

HB 2001

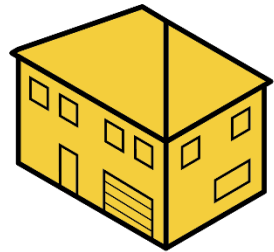
Affordability Considerations



Sean Edging, Housing Policy Analyst
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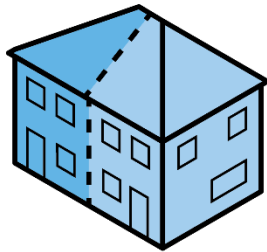
Middle Housing - HB 2001

House Bill 2001 enables



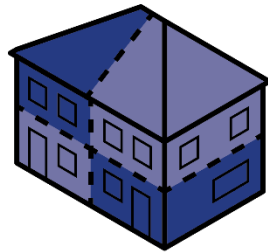
Single-Family
Detached

in cities >10,000
population

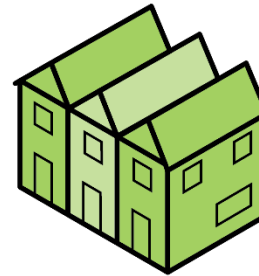


Duplexes
“on each lot
or parcel...”

in cities >25,000 population, Metro cities >1,000
population, and urbanized portions of Metro counties

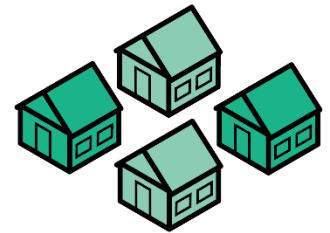


Triplexes and
Quadplexes



Townhouses

“in areas...”



Cottage Clusters

“...that allow(s) for the development of detached single-family dwellings”

Statewide Context

Why Middle Housing?

Underproduction

Exhibit 11. Housing Need by Income Category, State of Oregon, 2020-2040

Median Family Income	NEW UNITS EACH OF THE FOLLOWING			Total Units	% of Units
	Projected Need	Underproduction	Housing for the Homeless		
120%	201,656	7,725	-	209,381	36%
80-120%	82,796	18,326	-	101,121	17%
50-80%	70,013	30,574	875	101,462	17%
30-50%	44,400	26,119	2,334	72,852	12%
0-30%	44,701	28,076	25,965	98,742	17%
Oregon	443,566	110,819	29,174	583,559	100%
% of Units	76%	19%	5%	100%	

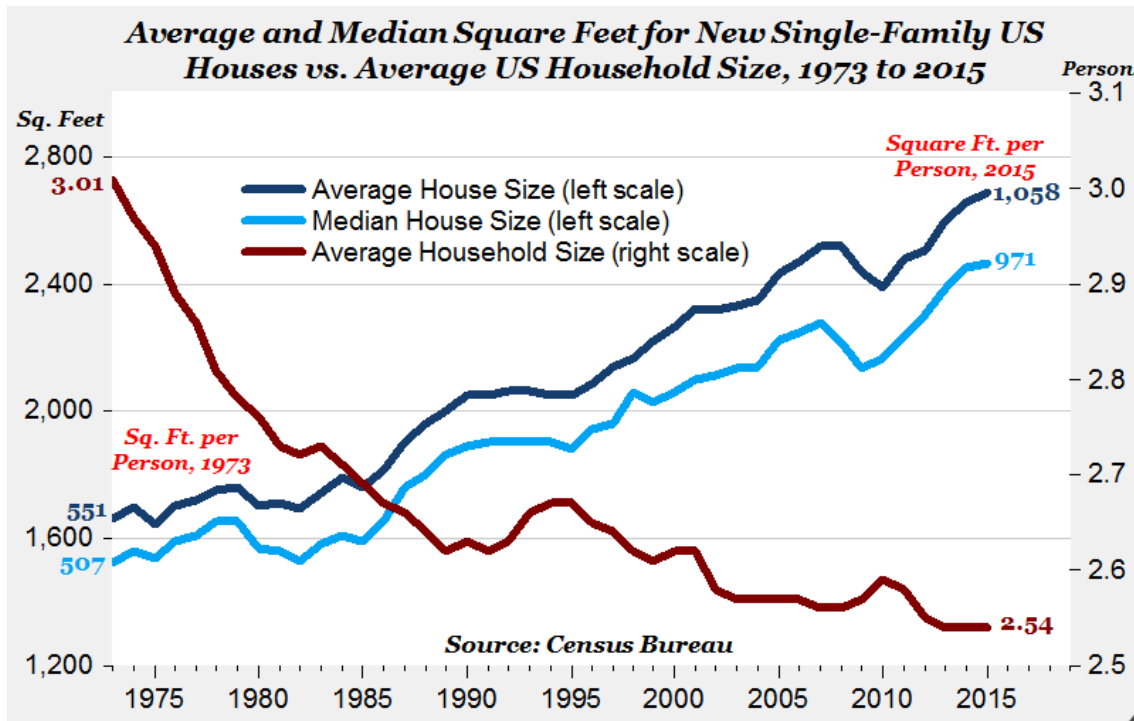
SOURCES: ECONorthwest analysis; PSU, 2020-2070 Coordinated Population Forecasts; HUD, FY 2018 Income Limits; U.S. Census Bureau, 2018 ACS 1-year PUMS estimates; HUD, 2019 PIT count; ODE, SY 2018-2019 McKinney Vento data

Needed over 20 years

Needed now

Total Need

Bigger and Less Affordable



Affordability Considerations

- (4) In adopting regulations or amending a comprehensive plan under this section, a local government ***shall consider*** ways to increase the affordability of middle housing by considering ordinances and policies that include but are not limited to:
- (a) Waiving or deferring **system development charges**;
 - (b) Adopting or amending criteria for **property tax exemptions** under ORS 307.515 to 307.523, 307.540 to 307.548 or 307.651 to 307.687 or property tax freezes under ORS 308.450 to 308.481; and
 - (c) Assessing a **construction tax** under ORS 320.192 and 320.195.

Outcome?

“No changes are proposed. The City is in the process of preparing a Housing Production Strategy (HPS) which will establish goals and policies for encouraging and incentivizing the development of needed housing. Measures recommended by [House Bill 2001] will be considered as part of preparing the HPS.”

- *La Grande Staff Report, February 3, 2021*

Beyond Middle Housing

Category A	Zoning and Code Changes	These are strategies that a jurisdiction can take to proactively encourage needed housing production through zoning and code modifications. These strategies may also include regulations to ensure housing goals are met.
Category B	Reduce Regulatory Impediments	These strategies address known impediments to providing needed housing. These include but are not limited to zoning, permitting, and infrastructure impediments.
Category C	Financial Incentives	These are a list of financial incentives that jurisdictions can give to developers to encourage them to produce needed housing.
Category D	Financial Resources	These are a list of resources or programs at the local, state and federal level that can provide money for housing projects. The majority of these resources are intended to provide money for affordable housing projects.
Category E	Tax Exemption and Abatement	These are a list of tax exemption and abatement programs that are intended to encourage developers to produce housing.
Category F	Land, Acquisition, Lease, and Partnerships	These are strategies that secure land for needed housing, unlock the value of land for housing, and/or create partnerships that will catalyze housing developments.
Category Z	Custom Options	Any other Housing Production Strategy not listed in Categories A through F that the jurisdiction wishes to implement will be outlined in this section and numbered accordingly.

Continued State Efforts

In Effect

- Housing Production Strategy (HB 2003)

In Development

- OHCS System Development Charge Study (HB 3040 B)
- Regional Housing Needs Analysis (HB 2003)



DLCD

Department of
Land Conservation
& Development

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Thank you

*Please direct questions or
feedback to:*
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