

Update on Oregon's Housing Initiatives



**Wilsonville Planning Commission
December 11, 2019**

**Content from DLCD presented by
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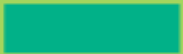
Oregon's Housing Initiatives

Housing Choices
(HB2001)

Housing Needs and
Production (HB2003)

Housing Program
Webpage:

[https://www.oregon.gov
/lcd/UP/Pages/Housing
-Resources.aspx](https://www.oregon.gov/lcd/UP/Pages/Housing-Resources.aspx)



Why these bills?

The lack of housing families can afford is a problem across Oregon.

Need for more housing choices.

Severe rent burden rates are increasing in the region.



HB 2001 - What is Middle Housing?



Housing Needs and Production

HB 2003

Key elements:

Regional Housing
Needs Analysis

Updated Housing
Needs Analyses

Housing Production
Strategies



Rulemaking Advisory Committee

- Advisory to DLCD staff
- First RAC meeting held Nov. 14
- Meetings are recorded and open to the public
- RAC Webpage:
<https://www.oregon.gov/lcd/LAR/Pages/Housing.aspx>



Technical Advisory Committees

- Medium and Large city Model Code
- Infrastructure Based Time Extension Request (IBTER)
- Housing Production Strategies



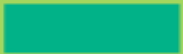
House Bill 2001



Requirements for Medium- sized cities

“Medium cities” are all Oregon cities outside the Portland Metro boundary with a population between 10,000 and 25,000.

Allowance for duplexes on all lots and parcels that allow detached single family dwellings.



Requirements for “Large Cities”

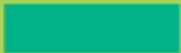
“Large Cities” include all non- Portland Metro cities with a population of more than 25,000, unincorporated areas within the Metro boundary, and all cities within the Metro boundary with a population of more than 1,000.

Duplex standard + triplex, fourplex, townhomes, and cottage clusters in areas.



Flexibility Allowed

The Middle Housing Bill enables both Medium and Large Cities to regulate siting and design of middle housing types.



Role of the Model Code(s)

Two versions of the model code will be required, one for Medium cities, and one for the Large cities.

The codes will be written such that local governments can apply them directly.



Infrastructure- Based Time Extension Requests

Allows additional time for implementation in areas with infrastructure limitations.

Cities will need to demonstrate the constraint and develop a plan of action and timeline to address it.

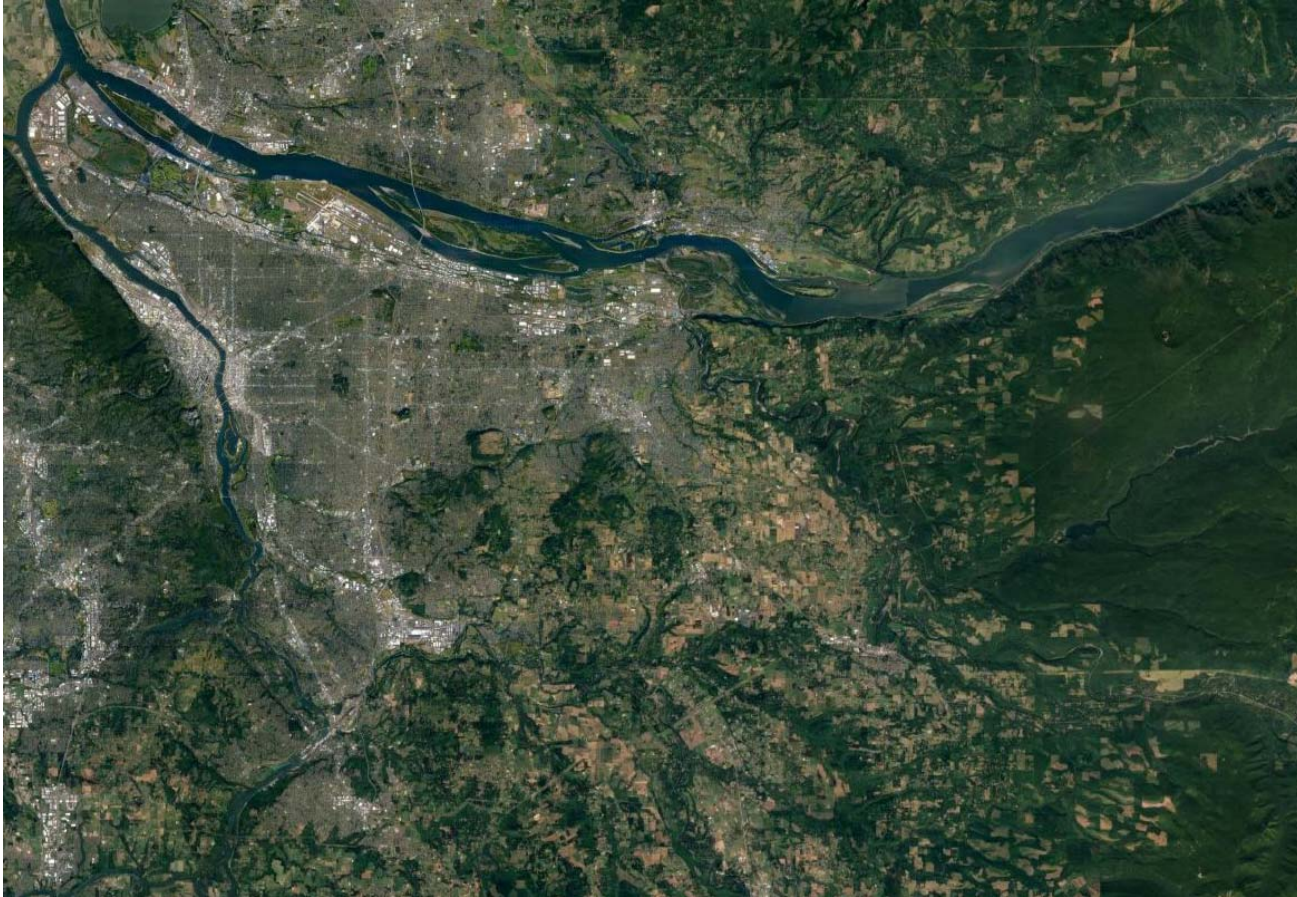


HB 2001 - Other Provisions

- 3% limit on density increase assumptions related to UGB expansions.
- Owner-occupancy and on-site parking requirements not allowed for ADUs. (effective 1/1/20)
- Housing production survey to include ADUs and middle housing.
- DCBS to develop single family conversion standards.
- Prohibits new CC & R's that prohibit middle housing types or ADUs.



Clarifying questions on HB 2001?



House Bill 2003



Regional Housing Needs Analysis

- OHCS is lead agency, with support from DLCD and DAS.
- Analysis to be completed by Sept. 1, 2020
- Two reports due by March 1, 2021:
 - Summary of results (OHCS)
 - Evaluation of regional analysis as a tool (DLCD)



Schedule for Updates of Housing Needs Analyses

- HB 2003 requires all cities > 10,000 to regularly update their housing needs analyses
- LCDC is required to establish or delegate the update schedule by Dec. 31, 2019



Housing Production Strategies

Strategies must include:

“a list of specific actions, including the adoption of measures and policies, that the city shall undertake to promote development within the city to address a housing need identified...”.

Rule definition needed.



HB 2003 - Other Provisions

- Authorizes the use of publicly-owned land for affordable housing development, subject to certain stipulations.
- Clarifies provisions from 2017 Senate Bill regarding:
 - building height
 - density limitations, and
 - affordable housing on church properties.



Clarifying questions on HB 2003?



Community Conversations

Six forums:

- McMinnville – November 6
- Medford – December 10
- **Portland Metro – January 29 and 30**
- Hermiston – February
- Redmond – February



Discussion

*Please submit written comments
on these housing bills to:
housing.dlcd@state.or.us*

Next Steps for Wilsonville

House Bill 2001

- Stay engaged in rulemaking
- Kickoff local work in February 2020
 - Public Outreach
 - Code Audit



Next Steps for Wilsonville

House Bill 2003

- Stay engaged in rulemaking
- Update HNA
 - Build on recent work



Looking Forward

Q1 2020

- Finish Equitable Housing
- Begin HB 2001 Work

Q2 2021

- Finish HB 2001 Work
- Begin Frog Pond East and South

