

SUMMARY OF OREGON STATEWIDE PLANNING PROGRAM HOUSING PROVISIONS

AFFORDABLE HOUSING AND THE STATEWIDE PLANNING PROGRAM

Oregon's Statewide Planning Program is now in its 40th year. While best known for its programs to preserve farm and forest lands in Oregon's rural areas, the program is also dedicated to promoting Oregon's cities as sustainable vibrant communities, which provide housing choices for residents of those cities.

The planning program does not mandate or provide guarantees of affordable housing within cities. The goal of the program is to require cities to provide adequate land and avoid regulatory barriers so that the housing needs of the city and state residents are satisfied.

STATUTES

ORS 197.296 – requires cities with population greater than 25,000 to analyze the land need for residential development over the next 20 years, and accommodate that need either through increasing density within the city's urban growth boundary, enlarging the urban growth boundary, or a combination of both measures.

ORS 197.299 – requires Metro to go through the process outlined in ORS 197.296 every five years.

ORS 197.312 – prohibits local governments from adopting "inclusionary housing" requirements.

NEW STATUTE ADOPTED IN 2013 (HB 2254) – authorizes LCDC to adopt rules for a new "streamlined" urban growth boundary expansion method – cities using this method must add lands "planned and zoned to meet the requirements for needed housing."

GOAL

Goal 10 – "TO PROVIDE FOR THE HOUSING NEEDS OF THE CITIZENS OF THE STATE. Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density."

ADMINISTRATIVE RULES

OAR 660-007 ("Division 7") for cities within Metro, requires a minimum overall density for new development within the city (the "6-8-10" rule), and requires that zoning allow at least 50% of new dwellings to be attached single-family or multi-family. Also requires that local governments adopt "clear and objective" standards for development review of needed housing.

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OAR 660-008 (“Division 8”) for cities outside of Metro – must plan for identified housing need, and provide “clear and objective” standards for development review of needed housing.