



REQUEST FOR ASSISTANCE

OREGON MIDDLE HOUSING & HOUSING NEEDS

House Bill 2001 and House Bill 2003 Implementation



February 4, 2020

The Oregon Department of Land Conservation and Development (DLCD) is accepting requests for planning assistance from cities and counties to begin to implement HB 2001 (Middle Housing for Housing Choice) and HB 2003 (Housing Supply).

Background

During the 2019 legislative session, the Legislature appropriated funds to DLCD for the purpose of providing planning assistance to local governments for the purpose of: 1) assisting local governments with the development of regulations to allow duplexes and middle housing, as specified in [HB 2001](#); 2) assisting local governments with the development of plans to improve water, sewer, storm drainage and transportation services in areas where duplexes and other middle housing types may not be feasible due to service constraints, also specified in HB 2001; and 3) provide planning assistance to local governments to implement the provisions specified in [HB 2003](#), including housing needs analyses and housing production strategies. Pending action during the 2020 session of the Legislature, the department will also offer planning assistance for housing needs analyses in cities with population of less than 10,000, a “prototype” housing production strategy adopted by a city in advance of state rulemaking on this subject, and housing implementation plans for cities with population greater than 10,000.

To provide this assistance, DLCD will offer local governments the option for most of these products to either 1) use a consultant selected by the state who is experienced in completing Housing Needs Analyses (HNAs), housing implementation plans, and development code writing where the consultant would work for a city to prepare the necessary materials; or 2) select their own consultant to conduct the necessary work and execute a grant administration contract with DLCD specifying deliverables, timelines, and payment. All funds must be spent, and local governments must complete the projects by the end of the biennium - June 30, 2021. Due to the tight statutory timeline for public facilities planning assistance under HB 2001, local governments are advised to select their own consultants to conduct the necessary work and execute a contract with the state as to deliverables, timelines, and payment as funds allow.

Available Services

Cities and counties may request assistance developing one of the following products.

Middle Housing Code Updates. Non-Metro Cities with more than 10,000 residents and cities and counties over 1,000 residents in the Portland Metropolitan area will, with consultant assistance, update their development codes to comply with the provisions of HB 2001 regarding middle housing. Cities with population between 10,000 and 25,000 will have first priority for these grants, because they must comply with the law by June 30, 2021. However, the department encourages larger cities and cities and counties within the Portland Metro Area (compliance by June 30, 2022) to indicate their request for financial assistance now as well, if they are ready to work on developing codes that comply with the requirements of HB 2001 in the near term.

Infrastructure-Based Time Extension Requests. Administrative Rules for an Infrastructure-Based Time Extension Request (IBTER) are expected to be complete by the end of July, 2020. As established in House Bill 2001, the IBTER application deadline for cities with a population between 10,000 and 25,000 is December 31, 2020. Because those rules are expected to be complete with only five months before cities outside of the Portland Metro area with population between 10,000 and 25,000 must identify any infrastructure constraints and develop a plan to address the infrastructure constraints, the department encourages those cities begin discussions with public works or preferred consulting staff now so that a city will be prepared to apply for funding as soon as the commission adopts rules. Cities with more than 25,000 have until June 30, 2021 to submit the request for extension. With a balance of code and infrastructure assessment assistance, the department expects to distribute grants to local governments as soon as possible following adoption of the IBTER rules in July as legislatively-provided funds allow.

Housing Needs Analysis (HNA). Cities with population greater than 10,000 may, with consultant assistance, may request funds for assistance to prepare and adopt a HNA. A HNA includes a housing needs projection addressing housing types and price levels, residential land needs analysis, buildable lands inventory, and identification of measures for accommodating needed housing as described in OAR chapter 660, divisions 7 and 8. The purpose of an HNA is to ensure that cities have an available land supply to accommodate their housing needs over the next 20 years. Pending authorization by the Legislature, the department will also offer planning assistance grants for HNAs to cities with population under 10,000.

Housing Strategy Implementation Plan. Cities (population greater than 10,000) with HNAs less than five years old may, with consultant assistance, develop an action plan to implement one or more of the housing strategies identified in the HNA. A housing strategy may include changes to zoning, programs to manage short-term or vacation rentals, incentives for affordable housing, SDC waivers, or other regulatory or non-regulatory tools.

Prototype Housing Production Strategy. Cities with population greater than 10,000 will be required, within a year of adoption of a housing needs analysis, to adopt a housing production strategy. A housing production strategy will outline how a city intends to ensure or incentivize the actual production of needed housing identified in the adopted HNA. Although rulemaking has begun, the Land Conservation and Development Commission has not yet adopted rules regarding such strategies. However, the department invites cities to apply for funding to work with DLCD staff, consultant assistance and a local advisory committee, to create a prototype housing production strategy that can help staff and the Commission in its future formulation of rules for this work.

Eligibility

All cities throughout the state and the three counties within the Portland Metro urban growth boundary are eligible to submit a Request for Assistance. However, an individual jurisdiction is not eligible for every type of assistance. The department has determined that jurisdictions are eligible for each type of planning assistance as follows:

Cities above 10,000 population:	All types of assistance
Cities below 10,000 population	Housing Needs Analysis only
Counties in the Portland Metro Area	Middle Housing Code Updates and IBTERs

Application and Next Steps

Complete and sign one-page application (on following page). Applications will be accepted through March 13, 2020.

Selected jurisdictions will be asked to sign a memorandum of understanding that spells out the roles and responsibilities of the consultant, DLCD, and the local government.

Additional Information

Please contact your DLCD regional representative with questions or for more information.

<u>Mid-Willamette Valley</u> Angela Carnahan angela.carnahan@state.or.us 503-934-0056	<u>East Metro</u> Jennifer Donnelly jennifer.donnelly@state.or.us 503-725-2183	<u>West Metro</u> Anne Debbaut anne.debbaut@state.or.us 503-725-2182
<u>Central Oregon:</u> Scott Edelman scott.edelman@state.or.us 541-306-8530	<u>Southern Oregon</u> Josh LeBombard josh.lebombard@state.or.us 541-414-7932	<u>South Coast</u> Hui Rodomsky hui.rodmsky@state.or.us 541-574-1584
<u>North Coast</u> Lisa Phipps lisa.phipps@state.or.us 503-812-5448	<u>Eastern Oregon :</u> Tamra Mabbott tamra.mabbott@state.or.us 541-325-6924	<u>Southern Willamette Valley</u> Patrick Wingard patrick.wingard@state.or.us 541-393-7675

REQUEST FOR ASSISTANCE

City:

OR

County:

Contact Person (name and title):

Contact phone number:

Contact e-mail address:

Service of Interest.

Select any of interest that your local government qualifies for.

Would you prefer a DLCD-provided consultant or a direct grant to hire your own planning consultants/staff?

		DLCD-provided consultant	Direct grant
HB 2001 Code Assistance	☐	☐	☐
HB 2001 IBTERs	☐	N/A	☐
Housing Needs Analysis	☐	☐	☐
Housing Implementation Plan	☐	☐	☐
Prototype Housing Production Strategy	☐	☐	☐

Project Description

In a one page attached document, please describe your proposed project and associated desired outcomes.

By signing below, the local government demonstrates community support as required by ORS 284.753(5) – signature by an elected official authorized to act on behalf of the governing body.

Signature of local governing body representative

Date

Title

Submittal

Please submit this Request for Assistance by March 13, 2020 to DLCD by email to the following address: DLCD.GFGrant@state.or.us.