

# House Bill 2007

## Housing for Every Oregonian



**Oregon is facing a serious housing crisis and people are hurting.** Oregonians are spending more than ever for housing. Members of our communities are being pushed out of their homes and neighborhoods as costs soar. Some towns are finding it hard to build economic stability because would-be workers cannot afford to live there. And in larger cities like Portland and Eugene, people are forced to move farther and farther away from what matters most - their friends and family, their centers of worship, their jobs, schools, and hobbies. People who are looking to downsize from a larger home, first-time homebuyers, and smaller families are being excluded from accessing the housing they need in their own neighborhoods.

**Oregon is in need of more housing, especially affordable and diverse housing options, in every community and neighborhood. Everyone deserves to have a secure, affordable home.**

**House Bill 2007 helps us meet this goal** by increasing the supply of affordable and market rate housing in more of Oregon's neighborhoods.

**"When new housing development is ... precluded in neighborhoods with political capital to implement even stricter local barriers, the new housing that does get built tends to be disproportionately concentrated in low-income communities of color, causing displacement and concerns of gentrification in those neighborhoods. Rising rents region-wide can exacerbate that displacement."**

From the White House Housing Development Toolkit, 2016



**Can you spot the infill home on this lot in Portland's Irvington neighborhood?**

HB 2007 allows the development of additional dwelling units (ADUs) and duplexes in single-family zoned neighborhoods. Smaller, discrete options fit middle-income family budgets, and keep folks connected to their community.



# HB 2007 Quick Facts

There have been a lot of misconceptions about what HB 2007 does, and does not, do. Below we provide fact and fiction summaries of the specific bill components.

## Permitting Timelines

### FACT

Requires expediting the review and decisions on affordable housing\* applications (100 days instead of 120) and directs the DLCDD to study permitting timelines.

### FICTION

This bill WILL NOT allow cities or counties to delay the approval of non-qualifying applications developments.

## Clear & Objective Standards

Jurisdictions must approve an application if it meets the local clear and objective standards for needed housing.\*\* Existing exemptions from the requirement include Central City Portland, regional centers as defined by Metro, and historic areas. \*\*\*"needed housing" is now defined as all housing.

This bill WILL NOT

- Eliminate discretionary design review
- Eliminate design review. Clear and objective standards currently include design standards.
- Preempt local jurisdictions from updating their clear and objective standards.

## Historic Designation

For districts designated on the National Register of Historic Places on or after the effective date of the bill, jurisdictions must provide a public hearing if a resource is being demolished and replaced with a housing development and a list of factors must be considered during the hearing. Hearings are waived for new housing affordable to middle and low-income families, for developments that increase the total number of homes, for aesthetic exterior remodels, and for the demolition of garages or similar accessory buildings

This bill WILL NOT

- Prevent neighborhoods from being designated a National Historic Place on the National Register.
- Prevent neighborhoods from going through a local process to receive additional protections beyond those specified in the bill.
- Change anything for existing primarily residential districts on the National Register of Historic Places

## Density & Infill

Larger cities and counties will allow ADUs and duplexes in single family zoned neighborhoods, and they may not require a developer to build below the locally-zoned density if 75% or more of the development is housing.

This bill WILL NOT

- Require that every lot zoned for single-family development have an ADU or duplex on it.
- Prevent local jurisdictions from imposing regulations on the development of ADUs and duplexes in single-family zones.
- Allow cities to increase density of a development above what is allowed in local land use regulations.

## Housing on land owned by religious organizations

Allow development of affordable housing\* on land owned by religious organizations in areas zoned for residential housing inside of a UGB. The development must comply with applicable regulations and standards for the underlying zone.

This bill WILL NOT

- Permit development of multifamily housing in single-family zones.
- Permit development of housing if it doesn't meet local land use regulations, including site reviews.

\*multi-family, at least 50% is affordable up to 60% MFI, and sustained affordability.