

SB 406 -1 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

Prepared By: Kevin Rancik, LPRO Analyst

Meeting Dates: 3/20, 4/3

WHAT THE MEASURE DOES:

Requires cities in Tillamook County to allow middle housing types in residential zones allowing detached single-family dwellings, including duplexes, and to develop and adopt a housing production strategy. Requires cities to adopt land use regulations or amend comprehensive plans to implement this change on or before June 30, 2025. Directs Land Conservation and Development Commission to adopt schedule for Tillamook County cities to demonstrate sufficient buildable lands no later than June 30, 2024.

FISCAL: May have fiscal impact, but no statement yet issued

REVENUE: No revenue impact

ISSUES DISCUSSED:

- Impact of housing supply on local economy
- Equity between smaller and larger cities
- Topographic limits to development in Tillamook County
- House Bills 2001 and 2003 from the 2019 session

EFFECT OF AMENDMENT:

-1 Adds unincorporated communities of Barview/Twin Rocks/Watseco, Cloverdale, Hebo, Neahkahnie, Neskowin, Netarts, Oceanside, and Pacific City/Woods to definition of city. Applies to cities and specified unincorporated communities of Tillamook County those provisions of HB 2001 (2023) which apply to cities with populations over 10,000 or over 25,000, including conducting housing needs analysis and buildable lands inventories. Allows Land Conservation and Development Commission to adopt policies or rules allowing cooperation between Tillamook County and its cities to fulfill duties of Act and distribute funding for such duties.

BACKGROUND:

Tillamook County lies on Oregon's northern coast and had, as of the 2020 Census, a population of 27,390. The County has seven incorporated cities, ranging in population size from 270 in Nehalem to the City of Tillamook, the county seat, with 5,204 residents. None of its cities are currently affected by middle housing or needs analysis requirements under House Bill 2001, which was enacted by the Legislative Assembly in 2019. The bill required updates to local laws to allow development of middle housing in residential zones with the goal of reducing housing costs.

House Bill 2001 required cities with over 25,000 residents, and cities or counties within metropolitan service districts, to allow all middle housing types, including duplexes, on residential zones allowing detached single-family dwellings. Cities with populations between 10,000 and 25,000 outside metropolitan service districts were required to allow duplexes on residential-zoned parcels allowing detached single-family dwellings. Provisions also required cities and counties to undergo a housing needs analysis and put forth housing production strategies to address identified housing needs.

Senate Bill 406 takes current middle housing requirements that apply to cities with populations over 25,000 and within metropolitan areas and applies them to all cities within Tillamook County. The measure applies the same housing needs analysis and production strategy requirements that apply to cities with populations over 10,000 to

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all cities within Tillamook County.

PRELIMINARY