

## **SB 46 STAFF MEASURE SUMMARY**

### **Senate Committee On Housing and Development**

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**Prepared By:** Kevin Rancik, LPRO Analyst

**Sub-Referral To:** Joint Committee On Ways and Means

**Meeting Dates:** 2/20

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#### **WHAT THE MEASURE DOES:**

Requires Department of Housing and Community Services (OHCS) to develop and disseminate sample plans for senior cottages and provide grants to qualified housing sponsors to fund project costs or system development charges for senior cottages. Defines “senior cottage” as cottage cluster that is for older persons with very low income; available to rent for first year after development for \$750 or less per month; durable and easy to construct; meets International Code Council accessibility standards; and complies with model middle housing ordinance adopted by the Land Conservation and Development Commission. Appropriates \$250 million in General Fund moneys for implementation. Requires OHCS provide report to interim legislative committee including description of activities under grant, costs of each service provided, and assessment of program effectiveness on or before September 15, 2025. Sunsets provisions of measure on January 2, 2026.

Declares emergency, effective July 1, 2023.

#### **ISSUES DISCUSSED:**

##### **EFFECT OF AMENDMENT:**

No amendment.

##### **BACKGROUND:**

House Bill 2001, enacted by the Legislative Assembly in 2019, required updates to local laws in order to allow development of middle housing, including cottage clusters, in residential zones with the goal of reducing housing costs. The Department of Land Conservation and Development (DLCD) led rulemaking efforts to help cities comply with the requirements of the bill. Model housing guides for the development of middle housing, with variations depending on city size and location, are available on DLCD’s Housing Choices webpage.

Current statute defines “cottage clusters” as groupings of four or more detached housing units per acre, with each unit smaller than 900 square feet, and the units including a common courtyard. “Housing for older persons” is specifically designed and operated to assist elderly persons; intended for and solely occupied by those 62 years of age or older; or intended for and occupied by at least one person 55 years of age or older provided 80 percent of dwellings are occupied as such and policies and procedures demonstrate the intent by an owner or manager to provide housing for this group. “Very low income” refers to income 50 percent or less of the area median income.

Senate Bill 46 defines “senior cottage” and requires the Department of Housing and Community Services (OHCS) to develop and disseminate sample plans for senior cottage development. The measure appropriates \$250 million from the General Fund to provide grants to fund related costs. It requires OHCS to issue a report to an interim committee of the legislature assessing program effectiveness on or before September 15, 2025.