



Sightline
INSTITUTE

Vote **YES** on SB 458-3 to expand homeownership opportunities for Oregonians

Background

For Oregon cities with 10,000 or more residents, HB 2001 (passed in 2019) makes it possible to develop middle housing in neighborhoods formerly restricted to single-family, detached homes. Cities with 10,000 or more residents must allow duplexes in neighborhoods formerly restricted to single-family, detached homes. Cities above 25,000 in population, along with most Metro cities and urban parts of Metro counties, must also allow additional forms of denser development such as triplexes, quads, townhomes and cottage clusters. Unfortunately, it does not necessarily follow that a builder (whether nonprofit or for profit) can sell each of the resulting units. That ability currently relies on local zoning ordinances that vary from city to city.



The need for a legislative solution

Oregon communities of all sizes lack entry-level homeownership opportunities. Homeownership is one of the key indicators of household wealth. Racist policies like redlining and discriminatory lending practices have already excluded Oregon indigenous and people of color community members from this critical wealth-building opportunity.

Affordable housing advocates and market rate homebuilders alike ask the Legislature to address this critical need by establishing a consistent process and approval criteria to create fee simple lots for middle housing units.

What SB 458-3 does

The bill allows the creation of fee-simple lots for newly constructed middle housing units that meet the local development code on parent lot, conform with relevant building codes, include utilities designed for separate service per unit and consist of one unit per lot. The bill specifies the local application process and criteria for review.

SB 458-3 will increase the construction potential of middle housing units and provide more homeownership opportunities. Consistency across the 49 cities implementing HB 2001 will provide the certainty that market rate builders need to increase our state's supply of homes affordable for first-time buyers.

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