

Memorandum

Date: May 14, 2021

To: West Linn Planning Commission

From: Darren Wyss, Planning Manager

Subject: HB2001 Implementation Update

[HB2001](#), also known as the “middle-housing” bill, requires jurisdictions to adopt development code standards to meet the [Oregon Administrative Rules](#) put in place to implement the bill. The City has nearly completed work on [Phase 1 of HB2001](#) implementation. Phase 1 is a technical exercise to identify Community Development Code amendments necessary to comply with HB2001 and to identify policy options the City should consider to help further promote the production of middle housing types in the future. Phase 2 will be community outreach on the proposed amendments, policy discussions/decisions, and the legislative adoption process with the Planning Commission and City Council.

To complete Phase 1, the City secured grant funding from the Department of Land Conservation and Development to conduct the technical analysis. The outcome will be an adoption ready package of recommended code amendments. MIG, Inc. leads the consultant team working with the City on HB2001 and Phase 1 will be complete by end of June 2021.

As part of the Phase 1 work, the City Council appointed a limited duration [Project Advisory Committee](#) to review consultant work products and provide feedback. The committee has met three times to review HB2001 materials, including:

- [Code Audit Memo](#)
- [Code Concepts Memo](#)
- [Online Survey: Middle Housing Options](#)
- [Proposed Code Amendment Package \(draft 1\)](#)

The consultant team will take feedback from staff and the advisory committee and incorporate it into a final draft of recommended code amendments. The consultant team will also deliver presentation materials for Phase 2 outreach and the legislative adoption process with Planning Commission and City Council.

The primary inconsistencies found in the HB2001 Code Audit related to:

- Definitions
- Permitted uses in single-family detached residential zones
- Parking requirements
- Design review requirements for three or more multi-family units

Results from code audit and feedback from the advisory committee on the HB2001 Code Concepts were compared to the minimum state requirements. This led to the development of the proposed “de minimus” code amendment package, which is the minimum required of the City. The consultant team, City staff, and the advisory committee also identified a number of policy questions/options that, if implemented, could help promote the development of middle housing types in the community. These are the policy discussions that will occur with the community, Planning Commission, Neighborhood Associations, and City Council during Phase 2. The results of the discussions will inform the final code amendment package that is brought forward for adoption. Some of the policy questions/options include:

- Reducing setback requirements for middle housing
- Increasing lot coverage maximums for middle housing
- Increasing floor-to-area ratio maximums for middle housing
- Allowing increased heights if upper floors are recessed
- Allowing detached duplexes, triplexes, and quadplexes
- Reducing parking requirements in exchange for a public good
- Street improvement requirements for middle housing
- Allow cottage clusters to be on individual lots
- Create an expedited review process for cottage clusters and townhomes
- System Development Charge exemptions or deferrals

Online Survey Results

An online survey for community feedback on middle housing options was available in early April 2021. The survey had 17 questions and received 669 responses. Respondents primarily lived in West Linn (92 percent) and were at least somewhat familiar with zoning regulations where they lived (59 percent). Some key results from the survey follow. The survey also provided the opportunity to leave comments. The comments ranged from support of middle housing to the City should allow no middle housing at all. Staff will compile the comments into categories for use in Phase 2 of the project.

Figure 1: Housing Availability Benefits

Which benefits do you feel are most important in housing availability? Choose your top 3.

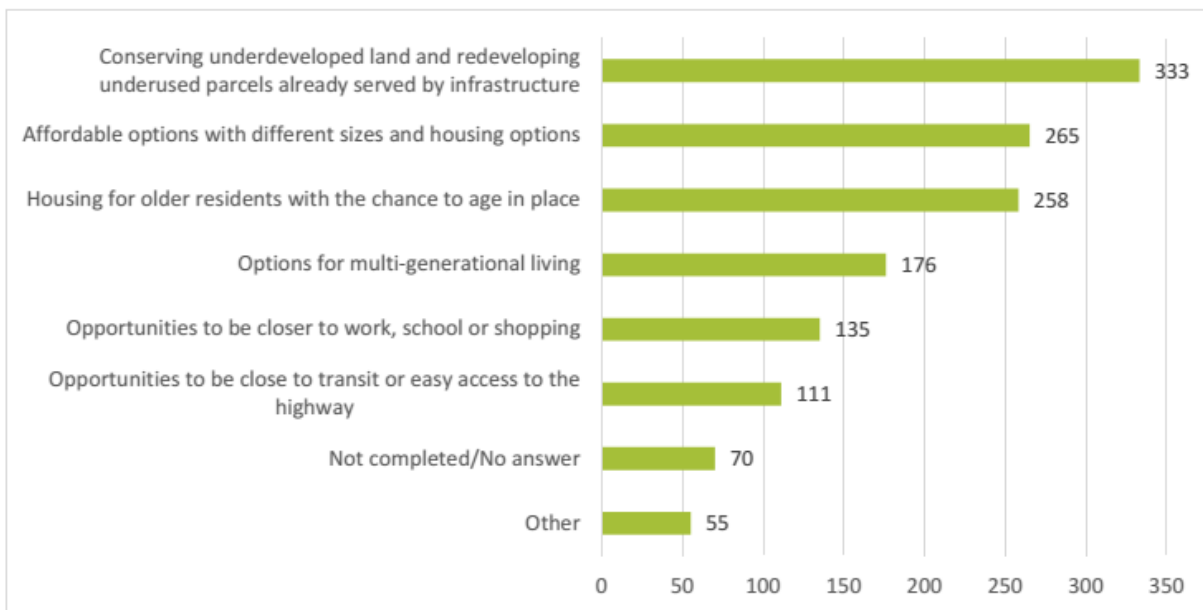


Figure 2: How to Encourage Housing Options

The City has recently completed a housing analysis that shows a need for middle housing types over the next 20 years. How would you encourage more housing options in existing neighborhoods?

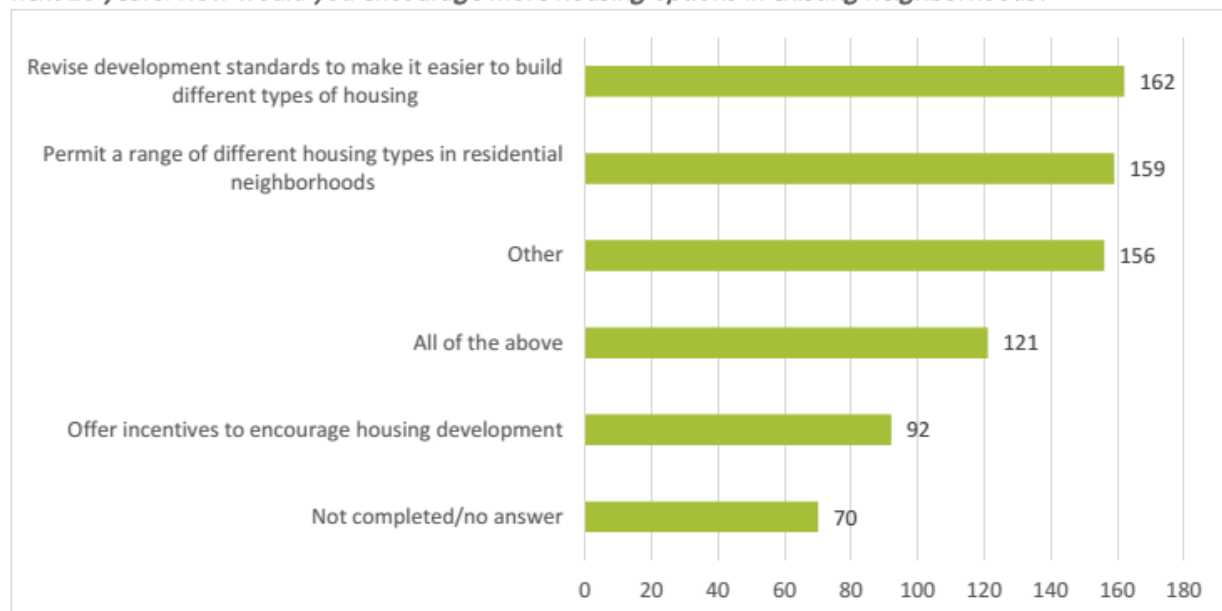


Figure 3: Off-Street Parking Credit

Would you support the ability for on-street parking spaces to be used to meet off-street parking requirements if it helped encourage more housing options?

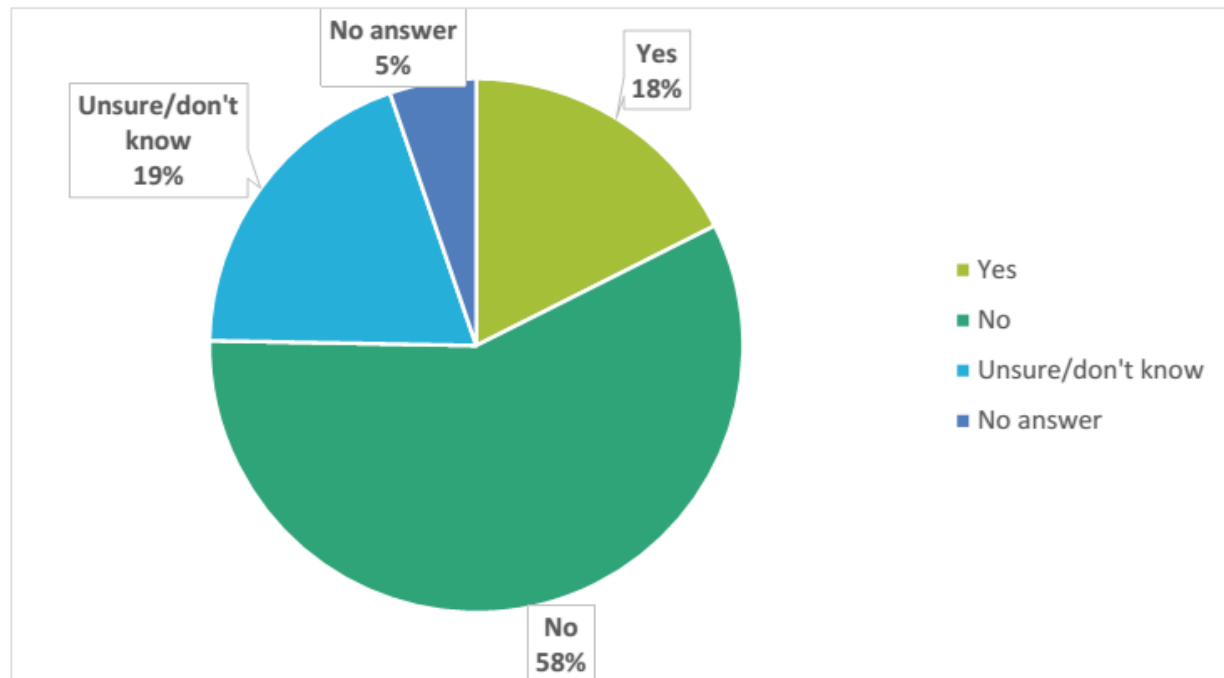


Figure 4: Off-Street Parking in Certain Areas

Would you support less required off-street parking in areas where it is easier to get around without a car (located near transit stops, services, etc.) if it helped encourage more housing options?

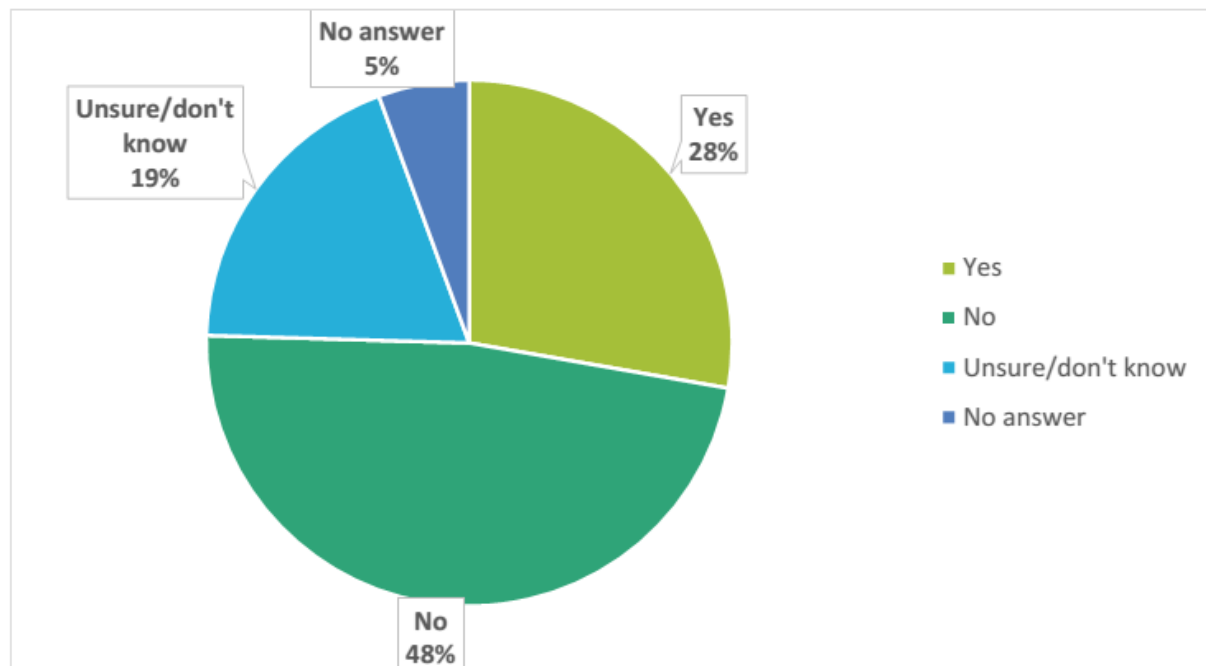
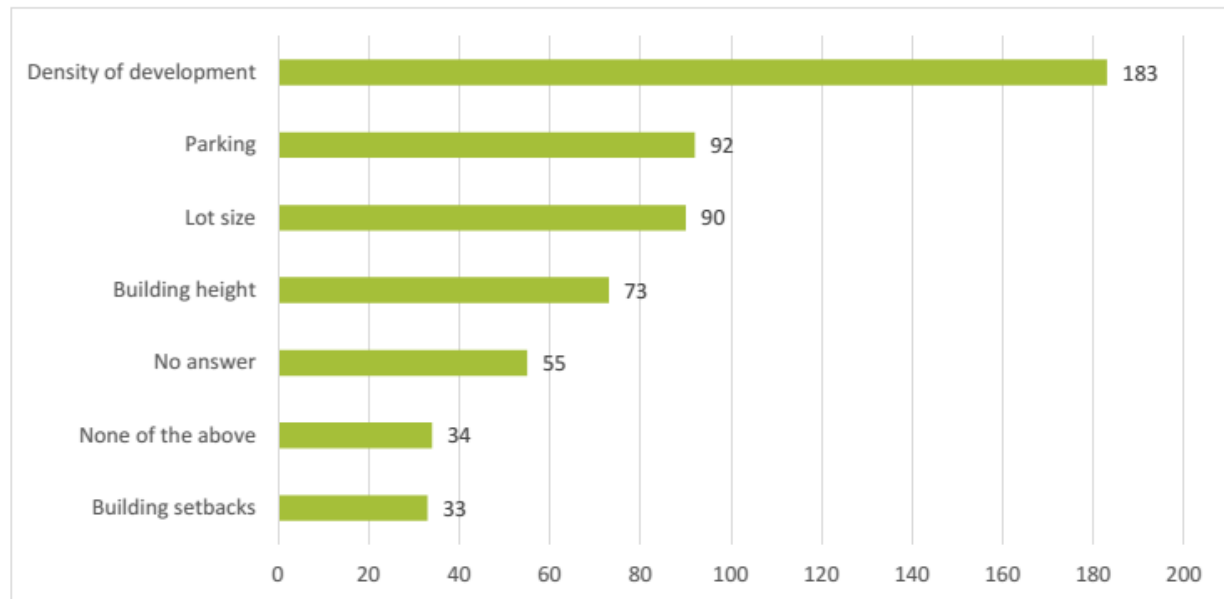
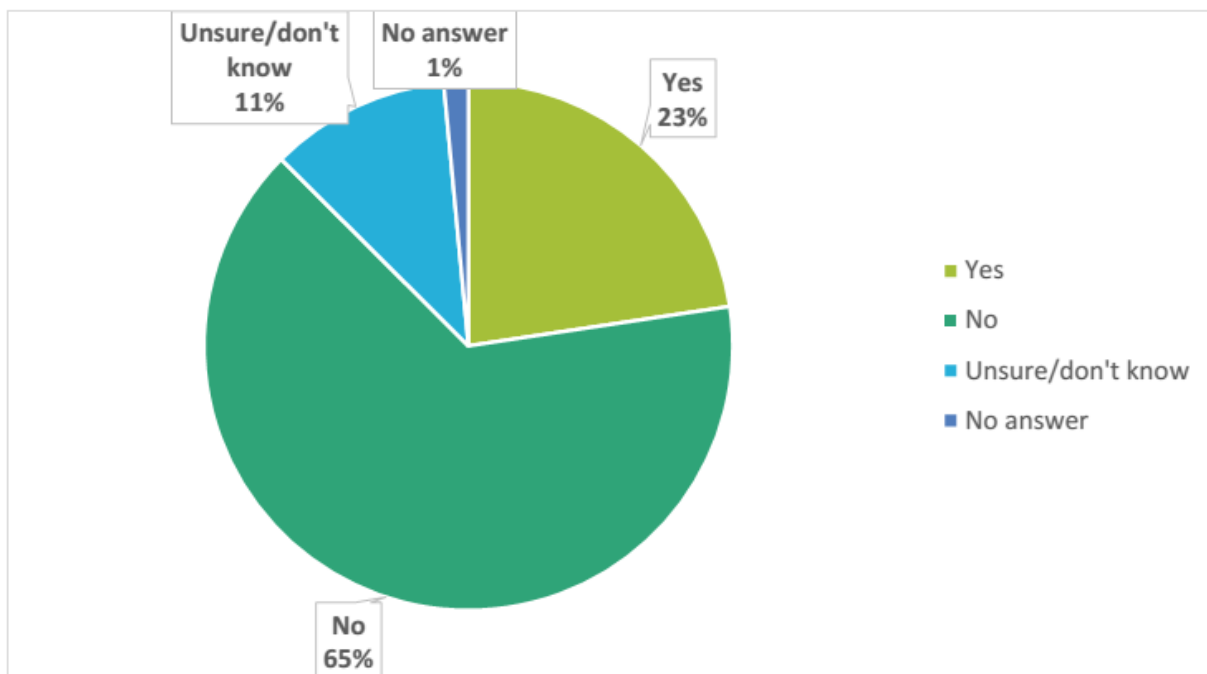


Figure 6: Important Siting Requirements

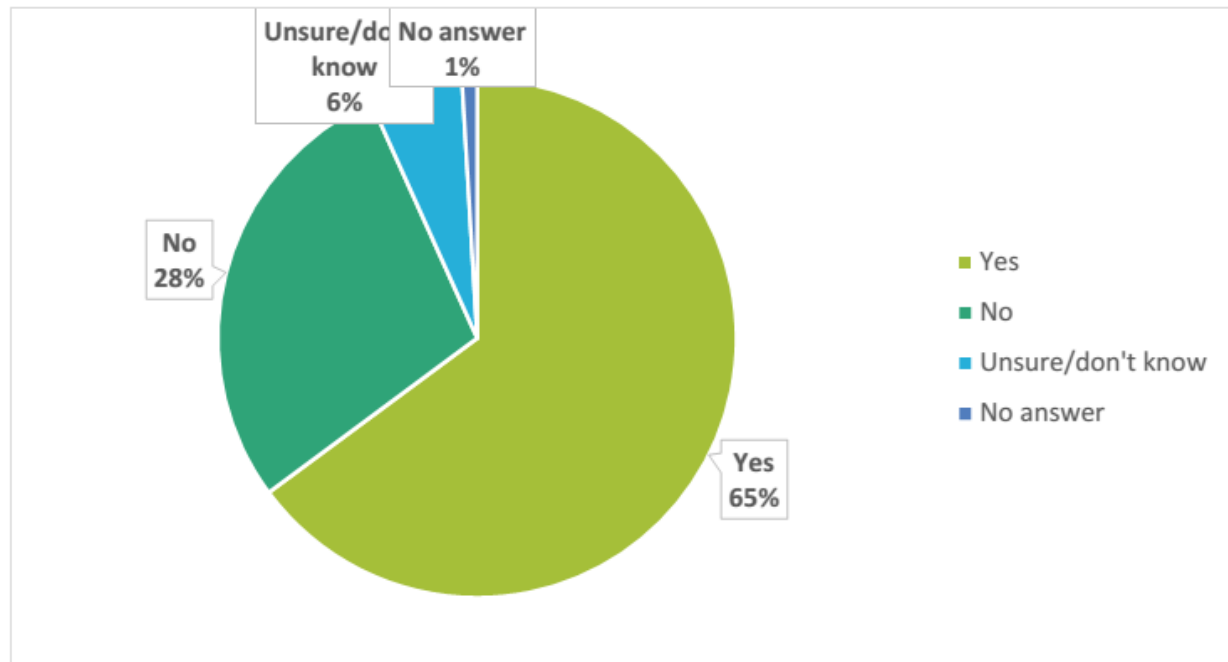
Thinking about siting requirements for new middle housing (the position, bulk, scale or form of a building as shown in the images above), what is most important to you?



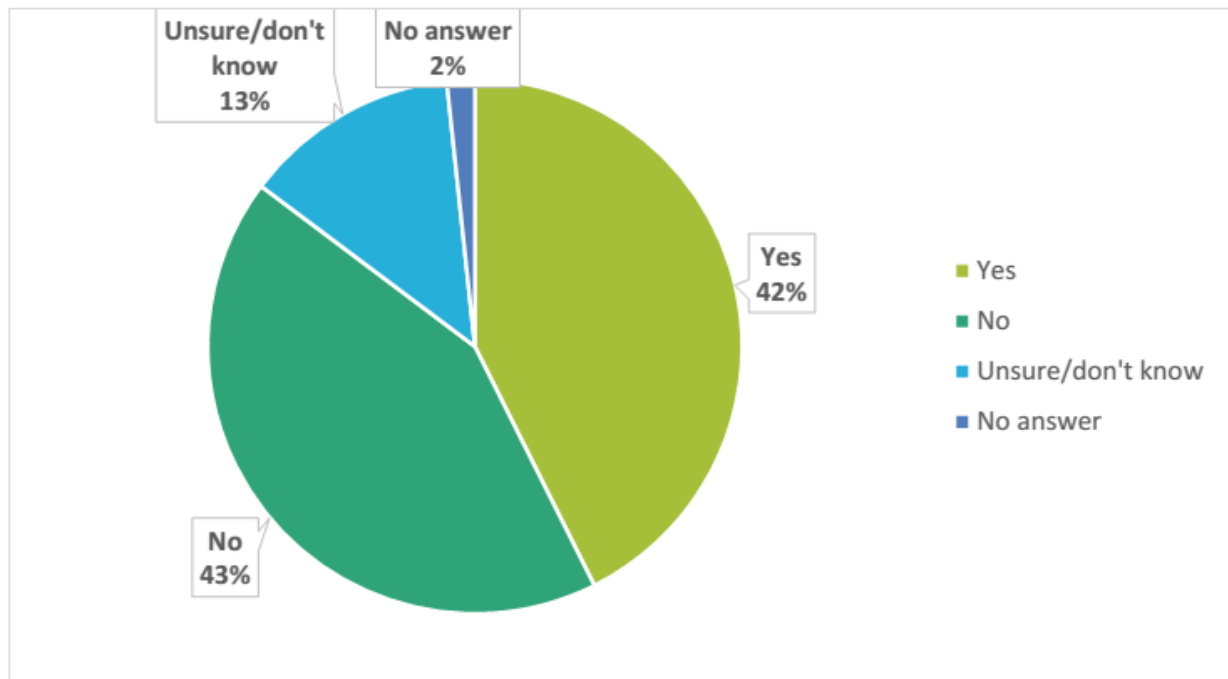
Do you support the City allowing all middle housing types on all properties currently zoned for single-family use?



Would you support allowing smaller lot sizes for cottage clusters if it resulted in more affordable home ownership opportunities?



Would you support a streamlined land use approval process for townhomes and cottage clusters if it resulted in more affordable home ownership opportunities?



The final step in Phase 1 of the HB2001 implementation project is the consultant team will incorporate City staff and advisory committee comments into an adoption-ready package of recommended code amendments. This will be the lead the City into Phase 2 discussions with the community. The deadline for adoption of code amendments that comply with HB2001 administrative rules is June 30, 2022.

If you have questions about the work session or materials, please feel free to email or call me at dwyss@westlinnoregon.gov or 503-742-6064. As always, please submit questions before the meeting to increase the efficiency and effectiveness of the discussion as it allows staff to prepare materials and distribute them for your consideration. Thanks and hope to see everyone on the 19th.