

<b>Topic:</b>	Affordable Housing; Density
<b>Resource Type:</b>	Regulation
<b>State:</b>	Oregon
<b>Jurisdiction Type:</b>	State
<b>Municipality:</b>	N/A
<b>Year:</b>	2019
<b>Community Type:</b>	Urban, Suburban
<b>Title:</b>	Housing Choices (House Bill 2001)
<b>Document Last Updated in Database:</b>	August 2021

**Abstract:**

This Bill was enacted in 2019 to create more affordable and diverse housing. In Oregon, more than 25% of households are single person, and housing options must grow to reflect that. HB 2001 requires all residential districts in medium-sized cities to allow for duplex housing and requires all large cities to allow for duplexes, triplexes, quadplexes, cottage clusters, and townhouses to meet the housing needs of Oregon's diverse population. Oregon sets minimum standards for each housing type in order to ensure that these needs are being met. The Bill also provides \$3.5 million to local governments to improve infrastructure, which will allow for this development.

**Resource:**

# House Bill 2001: More Housing Choices for Oregonians

In 2019, the Oregon Legislature passed House Bill 2001, a bipartisan bill to help provide Oregonians with **more housing choices**, especially housing choices **more people can afford**.

The new law lets people build certain traditional housing types that already exist in most cities, instead of being limited to a single housing type.

House Bill 2001 requires updates of local rules that have limited what sorts of housing people could build. These limitations have led to increased housing costs.

## The Need for More Diverse, Affordable Choices

People need a variety of housing choices. Today, too many Oregonians are paying too much for the housing they have and are limited to renting or buying detached single-unit homes. Meanwhile, the composition of Oregon households is shifting; more than a quarter of households today are a single person living alone.

At different times in their lives, we have different needs. Imagine what sort of housing a young adult might want or be able to afford, or think of the needs of a retired person.

## The Bill: Traditional Housing Types Allowed in Most Neighborhoods Soon

Under the bill, by June 30, 2021, Oregon's medium-sized cities must allow Oregonians to build duplexes in areas zoned for single-family dwellings. Most cities already allowed duplexes in certain circumstances.

By June 30, 2022, cities in the Portland Metro region and Oregon's other largest dozen cities (those over 25,000 population), must allow people to build duplexes, triplexes, fourplexes, cottage clusters, and townhouses in residential areas.

These houses can be more affordable and meet the housing needs of many younger people, older people, and people who work hard but can't afford a large detached house of their own.

The bill also provided \$3.5 million for technical assistance to cities, and has other details. Read the bill for details: [olis.leg.state.or.us/liz/2019R1/Downloads/MeasureDocument/HB2001/Enrolled](https://olis.leg.state.or.us/liz/2019R1/Downloads/MeasureDocument/HB2001/Enrolled)

## Siting and Design Flexibility; Transformation Expected to be Gradual

While the bill re-legalizes certain housing types, the bill is about choices. People can still build detached single-family homes. We expect most homes in residential areas to be built as such.

Cities can set reasonable siting and design requirements on the houses, including making sure there is adequate infrastructure. The bill directs the Department of Land Conservation and Development (DLCD) to help cities figure this out.

While the law allows traditional housing types, DLCD expects the transformation of housing choices to be gradual. Cities have allowed some of these types in certain areas. Not many have been built. Local knowledge of how to build these housing types will grow over time. The building of them will depend on local housing markets.

## Learn More and Sign Up to Stay Informed

[www.oregon.gov/lcd/UP/Pages/Housing-Choices.aspx](http://www.oregon.gov/lcd/UP/Pages/Housing-Choices.aspx)

Ethan Stuckmayer, Senior Housing Planner, [ethan.stuckmayer@state.or.us](mailto:ethan.stuckmayer@state.or.us) (503) 934-0619



*Before being outlawed, non-single-unit homes have long been built in our cities; this is a Salem triplex.*

