

Overview of House Bills 2001 and 2003



DLCD



September 26, 2019 – Land Conservation
and Development Commission Update

Kevin Young, Senior Urban Planner



Groundbreaking Legislation

HB 2001

Cities >10,000:
allow housing types
(duplexes) on single
family lots or parcels.

Cities > population
above 25,000:

Duplexes, triplexes,
quads in the zones



Groundbreaking Legislation

HB 2003

Key elements:

Housing Production
Strategies

Updated Housing
Needs Analyses

Technical Assistance Funds

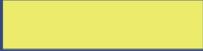
\$4.5 million to support local government implementation

HB 2001 allocates \$3.5 million for :

1. Middle housing codes, and
2. Infrastructure-based time extension requests (IBTERs)

HB 2003 allocates \$1 million to develop housing production strategies, housing needs analyses, and implement other elements of the bill.

New, Limited Duration Positions:	Target Start Dates:
Senior Planner of Housing Programs	Begins October 7th
Two Housing Planners	Interviews complete
Legislative Coordinator	Interviews complete
Policy Analyst	November – December 2019
Grants and Contract Coordinator	Began work August 26th



Additional Staffing



Rulemaking

Three areas:

Middle housing rules and model code – small and large cities (HB 2001)

Infrastructure-based time extension requests (IBTERs) (HB 2001)

Housing production strategies (HB 2003)

Consultant Assistance

Consultant Assistance is planned in the following areas:



RAC Facilitation
Completed



Model Code
RFP closes
9/30



Infrastructure
End of Sept.

Photo credit: Eli Duke,
2014



Middle Code TA
Under review



HNA TA
Fall 2019



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.



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.



Flexibility Allowed

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



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 will be able to implement them directly.

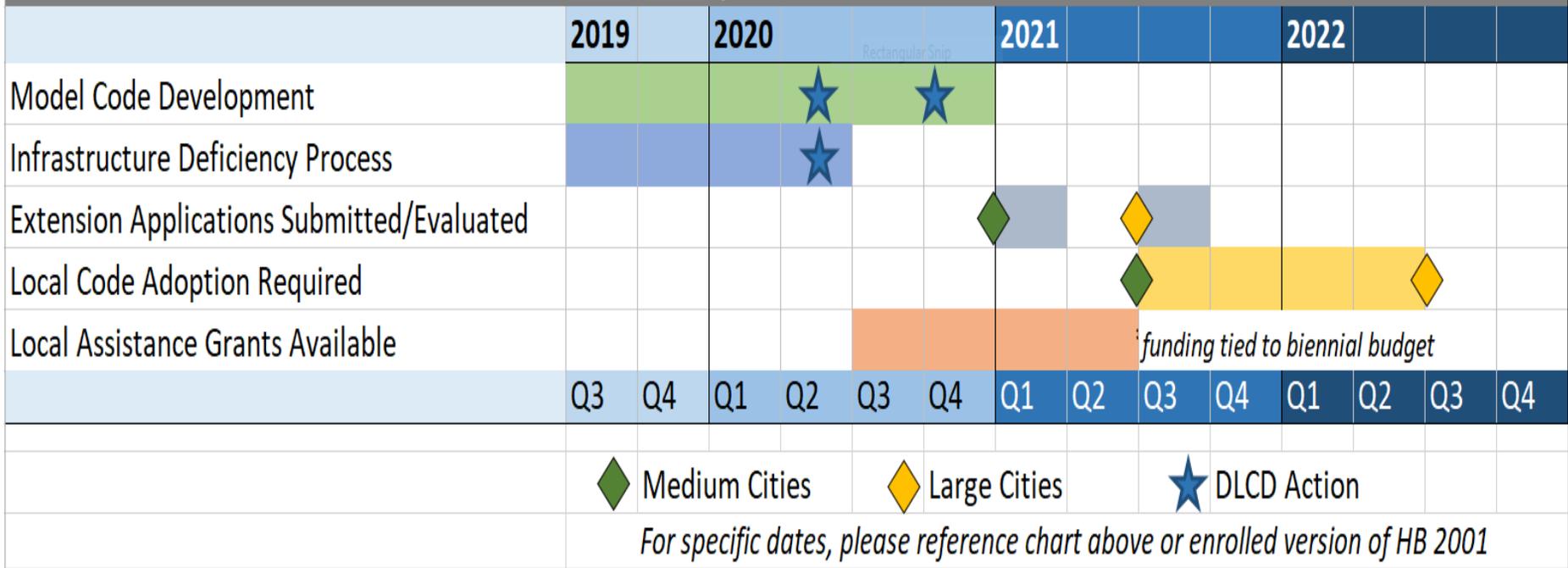


Infrastructure- Based Time Extension Requests (IBTER)

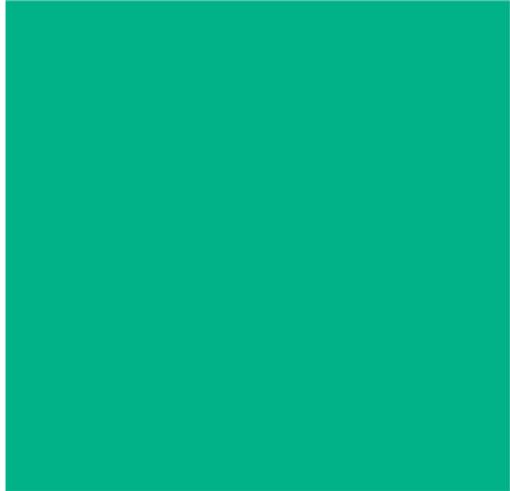
Acknowledges areas with infrastructure that is not adequate to serve additional units due to water, sewer, storm water, or transportation system constraints.

Will need to demonstrate and develop a plan of action.

HB 2001 - Implementation Schedule



IBTER Schedule And Technical Assistance





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.
- 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.



Questions on HB 2001?



House Bill 2003



Regional Housing Needs Analysis (RHNA)

- 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 RHNA as a tool (DLCD)



HNA Update Schedule

- 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. (Agenda Item 4)



Housing Production Strategies (HPS)

HPSs 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.

(Agenda item 5)

HB 2003 - Implementation Schedule														
	2019		2020				2021				2022			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
HNA Update Schedule		★	★											
Housing Production Strategy						★								
Regional Housing Needs Analysis						◇		◇						
Local Assistance Grants Available														

◇ OHCS and DLCD Reports Due ★ DLCD Action

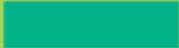
HB 2003 Schedule



Tools for Compliance

House Bill 2003 also lists the following **tools** DLCD may use to assist local governments in meeting their housing needs:

- (a) Technical assistance
- (b) Enhanced review and oversight
- (c) Required reporting
- (d) Amending HPSs
- (e) Enforcement procedures



HB 2003 - Other Provisions

- Authorizes the use of publicly-owned land for affordable housing development, subject to certain stipulations.
- Clarifies provisions from SB 1051 (2017) regarding:
 - building height
 - density limitations, and
 - affordable housing on church properties.



Questions?