

SB 1564 A STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

Action Date: 02/15/24

Action: Do pass with amendments. Refer to Ways and Means by prior reference. (Printed A-Eng).

Vote: 4-0-1-0

Yeas: 4 - Anderson, Jama, Patterson, Sollman

Exc: 1 - Knopp

Fiscal: Fiscal impact issued

Revenue: No revenue impact

Prepared By: Kevin Rancik, LPRO Analyst

Meeting Dates: 2/13, 2/15

WHAT THE MEASURE DOES:

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

Detailed Summary:

Allocates \$550,000 to the Land Conservation and Development Commission (LCDC) to adopt three sets of model ordinances by January 1, 2026. Cities may adopt these ordinances in order to implement housing-related statewide land use planning goals. Specifies that one set each must be targeted toward cities in the following population ranges: under 2,500; 2,500 – 24,999; and 25,000 or above. Specifies types of housing that must be covered by the ordinances, requires they have clear and objective standards, and allows consideration of geographic location and other factors in adoption of the ordinances. Declares an emergency, effective on passage.

ISSUES DISCUSSED:

- Availability of affordable housing
- Effect of housing cost on commuting and workforce
- City staffing and expertise limitations
- Differences in building code between cities
- Applicability of land use regulations

EFFECT OF AMENDMENT:

Moves responsibility for adopting model ordinances to Land Conservation and Development Commission (LCDC) and appropriates \$550,000 for this purpose. Extends the deadline for the Commission's adoption of model ordinances from January 1, 2025, to January 1, 2026. Specifies types of housing that must be covered by the ordinances, requires they have clear and objective standards, and allows consideration of geographic location and other factors in adoption of the ordinances. Adjusts the population thresholds for ordinance categories. Allows smaller cities the option to adopt standards targeted toward larger cities.

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

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all levels of affordability. DLCD and Oregon Housing and Community Services 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 require compliance with OHNA, opted to join OHNA requirements via Senate Bill 406 (2023).

Staffing and workload are sometimes identified as challenges local governments experience in meeting state mandates and statutory changes. Senate Bill 1564 A directs the Land Conservation and Development Commission (LCDC) to adopt optional sets of ordinances to fit the needs of cities based on specified population brackets.