

SB 1564 -2 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

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Sub-Referral To: Joint Committee On Ways and Means

Meeting Dates: 2/13

WHAT THE MEASURE DOES:

The measure directs the Department of Land Conservation and Development (DLCD) to develop model ordinances and land use regulations that cities may adopt in order to implement housing-related statewide land use planning goals.

Detailed Summary:

Allocates an unspecified amount to the Department of Land Conservation and Development (DLCD) to develop three sets of model ordinances and land use regulations that cities may adopt in order to implement housing-related statewide land use planning goals. Specifies one set each must be geared for cities in the following population ranges: under 5,000; 5,000 – 24,999; and 25,000 or above. Declares emergency, effective on passage.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-2 The amendment provides the Department of Land Conservation and Development (DLCD) more time to develop model ordinances, and it specifies which types of housing must be included.

REVENUE: No revenue impact

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

Detailed Summary:

Extends timeline of model ordinance development to January 1, 2026. Specifies housing types for standards include single-family detached housing, middle housing, accessory dwelling units, and multifamily housing. Permits DLCD to consider geographic location and regional factors in model ordinance development.

BACKGROUND:

House Bill 2001 (2019) required updates to local laws in order to allow development of middle housing 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.

Subsequent legislation culminated with the enactment of House Bill 2001 (2023), which established the Oregon Housing Needs Analysis (OHNA), with the stated purpose of furthering housing production and housing choice at all levels of affordability. DLCD and OHCS were directed to assist the Department of Administrative Services in implementing the measure, with clarifications and updates coming through House Bill 2889 (2023). Tillamook County, though not meeting population thresholds that would otherwise trigger measure requirements, opted to join OHNA requirements via Senate Bill 406 (2023).

Staffing and workload are sometimes identified as challenges in meeting state mandates and statutory changes. Senate Bill 1564 directs DLCD to develop optional sets of ordinances and land use regulations to fit the needs of

cities falling into specified population brackets.

PRELIMINARY