

NEW OREGON MIDDLE HOUSING RULES Fact Sheet

A new state law (known as House Bill 2001 or HB2001) requires more housing diversity in cities and counties and create the potential for lower cost housing. Many people are wondering what this means for the City of Beaverton. Below is what we know so far. As we learn more, we will continue to share updates.

What is HB2001? A new Oregon law that requires “middle housing” to be allowed in residential areas of cities and counties.

What is middle housing? Middle housing types include duplexes, triplexes, quadplexes, townhouses and cottage clusters.

Why is this important? Currently, many residential areas in Oregon only allow the construction of new detached single-family homes. HB2001 requires that all middle housing types be allowed:

- On every lot where single-family homes are allowed – Duplexes
- In every zone where single-family homes are allowed – All other middle housing types

What areas of Beaverton will be affected? HB2001 applies to all residential areas. In Beaverton, this includes the R1, R2, R4, R5, R7 and R10 zones. HB2001 may apply to some Beaverton commercial and multiple-use districts. Staff are reviewing the law’s language and evaluating to see to which districts it applies. Visit this page to find zoning for your neighborhood:

<https://gis.beavertonoregon.gov/BeavertonSearch/>.

When will the changes happen? The city must adopt new land use regulations and amend its Comprehensive Plan by June 30, 2022.

How can the public influence these changes? The city is already working on the Housing Options Project that considers where and how other types of homes might be allowed in the city’s residential areas. Staff will incorporate the requirements of HB2001 into alternatives that will be drafted this fall. Community members will have the chance to review and comment on different ways the city can comply with the law and allow varied housing types in existing neighborhoods.

To learn more about the Housing Options Project or join our mailing list to receive email updates and announcements for upcoming public engagement events, visit www.BeavertonOregon.gov/HOP.

HOUSING OPTIONS PROJECT

Lead Division: Planning Division

Staff contacts: Rob Zoeller, Project Manager; Brian Martin, Additional staff contact; HOP@beavertonoregon.gov

Estimated timeline: 2018 – 2020

Overview: This project considers how additional housing types can be included in the city’s residential neighborhoods.

Background: The Comprehensive Plan and the city’s Housing Five Year Action Plan identified the need for this project.

Goals:

- Housing options strategy
- Development Code updates
- Implementation plan, including Comprehensive Plan updates

Frequently Asked Questions about HB2001

Question	Answer
Which cities are affected by HB 2001?	All cities with a population greater than 10,000, or within Metro's boundary. This includes Beaverton.
Where must middle housing be allowed?	<p>Duplexes: Every <u>lot</u> in zones where single-family detached homes are allowed.</p> <p>All middle housing types: Every <u>zone</u> where single-family detached homes are allowed.</p> <p>In Beaverton, these areas includes all residential zones (R1, R2, R4, R5, R7 and R10). HB2001 may apply to some Beaverton commercial and multiple-use districts. Staff are reviewing the bill's language and evaluating to see which districts it applies.</p>
How will the city respond to these requirements?	<p>Beaverton's Housing Options Project, already under way, is designed to help determine where and how these housing types will be allowed. Staff plans to work with community members and decision-makers during this process to determine how the city will implement HB2001.</p> <p>Cities can regulate siting and design of middle housing as long as rules do not "discourage the development of all middle housing types."</p>
Are there exceptions for infrastructure challenges?	Yes. Cities may seek time extensions for areas with significant infrastructure challenges.
What does HB2001 indicate for Accessory Dwelling Units (ADUs)?	Local jurisdictions may not require that either the main home or the ADU be occupied by the property owner or require off-street parking to be added.
Does HB2001 provide provisions that facilitate internal conversions of existing homes?	Yes. HB2001 requires that the Department of Consumer and Business Services (DCBS) create an alternate approval pathway for internal conversions. This would make it easier for a detached single-family residence to be converted into a duplex or triplex.
What does HB2001 mean for restrictive covenants?	HB2001 includes provisions that make deed restrictions or Homeowner Association agreements unenforceable if they prohibit middle housing and were adopted on or after the effective date of the bill.