

Oregon Land Use and Housing

Alexis Biddle
Great Communities Program
Director and Staff Attorney

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1000
friends
of Oregon



Roadmap

- Background on 1000 Friends of Oregon
- Overview of Oregon's Land Use System
- Goal 10 and urban issues
- Wildfires
- HB 2001
- Work on the horizon

1000 Friend of Oregon



Gov. Tom
McCall



Henry
Richmond

1000 Friend of Oregon

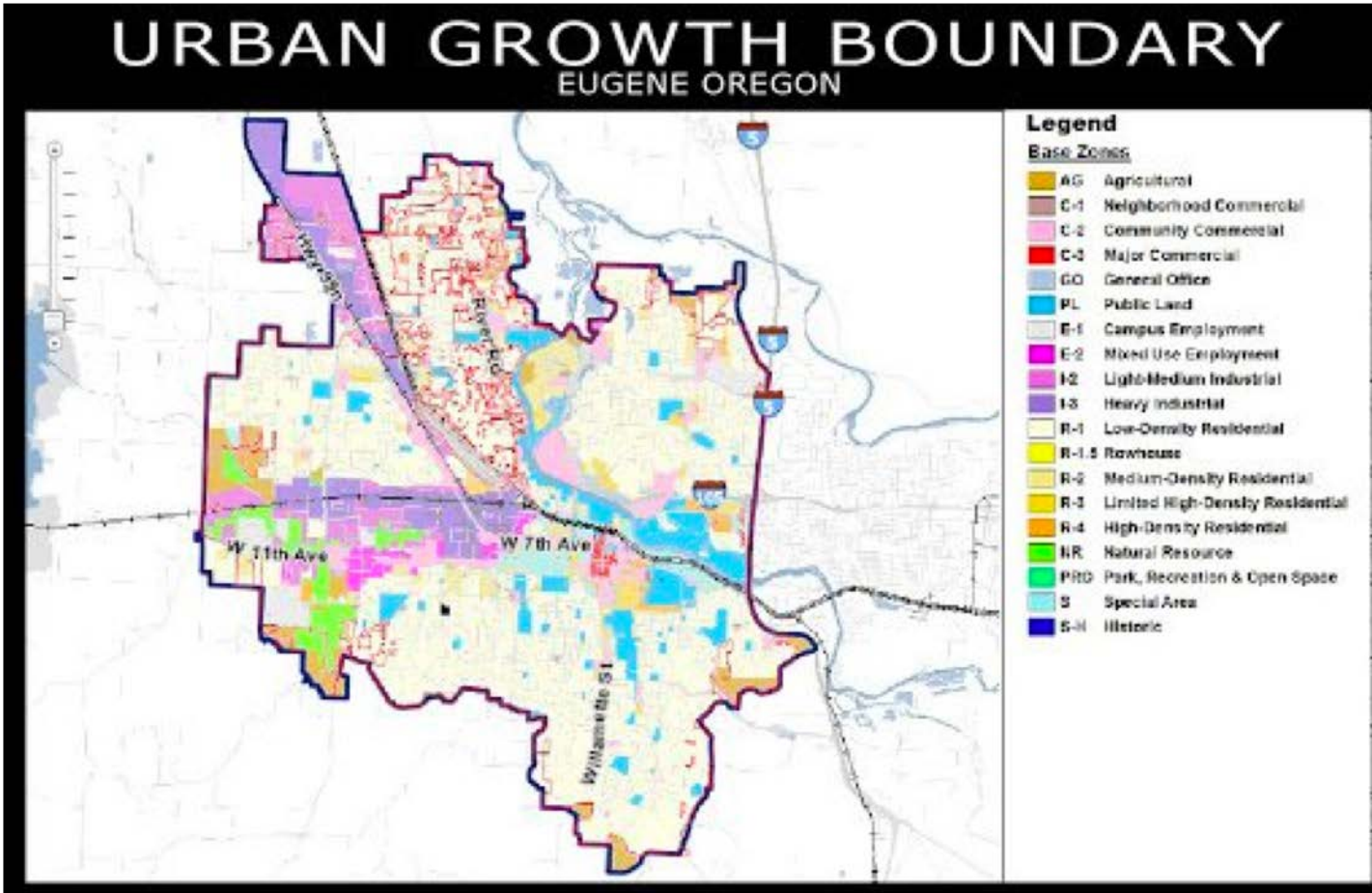
- Statewide land use watchdog
- Preservation of Farmland
- Livable Communities

19 Land Use Goals

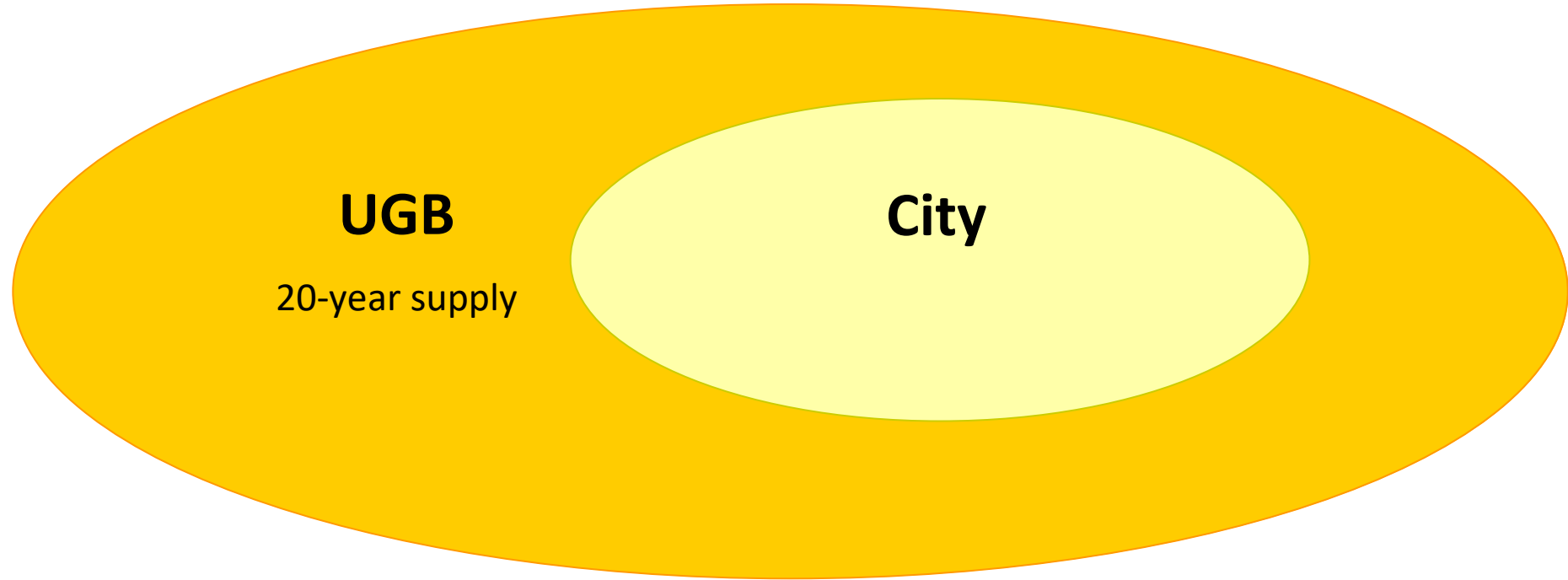
- Comprehensive Planning
- Protection of Ag, Forest, and Natural Resources
- Housing, Transportation, Economic Development, Recreation, Urbanization
- Willamette River, Coastal

Oregon Land Use System

- SB 100



City Limits and Urban Growth Boundaries



Steps in Evaluating a UGB

1. Determine need to be met (Housing and Employment)
2. Determine capacity of existing UGB
3. If necessary, identify lands to accommodate need

Goal 10

“Plans should be developed in a manner that insures the provision of appropriate types and amounts of land within urban growth boundaries. Such land should be necessary and suitable for **housing that meets the housing needs of households of all income levels**”

What is “missing middle” housing



Middle Housing and HB 2001

Medium Cities: populations of 10k – 25k

- Duplexes only



Large cities: populations of +25k

- Duplexes
- Triplexes/Quads
- Row Housing/Townhomes
- Cottage Clusters



Large Cities

Duplex



Triplex



Quadplex



Townhome



Cottage Cluster



Implementation

- Single-family homes still allowed
- Reduces barriers to more affordable housing types compared to new single family homes
- Incentives for affordability

Where will middle housing be allowed?

- **Duplexes:** Every lot that allows the development of a single family home which is generally based on minimum lot size.
 - Duplexes: 4,000 sq. ft.
- **Triplexes, Quads, Townhomes, Cottage Clusters:** All residential areas, but not all lots.
 - Triplexes: 5,000 sq. ft.
 - Quadplexes: 7,000 sq. ft.
 - Cottage Clusters: 7,000 sq. ft.
 - Townhouses: 1,500 sq. ft. per unit, if any

Housing Affordability Measures

Cities must consider:

- **Reducing or waiving SDCs** for middle housing
- Adopting or amending criteria for **property tax exemption or property tax freezes**
- Assessing a **construction excise tax** to for affordable housing

Housing Affordability Measures

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Not required to consider, but we are recommending:

- **Preapproved middle housing designs** and lot configurations to streamline approval process
- **Density bonuses** for affordable units, accessible units, and tree Preservation

Examples of Other Cities

- Bend!
 - Stacked and detached allowed
 - No minimum parking for duplexes or triplexes
 - .5 parking spaces per unit in a quadplex (2 parking spots per quad)

On the horizon

HB 2003

- Regional Housing Needs Analyses
- Scheduled Housing Capacity Analyses
- Housing Production Strategies

Climate Friendly and Equitable Communities Rulemaking

- Applies to Oregon's 8 MPOs
- Reduce vehicle dependency
- Climate friendly areas

Bigger Challenges: Wildfires

- Community rebuilding

SB 762

- \$220+ Million for wildfire preparedness
- Wildland and Urban Interface
- Wildfire risk mapping

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QUESTIONS?



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