

Middle Housing Types

Duplexes:

Two dwelling units on a lot, usually in a single building.



Triplexes and quadplexes:

Three or four dwelling units on a lot, usually in a single building.



Townhouses:

Homes that are constructed in a row of attached units, each on a separate lot.



Cottage cluster:

A grouping of smaller homes (maximum building footprint of 900 square feet) that includes a common courtyard.



How to Engage in HB2001

The City of West Linn would like to engage the public and hear community feedback on HB2001 through a variety of methods.

We look forward to hearing your comments regarding the policy choices in question.

For more information, please visit our webpage at: <https://westlinnoregon.gov/planning/phase-2>

HB2001: HOUSING CHOICES BILL



Above is an example of a townhome





Above is an example of a cottage cluster

The purpose of HB2001

The Oregon State Legislature passed House Bill 2001 (HB2001) in 2019 to help provide Oregonians with more housing choices. HB2001 requires West Linn allow for the development of middle housing -duplexes, triplexes, quadplexes, cottage clusters, and townhomes in areas where only single-family detached housing is currently allowed. The City of West Linn has until June 30, 2022 to update local codes to comply with HB2001.

HB2001 was passed to help address the housing crisis in the state by creating opportunity for the development of more middle housing types. This is particularly important in West Linn as we can provide for more housing opportunities that go beyond the classic single-family detached home.

Benefits of Middle Housing

- Helps meet the needs of a broader cross section of the community
- Provides housing options that are accessible to renters and owners at more income levels
- Has a scale and appearance that can fit well within the neighborhood

Requirements of HB2001

HB2001 requires the City of West Linn and other "Large Cities" with over 25,000 residents to amend their code to allow:

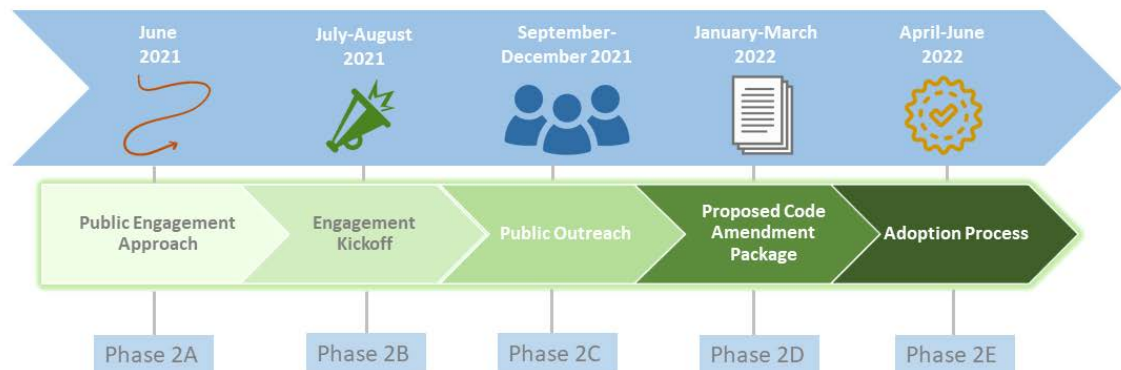
- A duplex on each lot or parcel zoned for residential use that allows for the development of single detached dwellings; and
- Triplexes, quadplexes, cottage clusters, and townhouses in areas zoned for residential use that allow for the development of single-family detached dwellings.

We are in this phase!

The City cannot adopt standards or requirements that result in unreasonable cost or delay in the development of middle housing.

The City can adopt specific siting standards for middle housing within certain limits. The state's rules specifically limit certain siting standards such as minimum lot size and parking requirements. These standards cannot be more restrictive than those applicable to single-family detached dwellings. Other siting standards include setbacks, building height, lot coverage, and floor-to-area ratios.

Phase 2 Public Engagement Plan



Phase 1- Technical Exercise

The City of West Linn has completed Phase 1 of HB2001 implementation with the help of a consultant. Phase 1 was a technical exercise and resulted in a package of adoption-ready code amendment recommendations to meet the minimum HB2001 requirements. A number of policy questions/options were also identified, that if implemented, could help promote the development of middle housing in the community.

Phase 2- Public Engagement

The purpose of Phase 2 is to receive community feedback on policy choices and programs that help promote the development of middle housing types in the community.

The feedback will be used to determine whether the City adopts the minimum requirements to comply with HB2001 or allows for some additional flexibility.

The outcome of Phase 2 will be the adoption of a code amendment package to comply with HB2001. This will include public hearings by the Planning Commission and City Council.

Please view our policy question handout and survey on our website!