

HB 2347 A STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

Carrier: Rep. Andersen

Action Date: 02/19/25**Action:** Do pass with amendments. (Printed A-Eng.)**Vote:** 12-0-0-0**Yeas:** 12 - Andersen, Breese-Iverson, Dobson, Edwards, Fragala, Gamba, Helfrich, Javadi, Levy E, Mannix, Marsh, Sosa**Fiscal:** Has minimal fiscal impact**Revenue:** No revenue impact**Prepared By:** Iva Sokolovska, LPRO Analyst**Meeting Dates:** 2/5, 2/19

WHAT THE MEASURE DOES:

This measure authorizes the Department of Land Conservation and Development to provide technical assistance and grants to federally recognized Indian Tribes and to local governments. It prohibits local governments from applying different standards to manufactured housing than those imposed on comparable site-built dwellings. It also clarifies that local governments may plan for urbanization, including adjacent urbanizable areas, through intergovernmental agreements, and it specifies the criteria for determining when applications for permits, limited land use decisions, or zone changes are complete. In addition, it allows the Department of Land Conservation and Development to set deadlines for cities to submit housing reports, and updates housing terminology by replacing “single-family” and “multifamily” with “single-unit” and “multiunit.”

Detailed Summary

Planning Assistance to Tribes

- Allows the Department of Land Conservation and Development to provide technical assistance and award grants to federally recognized Indian Tribes and to enable local governments and Tribes to incentivize the production of needed housing within the jurisdiction of the local government or Tribe or on lands owned or managed by a federally recognized Indian Tribe.

Manufactured Dwelling Development

- Applies prohibition on local governments from subjecting manufactured homes or prefabricated structures to any applicable standard that would not apply to any site-built dwelling **of the same housing type**.

Metro Urbanizable Lands

- Specifies that a local government may plan for the appropriate urbanization, including adjacent urbanizable lands, in an intergovernmental agreement if agreement is **related to the urbanization of such lands**.

Completeness Review

- Modifies criteria for deeming complete an application for a permit, limited land use decision, or zone change.

Application Amendments for Needed Housing

- Makes ORS 197.522 a part of ORS chapter 197A.

Deadline For City Report on Housing

- Allows the Department of Land Conservation and Development to set date by which cities need to submit report on housing.

Single-Unit and Multiunit Terminology

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- Updates the terminology of housing types by substituting the terms “single-family” or “multifamily” dwelling with “single-unit” and “multiunit” dwelling.
- Allows state agencies or local governments to substitute the terms “single-unit housing” for “single-family housing” and “multiunit housing” for “multifamily housing” for the purpose of harmonizing and clarifying land use law, and considers this substitution a minor correction to administrative rules.
- Allows term substitutes to be done by ordinance or resolution of a local government without requiring any notice or hearing.

ISSUES DISCUSSED:

- Technological fixes to recent legislation
- Engagement with cities and counties on options to update terminology
- Deadlines cities have to report to various entities
- Developer concerns brought to Department of Land Conservation and Development

EFFECT OF AMENDMENT:

Allows state agencies or local governments to substitute the terms “single-unit housing” for “single-family housing” and “multiunit housing” for “multifamily housing” for the purpose of harmonizing and clarifying land use law, and considers this substitution a minor correction to administrative rules. Allows term substitutes to be done by ordinance or resolution of a local government without requiring any notice or hearing.

Adds applications which were complete when first submitted to applications on which a governing body of a city or its designee can take final action on an application for a permit, limited land use decision or zone change.

BACKGROUND:

[House Bill 4064 \(2022\)](#) required local governments to permit the installation of both manufactured homes and prefabricated structures in single-family dwelling zones within an urban growth boundary (UGB). They were prohibited from imposing any standards on prefabricated and manufactured homes that differed from those applied to site-built, detached single-family dwellings on the same land, unless necessary to meet statewide land use planning goals or to require a manufacturer’s certification confirming energy efficiency performance standards equivalent to those for single-family dwellings under the Low-Rise Residential Dwelling Code. The manufactured dwelling replacement program was also expanded to cover borrowers whose manufactured home or prefabricated structure had been destroyed by a natural disaster, allowing replacement homes to be situated either within or outside the disaster area.

[House Bill 4063 \(2024\)](#) defined “Metro urban unincorporated lands” as lands within the Metro urban growth boundary (UGB) that were not within a city, were zoned for urban development, lay within the boundaries of specified sanitary and water districts, and were not zoned with an interim designation. It also defined “Metro urbanizable lands” as lands within the Metro UGB, outside cities, that were not Metro urban unincorporated lands. The measure allowed local governments to plan for Metro urbanizable lands through intergovernmental agreements. It directed the Department of Land Conservation and Development (DLCD) to request appropriations for technical assistance to counties, local governments, and special districts. Additionally, it instructed the Oregon Department of Administrative Services (DAS) to include, as part of a statewide housing analysis, one allocation for Metro urban unincorporated lands for each county within Metro.

Under [House Bill 4006 \(2018\)](#), cities with more than 10,000 people must provide DLCD with annual housing permit and production data for a variety of housing types. This legislation mandated that cities with populations exceeding 10,000, where at least a quarter of renter households face severe rent burden, conduct a survey assessing housing affordability and host at least one public meeting on the issue. Additionally, it required the Oregon Housing and Community Services (OHCS) to annually report the percentage of severely rent-burdened renter households to the governing bodies of these cities. Working in conjunction with (DLCD, OHCS was also tasked with creating a survey for cities to gather information on housing affordability, including current land use

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policies and planned measures to alleviate severe rent burdens.

[Senate Bill 1537 \(2024\)](#) enabled applicants seeking permits, limited land use decisions, and zone changes for housing developments to have their applications reviewed under newly operative standards and criteria, even if those standards took effect while the applications were pending. When an applicant requested a review using different standards, the timelines for those applications were restarted under this Act. Additionally, local jurisdictions were permitted to impose a fee to cover the costs incurred by the request, to require further information if the request altered the application or presented new context, and to deny the request under specific circumstances.