

SB 406 A -A2 STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

Prepared By: Claire Adamsick, LPRO Analyst

Meeting Dates: 4/27, 5/18

WHAT THE MEASURE DOES:

Requires cities within Tillamook County to allow middle housing development in residential zones allowing detached, single-family dwellings, including duplexes. Defines, for purposes of Act, "city" to include any city within Tillamook County and unincorporated communities of Barview/Twin Rocks/Watseco, Cloverdale, Hebo, Neahkahnie, Neskowin, Netarts, Oceanside, and Pacific City/Woods. Requires cities to adopt land use regulations or amend comprehensive plans to implement middle housing code on or before July 1, 2025. Applies to cities within Tillamook County the same provisions of the Oregon Housing Needs Analysis which apply to cities with populations over 10,000, including conducting a housing needs analysis, buildable lands inventory, and developing a housing production strategy. Directs Land Conservation and Development Commission (LCDC) to adopt, no later than June 30, 2024, schedule by which Tillamook County cities must demonstrate sufficient buildable lands. Allows LCDC to adopt policies or rules allowing cooperation between Tillamook County and its cities, including coordinated distribution of any funds, to support fulfillment of the requirements of this Act.

FISCAL: Fiscal impact issued

REVENUE: No revenue impact

SENATE VOTE: 28-0

ISSUES DISCUSSED:

- Addressing workforce housing needs in smaller communities in Tillamook County
- Aligning provisions of measure with Oregon Housing Needs Analysis

EFFECT OF AMENDMENT:

-A2 Modifies provisions of bill to conform with House Bill 2889 (2023) in the event that bill is enacted, including alignment of definition of a "city" to include specified communities in Tillamook County, and eliminating a duplicate reference to a housing production dashboard required by both Senate Bill 406 A, House Bill 2889, and its predecessor, House Bill 2001 (2023) which established the Oregon Housing Needs Analysis.

BACKGROUND:

Tillamook County lies on Oregon's northern coast which, per the 2020 Census, has a population of 27,390. The county has seven incorporated cities, ranging in population size from 270 in Nehalem to the 5,204 in the City of Tillamook, the county seat. None of its cities are currently affected by the middle housing requirements established in House Bill 2001 or the housing needs analysis and housing production strategy requirements under House Bill 2003, both of which were enacted by the Legislative Assembly in 2019.

House Bill 2001 (2019) 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. House Bill 2003 (2019) required each city with a population greater than 10,000 to conduct a housing needs analysis, and to develop and adopt a housing production strategy to address unmet housing needs.

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Senate Bill 406 A takes current middle housing, housing needs analysis, housing production strategy, and buildable lands inventory requirements that apply to larger cities and applies them to all cities, and specified unincorporated communities, within Tillamook County. The measure allows the Land Conservation and Development Commission to adopt policies or rules facilitating action to fulfill duties of the Act and distribute any available funding.

PRELIMINARY