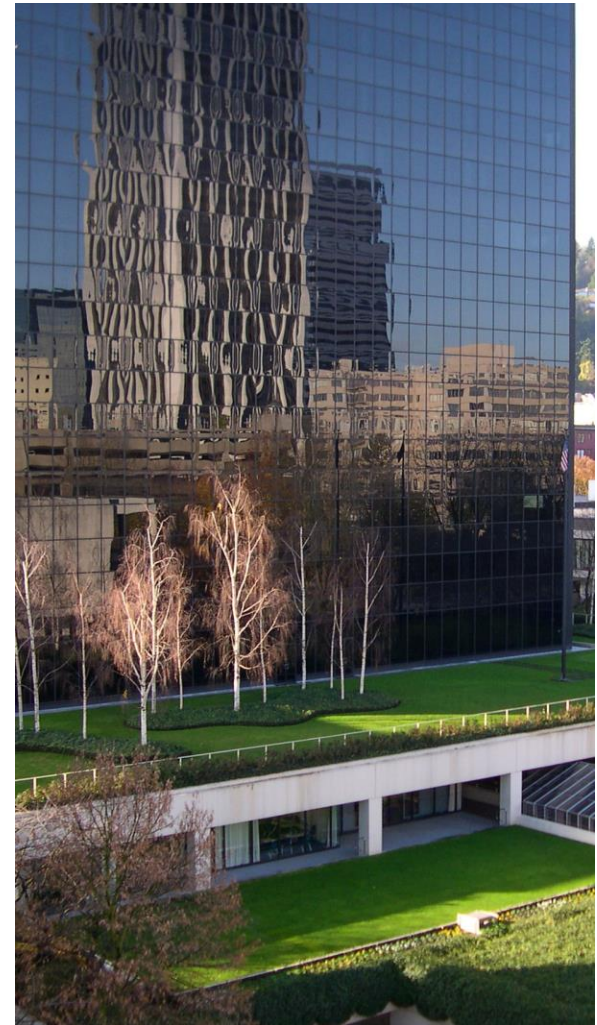




# Housing Initiative Overview



January 27, 2025 – House Committee on Housing and Homelessness

Ethan Stuckmayer, Housing Services Division Manager, DLCD

Joel Madsen, Housing Accountability and Production Office Manager, DLCD

Tony Rocco, Housing and Building Safety Manager & Structural Program Chief, BCD

Palmer Mason, Interagency Coordinator, DLCD

Aurora Dziadul, Legislative and Policy Analyst, DLCD

# What is the Department of Land Conservation and Development (DLCD)?

- Established in 1973 by SB 100
- Operationalizes the state's land use planning program
- Writes rules and guidance for 19 planning goals
- Reviews comprehensive plans from cities and counties
- Provides technical assistance and grants to local governments

**Goal 10 is “Housing”**

**Goal 14 is “Urbanization”**







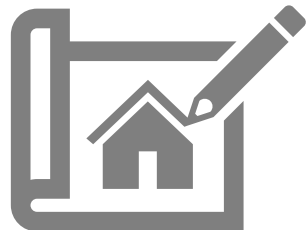
# Changes to State Housing Policy

- Middle housing
- Oregon Housing Needs Analysis (OHNA)
- Housing Accountability and Production Office (HAPO)
- Land divisions, adjustments, and more

# DLCD's Housing Divisions

## Housing Services Division

- Focus:
  - Housing planning
  - Policy-making
  - Oregon Housing Needs Analysis (OHNA)
  - Technical assistance for long-range planning



## Housing Accountability and Production Office (HAPO)

- Focus:
  - Housing development
  - State housing laws
  - Technical assistance for code updates





# Housing Services Division: **Middle Housing**


HB 2001 in 2019  
legalized middle housing  
on most urban single-  
family lots across the  
state



SB 458 in 2021 created  
middle housing land  
divisions to facilitate  
homeownership options




HB 3395 in 2023 expanded  
middle housing to smaller  
cities



## Housing Services Division: Oregon Housing Needs Analysis (OHNA)

- HB 2003 (2019) -> Directs pilot OHNA methodology
- HB 5006 (2021) -> Directs DLCD to make recommendations for implementation
- HB 2001 & 2889 (2023) -> Establishes OHNA in statute
- HB 4063 (2024) -> Extends OHNA requirements to unincorporated urban lands in Metro counties



# Housing Services Division: Oregon Housing Needs Analysis (OHNA)

- Oregon Housing Needs Analysis (OHNA) reforms state's housing planning program
- OHNA changes the way cities estimate need and plan for:
  - Housing (Statewide Planning Goal 10)
  - Urban Growth Boundaries (Statewide Planning Goal 14)
- Reduces local analytical burden, provides data and information for local decision-making
- Directs focus of local governments towards taking actions within their control to affirmatively further fair housing and to facilitate greater housing production, affordability, and choice

# Update on Rulemaking and Implementation

- ✓ DLCD is halfway through rulemaking process
- ✓ DAS published methodology and inaugural housing production targets and needed housing allocations
- ✓ OHCS published housing production and equity indicator dashboards

## By December 31, 2024:

- 2 of 3 sets of DLCD rules
- Dashboards
- Methodology/Results

## By December 31, 2025:

- 3<sup>rd</sup> set of rules

## Beyond 2025

- Guidance, Tools, Resources





# Housing Services Division: **Model Codes**

- Per SB 1564, DLCDC will be developing a set of three model housing codes for cities:
  - 2,500+
  - 2,500 – 24,999
  - 25,000+
- The Land Conservation and Development Commission will adopt them by January 1, 2026

# Housing Accountability and Production Office

**Established by SB 1537 (2024)**

**Also known as “HAPO”**

Purpose: Boost housing production via support to developers and cities

Approach: Collaboration first, enforcement last

- Venue for ensuring local land use codes and decisions meet state law
- Technical assistance funds for local governments
- Produces studies, research, guidance, and best practices to reduce barriers to housing production to include model code and ‘ready-build’ plans
- Avenue for resolving disputes prior to more formal Commission or appeal processes
- Voluntarily compliance mechanisms and, if needed, mandatory compliance mechanisms



*Operative date of office: July 1, 2025*

# Housing Accountability and Production Office

Since July 2024....

- HAPO Staff
- Technical Assistance
- Infrastructure Funding Evaluation Report
- Housing Development Adjustments
- DLCDD/BCDD IAA Draft
- Scope for Section 5 Reports



# SB 1537 (2024): Boosting Housing Production

- Opting into amended housing regulations – the ‘Goal-Post Rule’
- Attorney fees
- Housing land use adjustments
- Limited land use decisions





# Building Codes Division: What We Do

## Creating the foundation for safe, efficient, affordable buildings in Oregon

- Adopting a set of uniform construction codes and standards
- Licensing construction trades workers, inspectors and businesses
- Training and certifying building inspectors, plans examiners and building officials
- Administering and enforcing the state building code
- Providing permitting and inspection services – statewide and field services
- Collaborating with local government partners to promote efficient building practices, streamlined economic development, and support a positive business climate

## HAPO Activities and Engagement - BCD

- Remain accountable to and supportive of our customers, including developers, builders, and our local government partners
- Provide timely technical support and dispute resolution
- Streamline residential code provisions; create solutions; identify barriers
- Continue development of permit-ready plans for residential structures
- Utilize our unique advisory board structure to collect input and feedback from board membership – representing distinct perspectives of the construction industry
- Collaborate with our DLCD partners and help foster pursuit of our state's housing initiatives

# Housing Accountability and Production Office

- **Jointly managed by DLCD and Building Codes Division**
- Enhance agency coordination across housing development cycle
- More convenient service to local governments and developers
- Initial focus on opportunities with the four agencies shown here





**DLCD**

Department of  
Land Conservation  
& Development

January 27, 2025 – House Committee on Housing and Homelessness

Please direct additional questions for **DLCD** to Aurora Dziadul at  
[aurora.dziadul@dlcd.oregon.gov](mailto:aurora.dziadul@dlcd.oregon.gov) or 971-446-8834.

Please direct additional questions for **BCD** to Richard Donovan at  
[richard.j.donovan@dcbs.oregon.gov](mailto:richard.j.donovan@dcbs.oregon.gov) or 971-374-3713.

**Thank you!**  
**Questions?**