

Housing Choices Code Update (House Bill 2001)

Christina Robertson-Gardiner, Senior Planner

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Presentation Objectives

1. House Bill 2001 Overview
2. What Oregon City Already Regulates
3. Adoption Process- Options
 - a. Staff Recommendation- Minimum Compliance Approach
3. Examples of Code Amendments
4. Tentative Project Timeline
5. City Commission Direction



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House Bill 2001 Overview

“Large Cities” must:

Allow **duplexes** on every lot and parcel that allow single family detached dwellings

-AND –

Allow **triplexes, quadplexes, townhouse, and cottage clusters** in areas that allow single family detached dwellings



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What Oregon City Already Regulates

Low Density Residential – (R6, R8, R10)

- Duplex allowed on corner lots
- Cluster Housing
- Internal Conversations (2-4 units)
- 3-4 Plexes
- Single Family Attached (townhomes)
- Duplexes on all lots

Medium Density Residential (R3.5, R5)

- Duplex allowed all lots
- Cluster Housing
- Internal Conversations (2-4 units)
- 3-4 Plexes
- Single Family Attached (townhomes)

Clear and Objective Design Standards- Reviewed during Building Permit.



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Adoption Process- Options

Model Code (low risk/low flexibility)

Provides one approach

Will be directly applied if Oregon City does not adopt code revisions that do not comply with HB 2001

Minimum Compliance Standards(med risk/med-low flexibility)★

Allows for Oregon City approach

Some flexibility, can reduce density in (Goal 7) Geologic Hazards areas

Performance Metric Approach (high risk/med-high flexibility)

Burden of City to show compliance today and in future, no other city is seeking this path.

Historic Districts must allow Middle Housing, equity should be part of the decision-making process.



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Examples of Code Amendments

OAR 660-040 Division 46

The following governs Large Cities' regulation of siting standards related to Triplexes and Quadplexes: a. Minimum Lot or Parcel Size:

A. For Triplexes:

- i. If the minimum Lot or Parcel size in the zone for a detached single-family dwelling is 5,000 square feet or less, the minimum Lot or Parcel size for a Triplex may be no greater than 5,000 square feet.
- ii. If the minimum Lot or Parcel size in the zone for a detached single-family dwelling is greater than 5,000 square feet, the minimum Lot or Parcel size for a Triplex may be no greater than the minimum Lot or Parcel size for a detached single-family dwelling.



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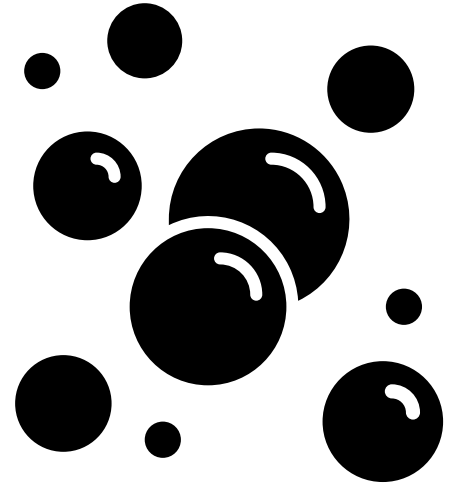
Residential Zoning- Current

Standard	MDR R-5	MDR R-3.5	LDR R-6	LDR R-8	LDR R10
Single-family detached	5,000 square feet	3,500 square feet	6,000 square feet	8,000 square feet	10,000 square feet
Duplex	6,000 square feet	4,000 square feet	Not allowed	Not allowed	Not allowed
Corner Duplex	6,000 square feet	4,000 square feet	6,000 square feet	8,000 square feet	10,000 square feet
Single-family attached	3,500 square feet	2,500 square feet	Not allowed	Not allowed	Not allowed
3—4 plex ★	2,500 square feet per unit	2,000 square feet per unit	Not allowed	Not allowed	Not allowed



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Topics That Are Bubbling Up



Infrastructure (Transportation, Water/Sewer)

- Infill vs future subdivisions.
- Adopt some level of middle housing assumption in subdivision infrastructure analysis
- Use data over time to track if projects need to be added.

Department of Land Conservation and Development (DLCD) providing support to the extent they legally can.

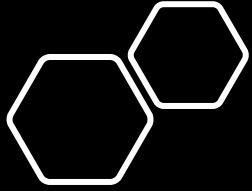
- DLCD grant approval for consultant support.
- Staff connecting with other Large Cities to understand emerging questions about HB2001/OAR 660-046-000.

Historic Resources

- May not limit a specific type of middle housing from historic districts.
- Staff recommends working with the Historic Review Board to review the existing multifamily design standards for new construction and provide additional guidance for 2/3/4 plexes, cluster housing and townhomes.



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Tentative Project
Timeline

City Commission Work Session/Grant Approval	September 2021
Consultant Code Audit	September 2021
Public Outreach	October 2021
Proposed Code	November 2021
Public Outreach/ City Commission Work Session	December 2021-January 2022
Legislative Package/ Technical Review	January 2022
Public Hearings	February 2022-April 2022
Adoption 1 st Reading	April 2022
DEADLINE FOR ADOPTION	June 30, 2022

City Commission ?s and Direction

1. Adoption Process-

Minimum Compliance Standard ***Recommended Approach***
Model Code
Performance Metric Approach

2. Areas or Issues of Concern Not Yet Addressed

3. Outreach Approach

- Boards and Committees Presentations (October-January)
- Open House –October/November
- Online Topic Surveys- October-January
- Trail News (Monthly, Quarterly)
- Project Email List/Website
- Utility Billing Mailing
- Land Use Public Notice



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Performance Metric

OAR 660-046-0205 C(b) -Performance Metric Approach

B. Apply separate minimum lot size and maximum density provisions than what is provided in OAR 660-046-0220, provided that the applicable Middle Housing type other than Duplexes is allowed on the following percentage of Lots and Parcels zoned for residential use that allow for the development of detached single-family dwellings, excluding lands described in subsection (2):

- A. Triplexes – Must be allowed on 80% of Lots and Parcels;*
- B. Quadplexes - Must be allowed on 70% of Lots and Parcels;*
- C. Townhouses - Must be allowed on 60% of Lots and Parcels; and*
- D. Cottage Clusters – Must be allowed on 70% of Lots and Parcels.*

Equitable distribution of Middle Housing on 75 percent or more of all lots and parcels zoned for residential use within each census block group

