, and multi-unit dwellings with more than six or fewer than 12 units.
- ADUs, and prefabricated or modular housing.

Unit sizes that may be approved only include:

- 2,200 square feet or less per unit for single unit dwellings, duplexes, triplexes, quadplexes or townhomes.
- 1,400 square feet or less average per unit for cottage clusters or multi-unit dwellings.