

# Keizer Middle Housing Code Update

Planning Commission Meeting #1

October 13, 2021, 6:00 pm



# Agenda



1. Introductions
2. HB 2001 Background
3. Middle Housing Overview and Types
4. Keizer Code Update Project Overview and Policy Options
5. Next Steps and Adjourn

# House Bill 2001 (HB 2001) Background



- Passed during the Oregon 2019 State Legislative Session
- Expands housing options in Oregon cities by requiring cities to permit middle housing in most residential areas
- Medium-sized cities (10,000 – 24,499) required to allow duplexes on any lot or parcel that allows detached single-family dwellings
- **Large cities** (25,000+) and Portland Metro cities (1,000+) have same duplex requirement as medium-sized cities AND required to allow triplexes, quadplexes, and cottage cluster housing in areas zoned for single-family
- Must comply with State's minimum compliance standards (OAR 660-046) by June 30, 2022

# Senate Bill 458 – Middle Housing Land Divisions



## Background

- Passed in most recent legislative session (2021) as a companion bill to HB 2001
- Requires cities subject to HB 2001 to allow expedited land divisions for middle housing
- Intent to create more affordable home ownership opportunities
- Same timeline as HB 2001 compliance – required by June 30, 2022

## Keizer Code Update Project

- Audit will evaluate current compliance with SB 458
- Code update will provide recommended amendments to allow expedited middle housing land divisions

# Middle Housing Overview



- Generally refers to small-scale and/or attached housing types – larger than single-family detached, smaller than apartment complexes.
- *HB 2001 defines middle housing as:*



Duplex: 2 units on single lot/parcel (Keizer, OR)



Triplex: 3 units on single lot/parcel (Seattle, WA)



Quadplex: 4 units on single lot/parcel (The Dalles, OR)



Cottage Cluster: Multiple small detached units oriented around common area on one lot



Townhomes: attached units on individual lots/parcels (Sandy, OR)

# Middle Housing Objectives



- Ensure consistency with Statewide Goal 10
- Increase the range of housing options for people in Keizer
- Create opportunities for individual property and home-owners
- Increase the overall supply of housing
- Expand housing that has the potential to be affordable to moderate income households
- Tailor state requirements and model code standards to Keizer where possible

# Project Overview

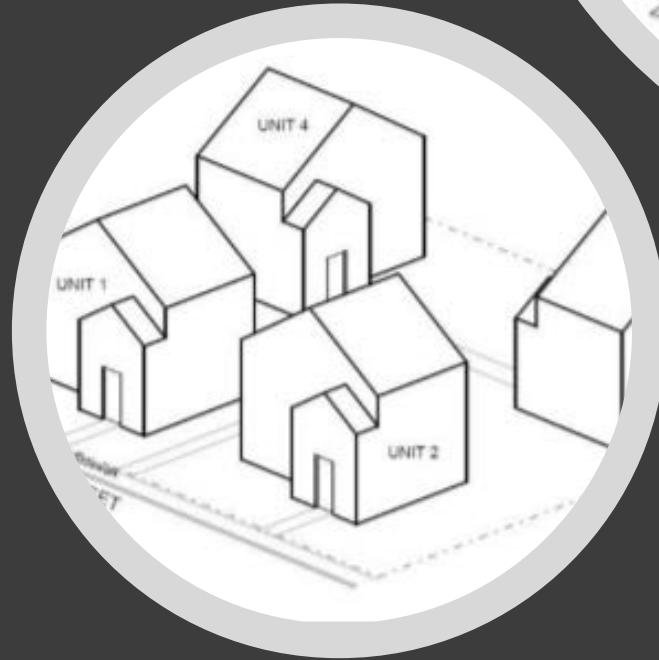


- City of Keizer received grant funding from the Department of Land Conservation and Development (DLCD) for technical assistance for:
  - 1) Code audit
  - 2) Code amendments
  - 3) Community outreach support
- Planning Commission is the project's advisory committee
- Code amendments must be adopted by June 30, 2022



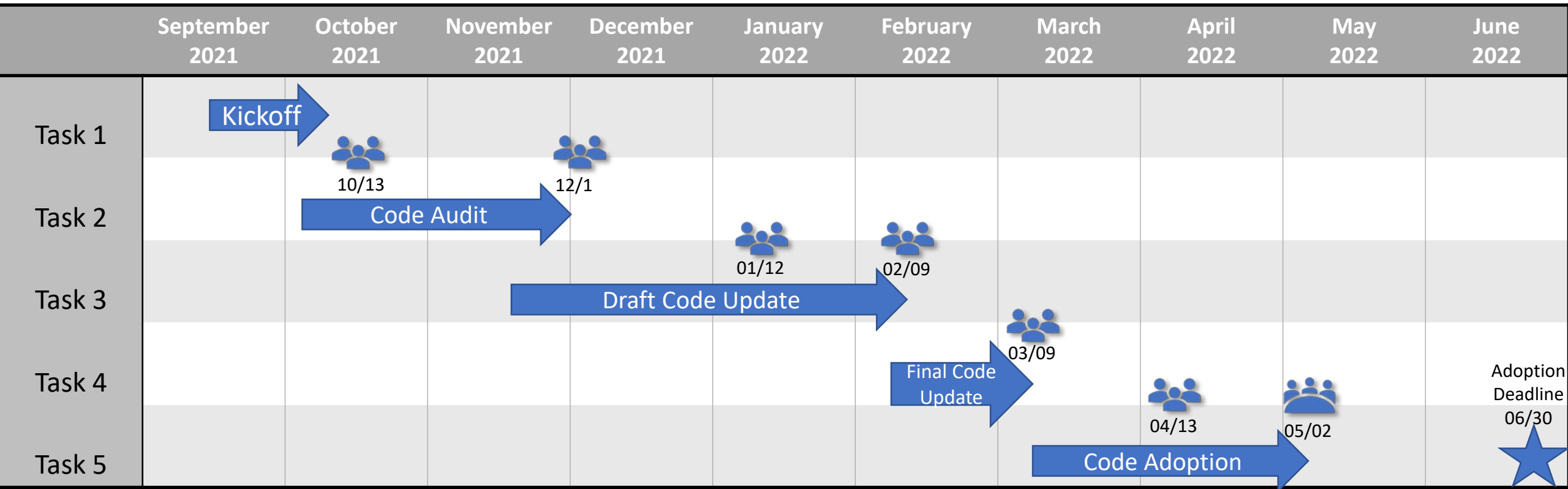
# Project Policy Options

- Allowing for “detached” duplexes, triplexes, and/or quadplexes
- Tailor design standards for consistency with existing standards, where feasible
- Specific design standards for cottage clusters
- Supportive Comprehensive Plan goals and policies
- More permissive/flexible development or design standards





# Schedule



# Next Steps: Code Audit



- Code audit (in progress)
- Planning Commission meeting #2 –12/1
- Draft Code amendments
- Community Engagement – online open house and survey
- Planning Commission meeting #3 – 01/12/22